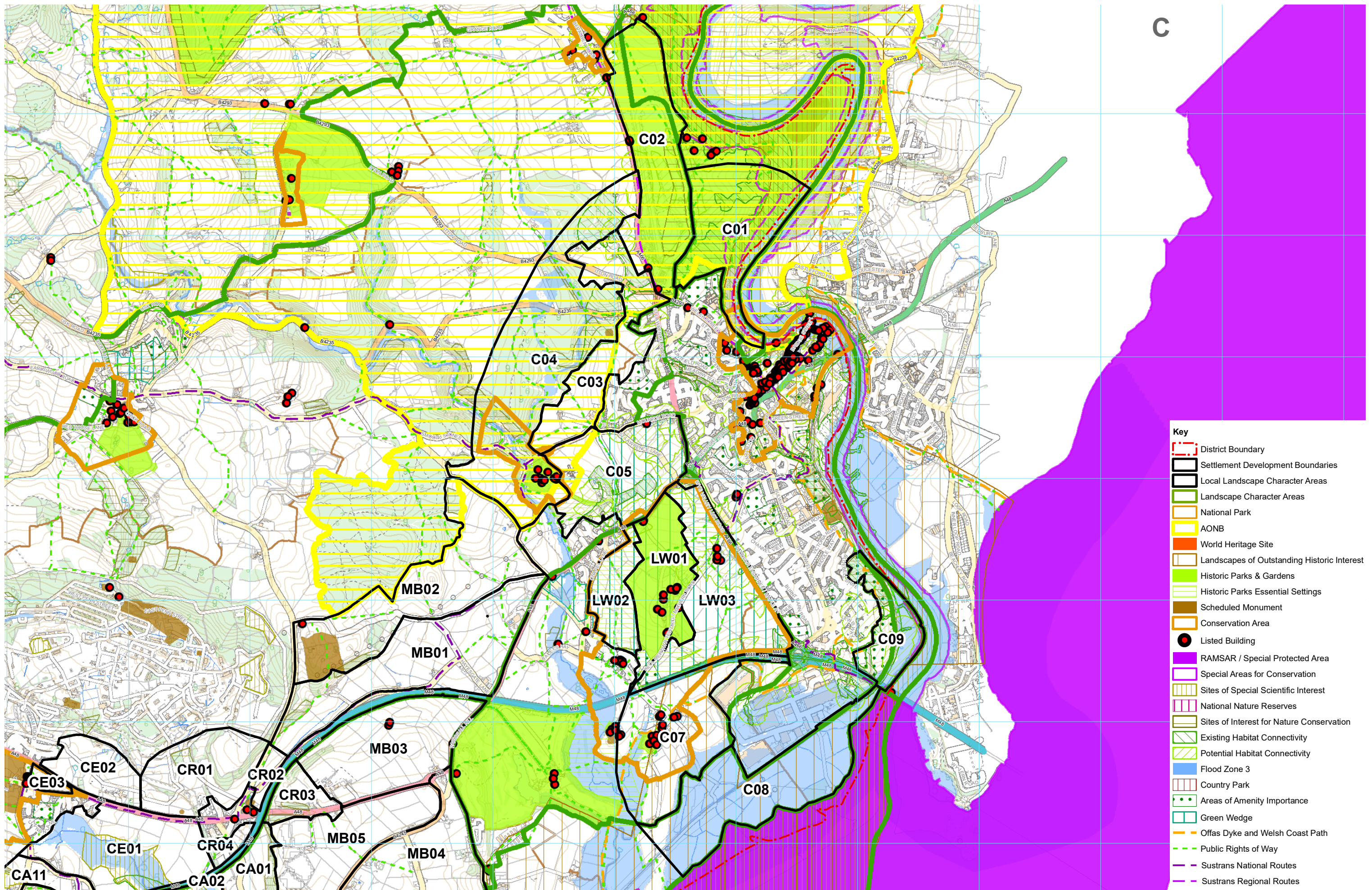
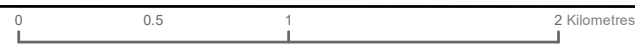


## **Chepstow LLCAs**

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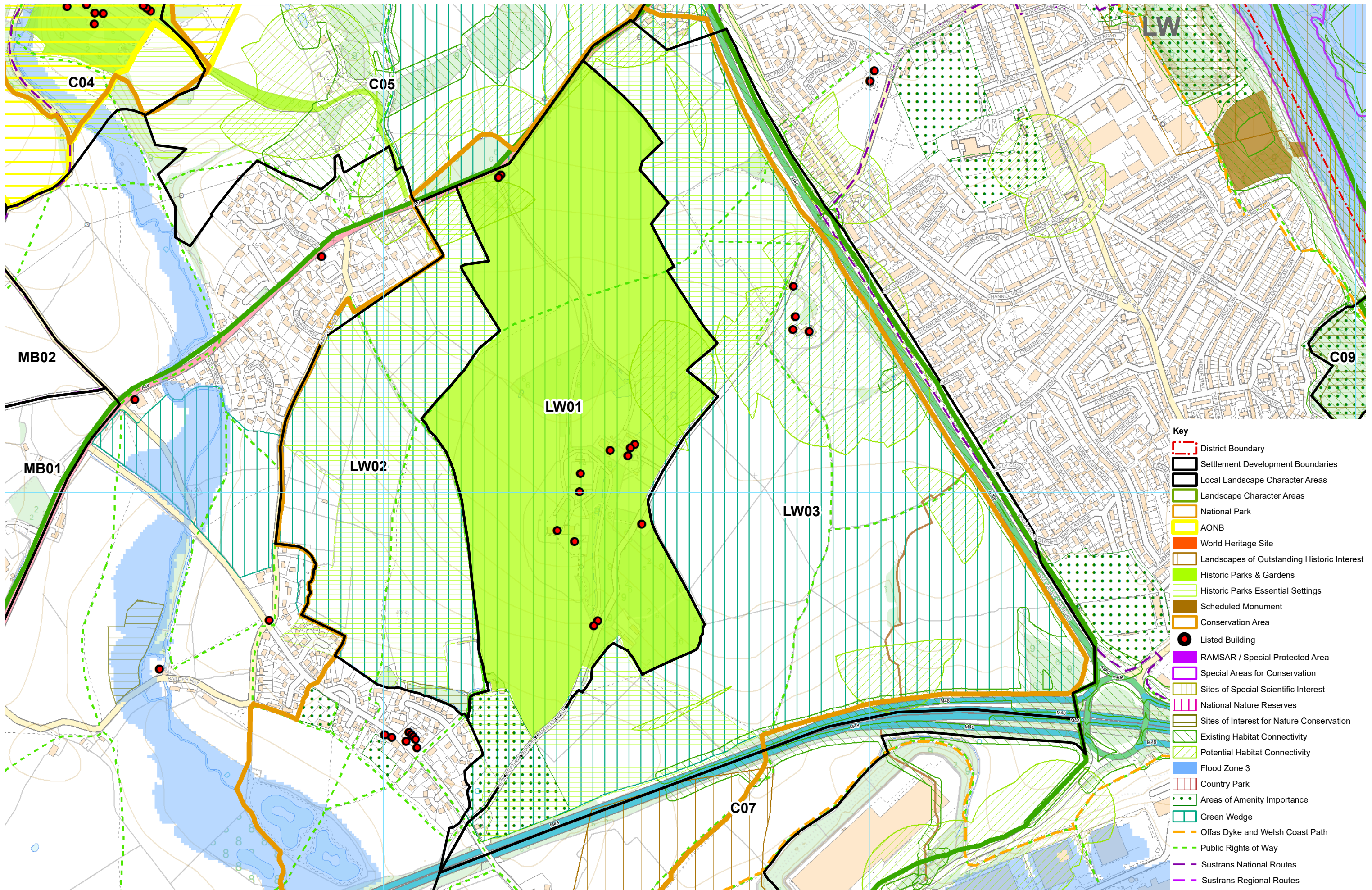
- Key**
- District Boundary
  - Settlement Development Boundaries
  - Local Landscape Character Areas
  - Landscape Character Areas
  - National Park
  - AONB
  - World Heritage Site
  - Landscapes of Outstanding Historic Interest
  - Historic Parks & Gardens
  - Historic Parks Essential Settings
  - Scheduled Monument
  - Conservation Area
  - Listed Building
  - RAMSAR / Special Protected Area
  - Special Areas for Conservation
  - Sites of Special Scientific Interest
  - National Nature Reserves
  - Sites of Interest for Nature Conservation
  - Existing Habitat Connectivity
  - Potential Habitat Connectivity
  - Flood Zone 3
  - Country Park
  - Areas of Amenity Importance
  - Green Wedge
  - Offas Dyke and Welsh Coast Path
  - Public Rights of Way
  - Sustrans National Routes
  - Sustrans Regional Routes



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 Client: Monmouthshire County Council  
 Date: February 2020  
 Status: Revision 1

## Settlement: Chepstow LLCA Constraints



- Key**
- District Boundary
  - Settlement Development Boundaries
  - Local Landscape Character Areas
  - Landscape Character Areas
  - National Park
  - AONB
  - World Heritage Site
  - Landscapes of Outstanding Historic Interest
  - Historic Parks & Gardens
  - Historic Parks Essential Settings
  - Scheduled Monument
  - Conservation Area
  - Listed Building
  - RAMSAR / Special Protected Area
  - Special Areas for Conservation
  - Sites of Special Scientific Interest
  - National Nature Reserves
  - Sites of Interest for Nature Conservation
  - Existing Habitat Connectivity
  - Potential Habitat Connectivity
  - Flood Zone 3
  - Country Park
  - Areas of Amenity Importance
  - Green Wedge
  - Offas Dyke and Welsh Coast Path
  - Public Rights of Way
  - Sustrans National Routes
  - Sustrans Regional Routes

0 0.125 0.25 0.5 Kilometres



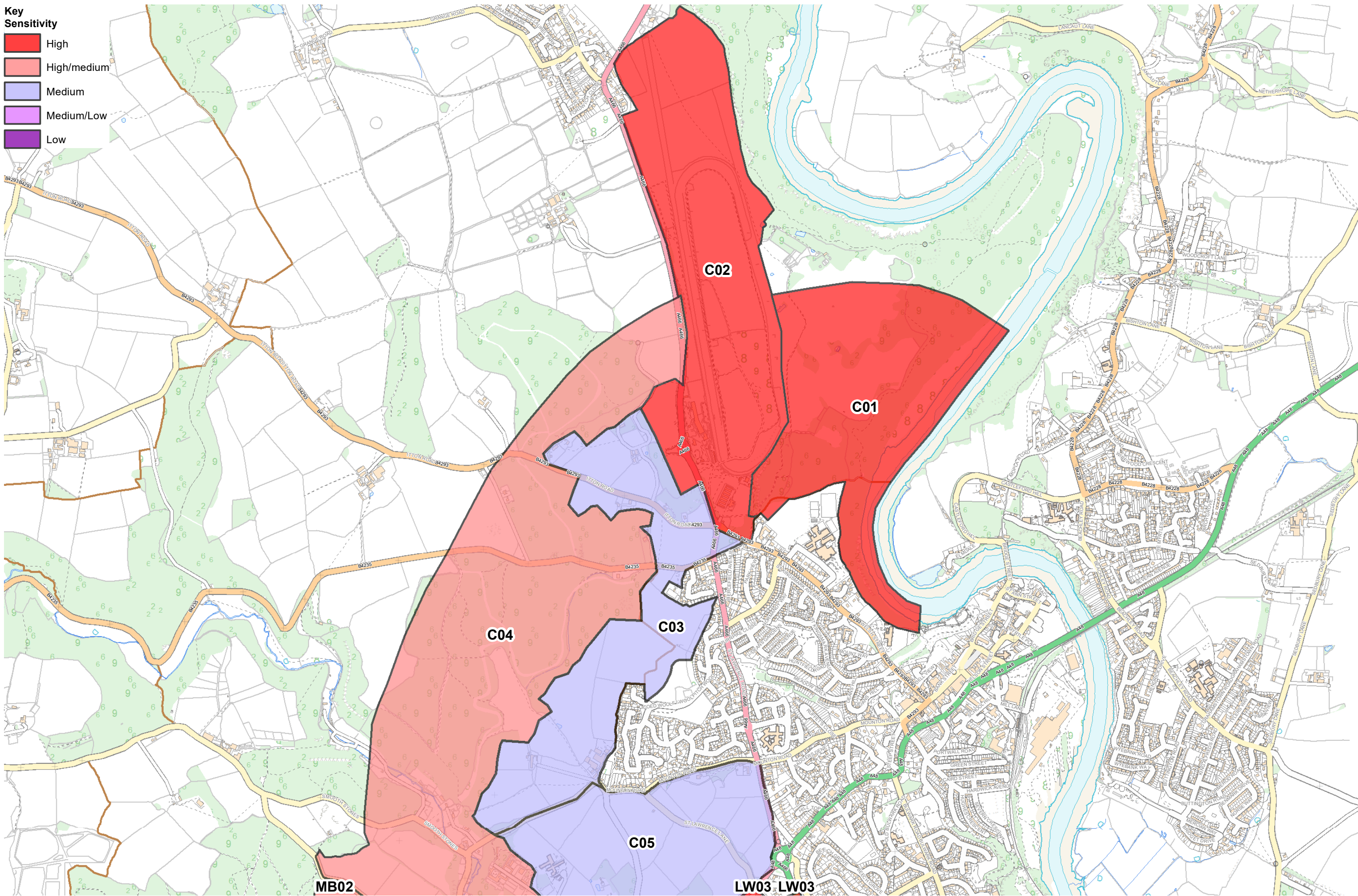
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## Settlement: Chepstow LLCA Constraints

**Key Sensitivity**

- High
- High/medium
- Medium
- Medium/Low
- Low



0 0.25 0.5 1 Kilometres

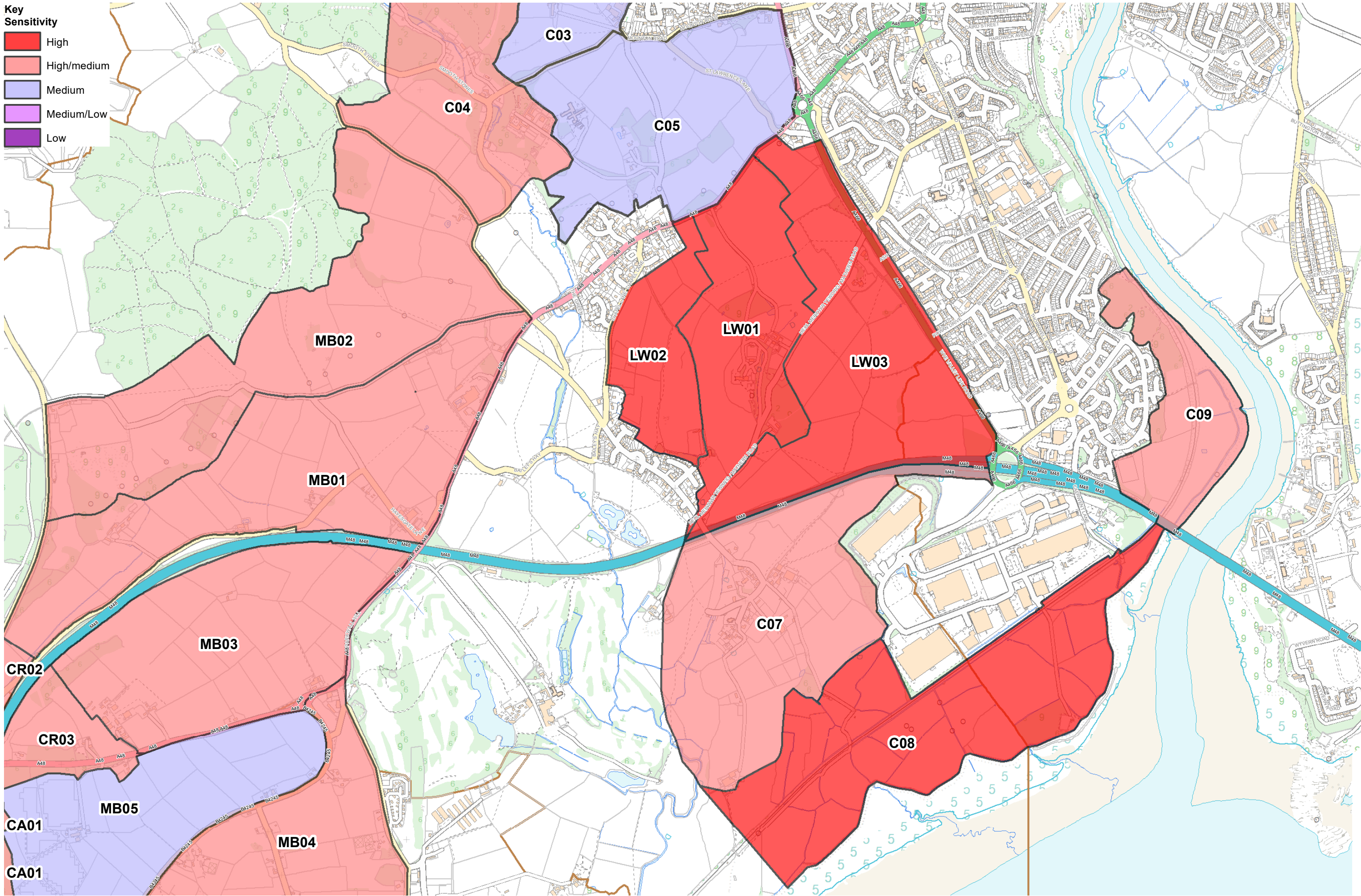


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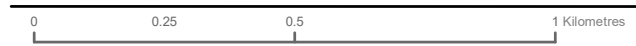
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# Chepstow North

## Landscape sensitivity of LLCAs



- Key Sensitivity**
- High
  - High/medium
  - Medium
  - Medium/Low
  - Low



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**Chepstow South**  
**Landscape sensitivity of LLCAs**

**SUMMARY****Key characteristics**

The slopes of the Wye Valley, gentle to the west and becoming very steep and precipitous down to the river. Open parkland with mature trees to the west and strong deciduous woodland to the east.

The ruined Piercefield House is a strong landmark just to the north.

The area lies away from roads and the settlement generally and is tranquil although occasionally disturbed by the adjacent Chepstow racecourse and by walkers on the Wye Valley Walk and another PROW, which pass through the area.

Intervisible with other valley sides.

The area lies in the Wye Valley AONB apart from a small area to the south.

The woodland and river are covered by nature conservation designations- SAC and SSSI.

River Wye corridor is an area of outstanding historic interest; Piercefield House and associated ruins adjacent to the north are listed; the Alcove is a SM.

**Landscape and visual sensitivity to housing** High

The susceptibility of the area lies in its open parkland to the west and woodland cover on steep slopes to the east, and includes the Wye Valley Walk and some historic buildings. Its value lies in its designations within the Wye Valley AONB, SAC and SSSIs, Landscape of Outstanding Historic Interest, listed buildings and SMs, tranquillity, connectivity of habitats especially woodland, and its recreational resource with PROWs including the Wye Valley Walk and regional cycle route. LANDMAP value is outstanding for visual and sensory and cultural landscape, and high for historic landscape, landscape habitats and geological landscape.

Does the area or its attributes contribute to the Wellbeing and Future Generations Act Goals ?

- a prosperous Wales  a resilient Wales  a more equal Wales  a globally responsible Wales  
 a Wales of cohesive communities  a Wales of vibrant culture and thriving Welsh Language  a healthier Wales

**VALUE**

Landmap Context	Aspect area value	Aspect area value
Geological Landscapes	75% high, 25% outstanding	Landscape Habitats 60% high, 40% moderate
Historical Landscapes	High	Cultural Landscapes Outstanding
Visual and Sensory	Outstanding	

**Designations**

Landscape designations comments in Wye Valley AONB apart from small area to the south

National Park AONB Yes

Historic/archaeology designations comments River Wye corridor is a Landscape of Outstanding Historic Interest; Piercefield House and associated ruins adjacent to the north are listed; the Alcove is a SM

Historic Parks and Gardens Yes Hist. Parks and Gardens Setting Yes Listed Building

Landscape of Hist. Interest Yes Scheduled Monument Yes Conservation Area Yes WHS

Biodiversity designations comments Pierce, Alcove and Piercefield Wood SSSI; Wye Valley woodlands SAC; River Wye is a SAC and SSSI

SAC Yes NNR SINC SSSI Yes RAMSAR

**Recreation Factors**

Country Park National Trail National/Regional Cycle Route

**LANDSCAPE CHARACTER AND SUSCEPTIBILITY****Landscape Character Area**

LCA Name Wye Valley LCA Number 6 also part of 0 0

**Characteristics**

Landform slopes of the Wye Valley, gentle to the west and becoming very steep and precipitous down to the river

Landcover open parkland to the west and deciduous woodland to the east

### Pattern

Settlement pattern none

Woodland cover strong deciduous woodland on steeper valley slopes with parkland trees to the east

Boundaries irregular boundaries

Presence of water River Wye to the east

Diversity diverse Scale medium-large

Sense of enclosure enclosed

### Function of Area

Pastoral  Arable  Horticulture  Recreation  other

Comments grazed parkland and woodland

### Functional relationship and connectivity

...with wider landscape some ...with settlement some

...with adjacent assessed area? limited Corridor?

Existing Habitat Connectivity  Habitat Connectivity Opportunity

the area forms part of the Wye Valley nature corridor, may be managed as part of a wider landholding and has public footpaths running across it linking the settlement with the wider countryside including the Wye Valley Walk

Are adjacent assessed areas mutually reliant... ...visually?  ...functionally

Comments -

## PERCEPTUAL SUSCEPTIBILITY

### Skyline

Prominence/importance prominent Complexity simple

Comments parts of the area to the west are skyline when viewed from the east

### Key views

To settlement  -

From settlement  -

Landmarks Piercefield House is a strong landmark just to the north

Detractors -

### Intervisibility

Site observation medium ...to key features  ...from key places

Comments views from across the valley to and from the river

### Tranquillity

Noise sources other

Views of development some Presence of people infrequent

Summary high/medium

Comments the area lies away from roads and is tranquil although occasionally disturbed by the adjacent Chepstow racecourse and by walkers

### Settlement edge

Pre C20th edge  C20-21st edge  Nature of edge neutral Form of edge moderately indented

Comments settlement edge of school and housing generally screened by trees within area

### Visual relationship and connectivity

...with settlement limited ...with wider landscape significant ...with adjacent assessed area some

Setting

Comments part of Wye Valley acting as a setting for the river

**Receptors****Sensitivity**

long distance/public footpaths

high

urban residents

high

Comments the area is overlooked by the Wye Valley Walk, another PROW, by Offas Dyke Path from a distance and by adjacent residents

**OTHER**

Other factors -

Potential Improvements (if no development) -

Mitigation (if development) -



## SUMMARY

## Key characteristics

A racecourse with grass, hardstandings and buildings located in a gently sloping dry valley .

The racecourse is a self contained land use which continues to the north but visually forms part of Piercefield Park to the east.

The character is open with views to the north and east.

Some of the infrastructure including the main stand are detractors although the Lion Gates to the south are a positive feature.

Tranquillity is affected by the A466 and visitors on race days.

The racecourse is in Wye Valley AONB.

The racecourse forms part of Piercefield Park historic park and garden and the Lion Gates and attached lodges to the south and west are listed.

Part of area is a SINC.

## Landscape and visual sensitivity to housing High

The susceptibility of the area lies in its large scale and unenclosed sweep of open land visually separated from and extending significantly beyond the northern edge of the settlement, intervisible with Piercefield Park with skyline trees on the eastern edge, with landmark structures such as the Lion Gates and grassland biodiversity. Its value lies in its location within the AONB, its SINC, listed buildings such as the Lion Gates, tranquillity to the north and east, recreational value of racecourse, and PROWs connecting to the Wye Valley Walk. LANDMAP value is outstanding for cultural landscape, and high for visual and sensory, historic landscape and geological landscape.

Does the area or its attributes contribute to the Wellbeing and Future Generations Act Goals ?

- a prosperous Wales    a resilient Wales    a more equal Wales    a globally responsible Wales  
 a Wales of cohesive communities    a Wales of vibrant culture and thriving Welsh Language    a healthier Wales

## VALUE

Landmap Context	Aspect area value	Aspect area value
Geological Landscapes	75% high, 25% low	Landscape Habitats 70% moderate, 30% low
Historical Landscapes	High	Cultural Landscapes Outstanding
Visual and Sensory	80% high, 20% outstanding	

## Designations

Landscape designations comments in Wye Valley AONB

National Park AONB Yes

Historic/archaeology designations comments part of Piercefield Park historic park and garden which extends to the east; Lion Gates and attached lodges to the south, and on western boundary are listed. Piercefield Park house itself to the east is listed.

Historic Parks and Gardens	Yes	Hist. Parks and Gardens Setting	Listed Building	Yes
Landscape of Hist. Interest	Yes	Scheduled Monument	Conservation Area	WHS
Biodiversity designations comments	part of grassland area is a SINC			
SAC	NNR	SINC Yes	SSSI	RAMSAR

## Recreation Factors

Country Park      National Trail      National/Regional Cycle Route

## LANDSCAPE CHARACTER AND SUSCEPTIBILITY

## Landscape Character Area

LCA Name Caerwent Hinterland      LCA Number 4      also part of 6      0

## Characteristics

Landform gently sloping dry valley

Landcover racecourse with grass, hardstandings and buildings

### Pattern

Settlement pattern -

Woodland cover limited trees near entrance and beside the car park to the south west

Boundaries fence, wall along A466

Presence of water -

Diversity simple Scale large

Sense of enclosure generally open

### Function of Area

Pastoral  Arable  Horticulture  Recreation  other

Comments horse racecourse

### Functional relationship and connectivity

...with wider landscape limited ...with settlement none

...with adjacent assessed area? limited Corridor?

Existing Habitat Connectivity  Habitat Connectivity Opportunity

the racecourse is a self contained land use which continues to the north; PROW across north west of area

Are adjacent assessed areas mutually reliant... ... visually?  ...functionally

Comments -

## PERCEPTUAL SUSCEPTIBILITY

### Skyline

Prominence/importance not applicable Complexity

Comments -

### Key views

To settlement  -

From settlement  area separated from settlement

Landmarks Lion Gates to the south

Detractors some buildings including the main stand

### Intervisibility

Site observation medium ...to key features  ...from key places

Comments intervisible with area to east and with A446

### Tranquillity

Noise sources roads people

Views of development some Presence of people frequent

Summary medium

Comments the A466 reduces tranquillity and racecourse visitors and maintenance staff also reduce tranquillity although meetings are occasional

### Settlement edge

Pre C20th edge  C20-21st edge  Nature of edge Form of edge

Comments settlement edge generally screened by trees

### Visual relationship and connectivity

...with settlement limited ...with wider landscape some ...with adjacent assessed area some

Setting

Comments the area visually forms part of Piercefield Park to the east with large trees on the horizon from A466

**Receptors****Sensitivity**

long distance/public footpaths

high

roads/rail/cycleways

high

Comments the main receptors are users of the A466 and the PROWs to the east

**OTHER**

Other factors -

Potential Improvements (if no development) maintain and manage SINC

Mitigation (if development) -

## SUMMARY

## Key characteristics

Rolling hills and valleys sloping strongly to west in the south west part and then sloping north in the central area and south in the northern parts.

Pastures with a mix of low cut and outgrown hedgerows enclosed by strong woodland cover to the west [Area C04] surrounded by housing on three sides to the east.

Scattered farmsteads and rural dwellings linked by minor roads and a number of public footpaths.

Fine longer views are possible to the south west over the AONB and valley of Mounton Brook.

The northern part of the area forms an important and positive rural approach to the settlement from the north along the A466, complementing Chepstow racecourse gates and entrance which are listed.

The settlement edge consists of housing estates to the south east with some commercial properties.

The majority of the area to the north and west is within the Wye Valley AONB.

The national cycle route passes along the southern edge and PROWs run through the area.

Woodland and grassland SINCs to the north.

## Landscape and visual sensitivity to housing Medium

The susceptibility of the area lies in its role as a positive rural approach to the settlement from the north along the A466, complementing Chepstow racecourse entrance, its steep slopes to the south west with long views over the AONB to the west and associated skyline, its intrinsic qualities as an undulating and hilly rural pastoral and wooded landscape enclosed by larger woodland at low levels, its contribution to the separation between the settlement from Mounton and the woodland and grassland SINCs to the north. The value of the area lies in its location within the Wye Valley AONB to the north and west, Mounton Conservation Area to the south west, the national cycle route passing along the southern edge and PROWs through the area. The LANDMAP value is partly outstanding for cultural landscape, and high for visual and sensory, geological landscape, historic landscape and partly for cultural landscape. Whilst the area is sensitive there are parts that a slightly less sensitive which may be able to be developed if required. The location should be restricted to the north facing slopes south of the B4235, avoiding the skyline to the south west and west facing slopes.

## Does the area or its attributes contribute to the Wellbeing and Future Generations Act Goals ?

- a prosperous Wales    a resilient Wales    a more equal Wales    a globally responsible Wales
- a Wales of cohesive communities    a Wales of vibrant culture and thriving Welsh Language    a healthier Wales

## VALUE

Landmap Context	Aspect area value	Aspect area value
Geological Landscapes	High	Landscape Habitats Moderate
Historical Landscapes	High	Cultural Landscapes 45% outstanding, 55% high
Visual and Sensory	High	

## Designations

Landscape designations comments   Wye Valley AONB covers the north and west of the area and an Area of Amenity Importance lies to the east on the Bayfield settlement edge

National Park   AONB   Yes

Historic/archaeology designations comments   listed structures adjacent to the east at Chepstow racecourse [Gates and Lodge], a camp at Bishop Barnett's Wood - an SM, adjacent, and a Conservation Area at Mounton to the south west

Historic Parks and Gardens	Yes	Hist. Parks and Gardens Setting	Yes	Listed Building
Landscape of Hist. Interest		Scheduled Monument	Conservation Area	Yes   WHS
Biodiversity designations comments		Woodland and grassland SINCs to the north		
SAC	NNR	SINC	SSSI	RAMSAR

## Recreation Factors

Country Park

National Trail

National/Regional Cycle Route

## LANDSCAPE CHARACTER AND SUSCEPTIBILITY

## Landscape Character Area

LCA Name Caerwent Hinterland LCA Number 4 also part of 0 0

## Characteristics

Landform rolling hills and valleys- sloping strongly to west in the south west part and then sloping north in the central area and south in the northern parts

Landcover pasture

## Pattern

Settlement pattern scattered rural farmsteads and dwellings

Woodland cover strong woodland cover to the north and outside area to the west, mixed in places

Boundaries medium-sized irregular fields with a mix of low cut and outgrown hedgerows

 Presence of water minor watercourse

Diversity simple Scale small/medium

Sense of enclosure moderately enclosed to the north and open to the south west

## Function of Area

Pastoral Arable Horticulture Recreation other

Comments pasture and woodland

## Functional relationship and connectivity

...with wider landscape some ...with settlement some

...with adjacent assessed area? some Corridor? Existing Habitat Connectivity  Habitat Connectivity Opportunity 

the area appears to be managed as part of wider landholding, there as habitat connectivity within the woodland and hedgerows to the larger woodland blocks to the west, and there are a number of public footpaths running from the settlement edge into the wider countryside

Are adjacent assessed areas mutually reliant... ... visually?  ...functionally 

Comments -

## PERCEPTUAL SUSCEPTIBILITY

## Skyline

Prominence/importance apparent Complexity simple

Comments area forms local skyline when viewed from the south west around Mounton area forms local skyline when viewed from the south west around Mounton and from north

## Key views

To settlement  area forms part of the approach to Chepstow from the north on A466From settlement  -

Landmarks Chepstow Racecourse gates to the north east

Detractors reservoir and recent settlement edge/fencing/retaining walls to the north are minor detractors

## Intervisibility

Site observation high ...to key features  ...from key places 

Comments enclosed to north with low visibility but open with high visibility around Bayfield and to south

## Tranquillity

Noise sources roads

Views of development one side 180 Presence of people infrequent

Summary medium

Comments a number of roads penetrate the otherwise quiet rural area to the north and there are views of

the settlement edge to the east. Tranquillity increases to the south and west.

### Settlement edge

Pre C20th edge  C20-21st edge  Nature of edge negative Form of edge moderately indented

Comments much of the edge of the settlement is new development of housing estates with little variation or hierarchy

### Visual relationship and connectivity

...with settlement significant ...with wider landscape some ...with adjacent assessed area some

Setting

Comments the area provides a positive setting to the northern approach to the town along the A466 complementing the gates to Chepstow racecourse. The slopes to the south west form a steeply sloping rural pastoral buffer between the settlement and the wooded landscape to the west.

### Receptors

### Sensitivity

roads/rail/cycleways

medium

rural residents

medium

urban residents

high/medium

long distance/public footpaths

high

Comments the main receptors are travellers along the A466, visitors to Chepstow racecourse, users of the footpath through the area, rural residents within the area and adjacent settlement residents including users of the open space on the hill

### OTHER

Other factors -

Potential Improvements (if no development)

retain and enhance the existing woodland to provide an appropriate setting for the northern approaches to Chepstow and to link in with the adjacent woodland, maintain the existing hedgerows and encourage tree growth.

Mitigation (if development)

if development occurs in the area, restrict its location to the north facing slopes south of the B4235, avoiding the skyline to the south west and west facing slopes, and planting trees within publicly accessible open space to mitigate any wider views from the south west and to provide habitat connectivity with, an extension to, the area of amenity importance.

## SUMMARY

## Key characteristics

A rolling landscape with small stream valleys culminating in the steep sided valley of Mounon Brook.

The area is predominantly deciduous woodland, mixed in places, with arable to the north and pasture in small irregular fields with low cut hedges to the south.

The woodlands partly enclose and provide a positive setting to the settlement to the west.

The area is crossed by roads but the wooded character restricts noise and views of development which is at a distance to the east.

All the area is in the Wye Valley AONB except for southern tip, west of Pwllmeyric.

There is a Conservation Area and listed buildings and structures around Mounon House school and a SM at Bishop Barnett's Wood Camp.

## Landscape and visual sensitivity to housing High/Medium

The susceptibility of the area lies in its rolling hills and in places steep-sided valleys, forming part of the skyline west of Chepstow with extensive woodland and copses or mature trees in hedgerows, enclosed pastoral pockets with some arable, with few buildings other than a cluster at Mounon House school. Its value lies in its designation for almost the whole areas in the Wye Valley AONB, the Conservation Area, Historic Park and Garden and listed buildings and structures around Mounon House school, SM at Bishop Barnett's Wood Camp, SINC's in woodlands at Cockshoot and Bishop's Barnets Woods and by the Mounon Brook, tranquillity in the woodland and contained spaces, and PROWs and regional cycle route connecting the area to the western edge of Chepstow. Its LANDMAP value is mostly outstanding for cultural landscape, and high for visual & sensory, historic landscape and geological landscape.

Does the area or its attributes contribute to the Wellbeing and Future Generations Act Goals ?

- a prosperous Wales    a resilient Wales    a more equal Wales    a globally responsible Wales  
 a Wales of cohesive communities    a Wales of vibrant culture and thriving Welsh Language    a healthier Wales

## VALUE

Landmap Context	Aspect area value	Aspect area value
Geological Landscapes	75% high, 25% moderate	Landscape Habitats Moderate
Historical Landscapes	High	Cultural Landscapes 80% outstanding, 20% high
Visual and Sensory	High	

## Designations

Landscape designations comments all in Wye Valley AONB except for southern tip, west of Pwllmeyric

National Park AONB Yes

Historic/archaeology designations comments Conservation Area, Historic Park and Garden and listed buildings and structures around Mounon House school; SM at Bishop Barnett's Wood Camp

Historic Parks and Gardens Yes Hist. Parks and Gardens Setting Yes Listed Building Yes

Landscape of Hist. Interest Scheduled Monument Yes Conservation Area Yes WHS

Biodiversity designations comments SINC's in woodlands at Cockshoot and Bishop's Barnets Woods and by the Mounon Brook

SAC NNR SINC SSSI RAMSAR

## Recreation Factors

Country Park National Trail National/Regional Cycle Route Yes

## LANDSCAPE CHARACTER AND SUSCEPTIBILITY

## Landscape Character Area

LCA Name Caerwent Hinterland LCA Number 4 also part of

## Characteristics

Landform rolling hills, steep sided in places, with small stream valleys

Landcover predominantly deciduous woodland, mixed in places with arable to the north and pasture to the south

### Pattern

Settlement pattern Mounton, school and scattered sparse rural settlement elsewhere

Woodland cover Strong woodland cover, mixed in places

Boundaries small irregular fields with low cut hedges to the south

Presence of water Mounton Brook and tributaries

Diversity diverse Scale medium-large

Sense of enclosure enclosed

### Function of Area

Pastoral  Arable  Horticulture  Recreation  other

Comments woodland, pasture and arable

### Functional relationship and connectivity

...with wider landscape some ...with settlement limited

...with adjacent assessed area? some Corridor?

Existing Habitat Connectivity  Habitat Connectivity Opportunity

the area may be managed as part of wider land holding and there are a number of public footpath running from the settlement edge into the wider countryside; habitat connectivity in the northern part of the area; PROWs cross the area in several locations

Are adjacent assessed areas mutually reliant... ... visually?  ...functionally

Comments -

## PERCEPTUAL SUSCEPTIBILITY

### Skyline

Prominence/importance apparent Complexity simple

Comments woodland forms skyline in places

### Key views

To settlement  woodland screens views of settlement

From settlement  forms enclosing element in views out to north or positive middle ground of view from Bayfield

Landmarks Mounton House [although discreetly sited]

Detractors -

### Intervisibility

Site observation medium ...to key features  ...from key places

Comments woodlands visible in wider landscape

### Tranquillity

Noise sources roads

Views of development some Presence of people infrequent

Summary high/medium

Comments the area is crossed by roads but the wooded character restricts noise and views of development which is at a distance in any case

### Settlement edge

Pre C20th edge  C20-21st edge  Nature of edge Form of edge

Comments n/a

### Visual relationship and connectivity



...with settlement limited    ...with wider landscape some    ...with adjacent assessed area some

Setting

Comments forms part of the setting for the northern approaches to Chepstow

**Receptors**

rural residents

long distance/public footpaths

roads/rail/cycleways

urban residents

**Sensitivity**

high

high

medium

high/medium

Comments receptors include residents within the area, some settlement edge dwellers at a distance, and users of the PROWs and roads through the area

**OTHER**

Other factors -

Potential Improvements (if no development) -

Mitigation (if development) -

## SUMMARY

## Key characteristics

Gently indented hillside rising from south west to north east to the skyline.

Landcover of pastures with woodland copses and belts in places, some mixed.

Scattered rural dwellings and school linked by minor roads.

Longer views are possible to the south towards the Severn Estuary and south west towards the valley of Mounton Brook.

The southern part of the area forms an important rural approach to the settlement from the A48(T).

The area acts as a green gap between Chepstow and Mounton and Pwllmeyric.

The north eastern part forms a setting to the listed St Lawrence House, especially the field south of the property with its parklands trees.

The settlement edge consists of well integrated estate to the east, a positive edge around St Lawrence House and noticeable houses to the south west.

The woodland blocks comprise part of existing habitat connectivity.

The approach to Mounton House forms part of the Historic Park and Garden which lies directly adjacent to the area to the west.

A small part of the area to the north west is within the Wye Valley AONB.

## Landscape and visual sensitivity to housing Medium

The susceptibility of the area lies in its location on the skyline when viewed from the west, its role as a positive rural approach to the settlement from the west along the A48(T) and along the A466, its role as a green wedge between Chepstow and Pwllmeyric, its intrinsic qualities as a rural pastoral landscape with strong woodland blocks and long views to the south, the Severn Estuary and to the south west. It acts as a positive setting to St Lawrence House and also separates Chepstow from Mounton and Pwllmeyric. Its value lies in the Wye Valley AONB covering the north west part and relying on the area as part of its setting, Mounton Park historic park and garden approach, St Lawrence House listed building adjacent and Chepstow Park Conservation Area to the south, and the national cycle route passes along the northern edge. The LANDMAP value is high for visual and sensory, historic landscape, cultural landscape and geological landscape. The area is sensitive to development but if required it should be restricted to St Lawrence Lane as the maximum extent westwards, avoiding the skyline and upper Mounton valley side slopes, with a large green buffer in fields around and south and west of St Lawrence House.

Does the area or its attributes contribute to the Wellbeing and Future Generations Act Goals ?

- a prosperous Wales  a resilient Wales  a more equal Wales  a globally responsible Wales  
 a Wales of cohesive communities  a Wales of vibrant culture and thriving Welsh Language  a healthier Wales

## VALUE

Landmap Context	Aspect area value	Aspect area value
Geological Landscapes	High	Landscape Habitats Moderate
Historical Landscapes	High	Cultural Landscapes High
Visual and Sensory	High	

## Designations

Landscape designations comments Wye Valley AONB covers the north west corner of the area around Mounton House. Green Wedge designation covers eastern half of the area.

National Park AONB Yes

Historic/archaeology designations comments Listed building at St Lawrence House, Conservation Area around Wyelands and its lodge adjacent to the area and around Mounton House to the west.

Historic Parks and Gardens	Yes	Hist. Parks and Gardens Setting	Yes	Listed Building	Yes
Landscape of Hist. Interest		Scheduled Monument		Conservation Area	Yes
				WHS	

**LLCA C05 Settlement: Chepstow**

Biodiversity designations comments -

SAC NNR SINC SSSI RAMSAR

**Recreation Factors**

Country Park National Trail National/Regional Cycle Route Yes

**LANDSCAPE CHARACTER AND SUSCEPTIBILITY****Landscape Character Area**

LCA Name Caerwent Hinterland LCA Number 4 also part of 0 0

**Characteristics**

Landform gently indented hillside rising from south west to north east

Landcover pasture with some arable and small woodland blocks

**Pattern**

Settlement pattern a few scattered rural dwellings and school

Woodland cover small blocks of woodland some mixed, parkland trees south of St Lawrence House and semi-mature woodland belt on St Lawrence Lane

Boundaries generally low-cut hedgerows with some overgrown hedgerows to the east

 Presence of water -

Diversity simple Scale medium

Sense of enclosure moderately enclosed but with views to the south west

**Function of Area**Pastoral  Arable  Horticulture  Recreation  other 

Comments pasture with some arable

**Functional relationship and connectivity**

...with wider landscape some ...with settlement limited

...with adjacent assessed area? some Corridor? Existing Habitat Connectivity  Habitat Connectivity Opportunity 

the area appears to be managed as part of wider landholding, the woodland forms part of existing habitat connectivity and there are a number of small lanes running from the settlement edge into the wider countryside, the national cycle route passes along the northern edge but there are no public footpaths

Are adjacent assessed areas mutually reliant... ...visually?  ...functionally 

Comments -

**PERCEPTUAL SUSCEPTIBILITY****Skyline**

Prominence/importance prominent Complexity simple

Comments area forms skyline when viewed from the south and west within the AONB

**Key views**To settlement  area bounded by A48(T) and A466 approaches to the settlementFrom settlement  area partly overlooked by listed St Lawrence House and has long views over the Severn estuary to the south

Landmarks St Lawrence House adjacent

Detractors -

**Intervisibility**Site observation high ...to key features  ...from key places 

Comments intervisibility of the area with lower areas to the south [Severn estuary] and south west and other side of Mounton Brook valley

**Tranquillity**

Noise sources roads

Views of development many 270 Presence of people infrequent

Summary medium

Comments the area's tranquillity is reduced by the A48 and the A466 and the users of the school at Mounton

**Settlement edge**Pre C20th edge  C20-21st edge  Nature of edge positive Form of edge moderately indented

Comments St Lawrence House provides a positive edge to the settlement with mature vegetation to the east and west with the only slightly prominent housing to the far west of the settlement edge. Houses to the east of the A466 are integrated with mature vegetation.

**Visual relationship and connectivity**

...with settlement some ...with wider landscape some ...with adjacent assessed area some

 Setting

Comments the area provides a positive parkland setting to the St Lawrence House and a positive rural approach to the settlement along the A48(T) and adjacent to the A466

**Receptors**

roads/rail/cycleways

urban residents

rural residents

**Sensitivity**

medium

medium

high

Comments the main receptors are travellers along the A48 and A446, users of the national cycle route, rural residents within the area and adjacent settlement residents

**OTHER**

Other factors -

Potential Improvements (if no development) reinstate some hedgerows and encourage trees in hedges, manage woodlands for improved biodiversity whilst retaining cover

Mitigation (if development) If development was undertaken in the area, St Lawrence Lane should be the maximum extent westwards, avoiding skyline and upper Mounton valley side slopes; with a large buffer and tree planting in fields around and south and west of St Lawrence House.

**SUMMARY****Key characteristics**

Very gently sloping crowned pastoral lowland on the edge of the levels separated from Chepstow by the M48. Irregular small to medium sized fields with low-cut hedgerows and fences.

Nucleated settlement around Mathern and Moynes Court with a couple of scattered rural dwellings.

Tree cover is focused around settlements and along the motorway edge with small copses and a few field trees.

The church of St Tewdric is the main local landmark.

The tranquillity of this essentially rural area is affected by the M48 to the north and by views to the large scale Newhouse Farm industrial estate with buffer planting to the east.

The area is part in Conservation Area with listed buildings at Mathern and Moynes Court, part in the Gwent Levels Area of Outstanding Historic Interest and with a moated site south of Moynes court - an SM.

**Landscape and visual sensitivity to housing** High/Medium

The susceptibility of the area lies in its role as the unspoilt rural setting for Mathern and Moynes Court which are settlements in a Conservation Area with a significant number of listed buildings, the higher part of the area acts as a local backcloth to the Caldicot levels and the lower part is in floodplain and the area is in open countryside separated from the rest of the settlement to the north and Chepstow by the M48. The value of the area lies in the listed buildings, scheduled monument and Conservation Area, the location of the majority of the area within the area of outstanding historic landscape interest and the PROWs running across the area. LANDMAP value is outstanding for cultural landscape and high for visual and sensory and historic landscape.

Does the area or its attributes contribute to the Wellbeing and Future Generations Act Goals ?

- a prosperous Wales    a resilient Wales    a more equal Wales    a globally responsible Wales  
 a Wales of cohesive communities    a Wales of vibrant culture and thriving Welsh Language    a healthier Wales

**VALUE**

Landmap Context	Aspect area value	Aspect area value
Geological Landscapes	Moderate	Landscape Habitats 85% moderate, 15% high
Historical Landscapes	High	Cultural Landscapes 85% outstanding, 15% high
Visual and Sensory	High	

**Designations**

Landscape designations comments -

National Park AONB

Historic/archaeology designations comments part in Conservation Area with listed buildings at Mathern and Moynes Court; part in Gwent Levels Landscape of Outstanding Historic Interest; moated site south of Moynes court - SAM

Historic Parks and Gardens	Yes	Hist. Parks and Gardens Setting	Yes	Listed Building	Yes
Landscape of Hist. Interest	Yes	Scheduled Monument	Yes	Conservation Area	Yes
				WHS	

Biodiversity designations comments -

SAC      NNR      SINC      SSSI      RAMSAR

**Recreation Factors**

Country Park      National Trail      National/Regional Cycle Route

**LANDSCAPE CHARACTER AND SUSCEPTIBILITY****Landscape Character Area**

LCA Name Mathern Hinterland      LCA Number 44      also part of 0      0

**Characteristics**

Landform very gently sloping crowned lowland on the edge of the levels

Landcover predominantly pasture

### Pattern

Settlement pattern nucleated settlement around Mathern and Moynes Court with a couple of scattered rural dwellings

Woodland cover trees focused around settlements and along the motorway edge with small copses and a few field trees

Boundaries irregular small to medium sized fields with low-cut hedgerows and fences

Presence of water a few small watercourse/drains

Diversity simple Scale medium

Sense of enclosure moderately open

### Function of Area

Pastoral  Arable  Horticulture  Recreation  other

Comments predominantly pasture

### Functional relationship and connectivity

...with wider landscape some ...with settlement limited

...with adjacent assessed area? some Corridor?

Existing Habitat Connectivity  Habitat Connectivity Opportunity

the area appears to be managed as part of wider landholding and there are a number of public footpaths running from the settlement edge into the wider countryside though the area is separated from Chepstow by the M48. E

Are adjacent assessed areas mutually reliant... ... visually?  ...functionally

Comments -

## PERCEPTUAL SUSCEPTIBILITY

### Skyline

Prominence/importance apparent Complexity simple

Comments the very gentle rising landform forms the skyline locally in places

### Key views

To settlement  area primarily related to Mathern, not Chepstow, with views to village from PROWs

From settlement  .

Landmarks church of St Tewdric

Detractors M48

### Intervisibility

Site observation medium ...to key features  ...from key places

Comments intervisibility with the levels to the south and with the M48

### Tranquillity

Noise sources roads

Views of development some Presence of people infrequent

Summary medium

Comments the tranquillity of this essentially rural area is affected by the M48 to the north and by views to the Newhouse Farm industrial estate to the east

### Settlement edge

Pre C20th edge  C20-21st edge  Nature of edge negative Form of edge moderately indented

Comments Newhouse Farm is a large industrial estate with large structures and is a significant detractor to the east now being screened in part by a large bund with trees

### Visual relationship and connectivity

...with settlement limited ...with wider landscape some ...with adjacent assessed area some

Setting

Comments the area acts as a setting for Mathern and Moynes Court and is visually separated from Chepstow

**Receptors**

rural residents

long distance/public footpaths

roads/rail/cycleways

**Sensitivity**

high

high

medium

Comments the main receptors are local residents, users of the M48 motorway and users of the local public footpaths

**OTHER**

Other factors -

Potential Improvements (if no development) -

Mitigation (if development)

## SUMMARY

## Key characteristics

Distinctive levels with irregular small to medium sized fields bounded by reens and low cut hedgerows predominantly.

The area separated from Chepstow proper but with the views of Newhouse Farm Industrial Estate which, with pylons and powerlines, form detractors which reduce tranquillity.

The area is open and exposed to the estuary with long views to the Severn crossings and the English shore. There is no settlement or public rights of way through the area but the area is overlooked by the M48 and railway.

All the area is in the Gwent Levels Landscape of Outstanding Historic Interest and the adjacent Severn estuary is of very high nature conservation interest.

## Landscape and visual sensitivity to housing High

The susceptibility of the area lies in its distinctive open, flat and wet lowland character with floodplain features including reens forming part of the Gwent Levels, long views from the M48 bridge and across the estuary at a gateway to Wales, and containment of the southern edge of Chepstow. Its value lies in its designation as a Landscape of Outstanding Historic Interest, its proximity to the RAMSAR site, SPA and SSSI, and scenic quality in views from the M48 and Severn Estuary. LANDMAP value is outstanding for cultural landscape and high for visual and sensory, historic landscape and landscape habitats.

Does the area or its attributes contribute to the Wellbeing and Future Generations Act Goals ?

- a prosperous Wales  a resilient Wales  a more equal Wales  a globally responsible Wales  
 a Wales of cohesive communities  a Wales of vibrant culture and thriving Welsh Language  a healthier Wales

## VALUE

Landmap Context	Aspect area value	Aspect area value
Geological Landscapes	75% low, 25% moderate	Landscape Habitats 10% moderate, 90% high
Historical Landscapes	High	Cultural Landscapes Outstanding
Visual and Sensory	High	

## Designations

Landscape designations comments	-		
National Park	AONB		
Historic/archaeology designations comments	all in Gwent Levels Landscape of Outstanding Historic Interest		
Historic Parks and Gardens	Hist. Parks and Gardens Setting	Yes	Listed Building
Landscape of Hist. Interest	Yes	Scheduled Monument	Conservation Area WHS
Biodiversity designations comments	Severn Estuary adjacent is RAMSAR site, SPA and SSSI		
SAC	NNR	SINC	SSSI Yes RAMSAR Yes

## Recreation Factors

Country Park	National Trail	National/Regional Cycle Route	Yes
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## LANDSCAPE CHARACTER AND SUSCEPTIBILITY

## Landscape Character Area

LCA Name	Mathern Levels	LCA Number	45	also part of	0	0
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## Characteristics

Landform levels

Landcover pastoral predominantly with arable

## Pattern

Settlement pattern none

Woodland cover scattered small trees on some hedgerows and some large trees such as willows



Boundaries irregular small to medium sized fields bounded by reens and low cut hedgerows predominantly

Presence of water reens and Severn Estuary adjacent; in floodplain

Diversity simple Scale medium to large

Sense of enclosure open and exposed

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  other

Comments pastoral predominantly with arable

#### Functional relationship and connectivity

...with wider landscape some ...with settlement none

...with adjacent assessed area? some Corridor?

Existing Habitat Connectivity  Habitat Connectivity Opportunity

the area appears to be managed as part of wider land holding, there are no public footpath and the area is separated from Chepstow by the M48

Are adjacent assessed areas mutually reliant... ... visually?  ...functionally

Comments -

### PERCEPTUAL SUSCEPTIBILITY

#### Skyline

Prominence/importance not applicable Complexity

Comments -

#### Key views

To settlement  area separated from Chepstow proper but with the views of Newhouse Farm Industrial Estate

From settlement  -

Landmarks -

Detractors Newhouse Farm Industrial Estate adjacent and powerlines/pylons; railway and M48 bridge

#### Intervisibility

Site observation medium ...to key features  ...from key places

Comments intervisible with rising land to the north and the Severn Estuary to the south and overlooked by the first Severn crossing

#### Tranquillity

Noise sources industry roads

Views of development some Presence of people occasional

Summary medium

Comments the areas intrinsic tranquillity adjacent to the Severn Estuary is reduced by the presence of the M48, views of Newhouse Farm Industrial Estate adjacent and powerlines/pylons

#### Settlement edge

Pre C20th edge  C20-21st edge  Nature of edge negative Form of edge smooth/linear

Comments Newhouse Farm is a large industrial estate with large structures and is a significant detractor to the east

#### Visual relationship and connectivity

...with settlement limited ...with wider landscape some ...with adjacent assessed area some

Setting

**Comments** the area contributes to the setting for Mathern, connecting it to the estuary and is visually separated from Chepstow

**Receptors****Sensitivity**

rural residents

high

roads/rail/cycleways

high

**Comments** the main receptors are users of the M48 and railway with a few adjacent rural residents and users of the industrial park

**OTHER**

**Other factors** -

**Potential Improvements (if no development)** enhance/manage reens, hedgerows and trees in levels

**Mitigation (if development)** maintain and strengthen tree belt and bunds on west side to screen industrial areas from Mathern

## SUMMARY

## Key characteristics

The area comprises levels east of the railway line by the River Wye and rounded valley slopes to the west. The landcover is woodland, a playing field and small to medium sized irregular pastures with boundaries of outgrown hedges and a flood bund.

Strong deciduous woodland lies on steep slopes at Warren Slade and Park Redding with further woodland abutting the settlement to the south and trees along the railway.

The southern part of the area forms the foreground for views towards Chepstow from the first Severn/Wye crossing from M48 and the public footpaths are well used.

The western edge of the area forms the skyline when viewed from the east.

The area's river side location has reduced tranquillity due to the presence of the M48 and views to Beachley and the Chepstow urban edges.

The woodland effectively encloses the settlement to the north and forms a strong edge to the Wye.

Amenity Open Space lies west of the railway.

The River Wye adjacent is a pSAC and SSSI and is within Lower Wye Valley Area of Outstanding Historic Interest.

## Landscape and visual sensitivity to housing High/Medium

The susceptibility of the area lies in its role as a containment to the east side of Chepstow and recreational uses, with wooded slopes and pasture leading to floodplain levels with reens and dyke east of the railway and its habitat connectivity. Its value lies in its community use as an Area of Amenity Importance including a playing field and footpaths leading down to Offas Dyke path beside the river Wye, and its proximity to and setting of the Lower Wye Valley Landscape of Outstanding Historic Interest and River Wye SAC and SSSI adjacent. LANDMAP value is outstanding for visual and sensory in the Wye directly adjacent (moderate within the area) and for cultural landscape, and high for historic landscape and landscape habitats.

Does the area or its attributes contribute to the Wellbeing and Future Generations Act Goals ?

- a prosperous Wales    a resilient Wales    a more equal Wales    a globally responsible Wales  
 a Wales of cohesive communities    a Wales of vibrant culture and thriving Welsh Language    a healthier Wales

## VALUE

Landmap Context	Aspect area value	Aspect area value
Geological Landscapes	50% moderate, 40% low, 10% high	Landscape Habitats 10% low, 90% high
Historical Landscapes	High	Cultural Landscapes Outstanding
Visual and Sensory	Moderate	
<b>Designations</b>		
Landscape designations comments	Area of Amenity Importance west of the railway	
National Park	AONB	
Historic/archaeology designations comments	Lower Wye Valley Landscape of Outstanding Historic Interest adjacent	
Historic Parks and Gardens	Hist. Parks and Gardens Setting	Listed Building
Landscape of Hist. Interest	Yes	Scheduled Monument Conservation Area WHS
Biodiversity designations comments	River Wye SAC and SSSI adjacent	
SAC Yes	NNR	SINC
	SSSI Yes	RAMSAR Yes

## Recreation Factors

Country Park   National Trail   National/Regional Cycle Route   Yes

## LANDSCAPE CHARACTER AND SUSCEPTIBILITY

**Landscape Character Area**

LCA Name Chepstow LCA Number 43 also part of 45 0

**Characteristics**

Landform levels east of the railway line by the River Wye and rounded valley slopes to the west

Landcover pasture, woodland and playing field

**Pattern**

Settlement pattern none

Woodland cover strong deciduous woodland lies on steep slopes at Warren Slade and Park Redding with further woodland abutting the settlement to the south and trees along the railway

Boundaries small to medium sized irregular fields with boundaries of outgrown hedges and flood bund

 Presence of water River Wye adjacent; in floodplain east of railway

Diversity diverse Scale medium

Sense of enclosure enclosed to the north [enclosing the settlement effectively] and open to the south

**Function of Area**Pastoral  Arable  Horticulture  Recreation  other 

Comments pasture and playing field

**Functional relationship and connectivity**

...with wider landscape some ...with settlement some

...with adjacent assessed area? some Corridor? Existing Habitat Connectivity  Habitat Connectivity Opportunity 

the area appears to be managed as part of a wider land holding and has apparently well used public rights of way including Offas Dyke Path linking into the settlement. It forms part of the Wye Valley corridor and woodland habitat connects

Are adjacent assessed areas mutually reliant... ... visually?  ...functionally 

Comments -

**PERCEPTUAL SUSCEPTIBILITY****Skyline**

Prominence/importance prominent Complexity simple

Comments the western edge of the area forms the skyline when viewed from the east

**Key views**To settlement  area forms the foreground for views towards Chepstow from the first Severn/Wye crossing from M48From settlement  the area is overlooked by the southern edge of the settlement

Landmarks first Severn and Wye crossings to the south/south east

Detractors M48

**Intervisibility**Site observation medium ...to key features  ...from key places 

Comments area forms the foreground for views towards Chepstow from the Wye crossing/M48

**Tranquillity**

Noise sources roads

Views of development many 270 Presence of people infrequent

Summary medium

Comments the area's riverside location has reduced tranquillity due to the presence of the M48 and railway,

and views to Beachley and the Chepstow urban edges

### Settlement edge

Pre C20th edge  C20-21st edge  Nature of edge negative Form of edge moderately indented

Comments buildings on the edge of Chepstow to the west form a slightly negative introduction to the settlement although the estates adjacent to this area are screened generally by woodland

### Visual relationship and connectivity

...with settlement some ...with wider landscape significant ...with adjacent assessed area some

Setting

Comments the area forms the foreground for views towards Chepstow from the first Severn/Wye crossing from M48 and it forms part of the Wye Valley corridor

### Receptors

### Sensitivity

urban residents

high

roads/rail/cycleways

high

long distance/public footpaths

high

Comments the main receptors are users of the M48 and railway but also users of the public footpaths through the area and adjacent residents

### OTHER

Other factors -

Potential Improvements (if no development) maintain and strengthen hedgerows and trees

Mitigation (if development) -

## SUMMARY

## Key characteristics

Gently sloping lowland of parkland focused on Wyelands and set away from the edge of Chepstow.

Mix of low and high cut hedges, fences and stone wall boundaries.

Strong mixed woodland blocks around Wyelands with mature parkland trees, avenue trees and some trees on boundaries.

Framed views into area but some parts are screened.

Parkland is located on rising ground and so its trees and some buildings are visible from all directions providing a positive approach to the settlement especially along A48 (T).

All the area is an historic park and garden, a Conservation Area and there are listed buildings at Wyelands and Wyelands Lodge.

All the area is Green Wedge and there is an area of amenity importance to the south.

## Landscape and visual sensitivity to housing High

The susceptibility of the area lies in its character as sloping parkland with fine parkland trees and buildings, and its visibility in all directions located either on rising ground or across relatively open countryside. The value of the area lies in its status as a registered historic park and garden, its location in a Conservation Area, its listed buildings and the PROW that runs through the area. The LANDMAP value is high for historic landscape, cultural landscape, visual and sensory and, for most of the area, for geological landscape.

Does the area or its attributes contribute to the Wellbeing and Future Generations Act Goals ?

- a prosperous Wales    a resilient Wales    a more equal Wales    a globally responsible Wales  
 a Wales of cohesive communities    a Wales of vibrant culture and thriving Welsh Language    a healthier Wales

## VALUE

Landmap Context	Aspect area value	Aspect area value
Geological Landscapes	80% high, 25% moderate	Landscape Habitats Moderate
Historical Landscapes	95% high, 5% no value	Cultural Landscapes High
Visual and Sensory	High	

## Designations

Landscape designations comments All green wedge, and area of amenity importance at Mathern

National Park AONB

Historic/archaeology designations comments Historic Park and garden with essential setting to the south, within Conservation Area, listed buildings around Wyelands and Wyelands Lodge.

Historic Parks and Gardens	Yes	Hist. Parks and Gardens Setting	Yes	Listed Building	Yes
Landscape of Hist. Interest		Scheduled Monument		Conservation Area	Yes
				WHS	

Biodiversity designations comments -

SAC      NNR      SINC      SSSI      RAMSAR

## Recreation Factors

Country Park      National Trail      National/Regional Cycle Route

## LANDSCAPE CHARACTER AND SUSCEPTIBILITY

## Landscape Character Area

LCA Name Mathern Hinterland      LCA Number 44      also part of

## Characteristics

Landform gently sloping lowland

Landcover parkland, pasture and gardens

## Pattern

Settlement pattern Wyelands House with associated lodge and buildings

Woodland cover strong mixed woodland blocks around Wyelands with mature parkland trees, avenue trees and some trees on boundaries

Boundaries mix of high and low cut hedges, fences and stone wall boundaries

Presence of water -

Diversity simple Scale medium

Sense of enclosure moderately open within area but generally enclosed from wider view

### Function of Area

Pastoral  Arable  Horticulture  Recreation  other

Comments parkland, pasture and gardens

### Functional relationship and connectivity

...with wider landscape some ...with settlement some

...with adjacent assessed area? some Corridor?

Existing Habitat Connectivity  Habitat Connectivity Opportunity

the area is managed as a coherent park and garden with one public footpath across it, with a sports field to the south

Are adjacent assessed areas mutually reliant... ... visually?  ...functionally

Comments the surrounding estate/farmland (LW02 and LW03) is visually and partly functionally related to the historic park and garden

## PERCEPTUAL SUSCEPTIBILITY

### Skyline

Prominence/importance apparent Complexity simple

Comments the northern edge is on the skyline when viewed from the south, and the western edge is viewed on the skyline from the west

### Key views

To settlement  views to the settlement to the east are filtered by trees

From settlement  views from the settlement to the east are filtered by trees

Landmarks Wyelands House and lodge

Detractors -

### Intervisibility

Site observation high ...to key features  ...from key places

Comments the parkland trees and some features within the area are widely visible from the south and from roads to the north, south, east and west

### Tranquillity

Noise sources roads

Views of development one side 180 Presence of people infrequent

Summary medium

Comments the area is tranquil visually but noise from roads is apparent

### Settlement edge

Pre C20th edge  C20-21st edge  Nature of edge negative Form of edge smooth/linear

Comments the linear western edge of Chepstow is separated from the area by farmland and screened to an extent by the A466 and associated vegetation

### Visual relationship and connectivity

...with settlement some ...with wider landscape some ...with adjacent assessed area some

Setting

**Comments** the area provides a positive parkland setting to Wyelands House and a positive access along the A48 (T)

**Receptors****Sensitivity**

rural residents	high
long distance/public footpaths	high
urban residents	high/medium
roads/rail/cycleways	medium

**Comments** the most sensitive receptors are residents of Wyelands and associated dwellings, users of the PROWs. The area is also overlooked by users of the A48 (T), A466 and M48.

**OTHER**

**Other factors** -

**Potential Improvements (if no development)** phased tree planting programme to replace the older parkland trees over time

**Mitigation (if development)** -



## SUMMARY

## Key characteristics

Sloping lowland pasture rising to Wylandsparkland on the skyline and set away from the edge of Chepstow. Mix of low and high cut hedges with some trees.  
 Strong mixed woodland blocks around Wyelands to the east.  
 Area is located on rising ground visible to the west including along A48 (T).  
 Within a Conservation Area with listed buildings at Mathern and Wyelands to the east, within historic park and garden essential setting and in Green Wedge.

## Landscape and visual sensitivity to housing High

The susceptibility of the area lies in its character as distinctly sloping pasture rising to a skyline of parkland trees and woodland, its sem-regular field pattern with trees and its visibility to the west. The value of the area lies in its status as a registered historic park and garden essential setting, its location in a Conservation Area, its listed buildings and the PROWs that run through the area. The LANDMAP value is high for historic landscape, cultural landscape, visual and sensory and, in part, for geological landscape.

Does the area or its attributes contribute to the Wellbeing and Future Generations Act Goals ?

- a prosperous Wales  a resilient Wales  a more equal Wales  a globally responsible Wales  
 a Wales of cohesive communities  a Wales of vibrant culture and thriving Welsh Language  a healthier Wales

## VALUE

## Landmap Context

Aspect area value

Aspect area value

Geological Landscapes 50% high, 50% moderate

Landscape Habitats Moderate

Historical Landscapes High

Cultural Landscapes High

Visual and Sensory High

## Designations

Landscape designations comments Green wedge, and area of amenity importance at Mathern

National Park AONB

Historic/archaeology designations comments Historic Park and garden essential setting, within Conservation Area, listed buildings around Wyelands to the east and within Mathern to the south

Historic Parks and Gardens Hist. Parks and Gardens Setting Yes Listed Building Yes

Landscape of Hist. Interest Scheduled Monument Conservation Area Yes WHS

Biodiversity designations comments -

SAC NNR SINC Yes SSSI RAMSAR

## Recreation Factors

Country Park National Trail National/Regional Cycle Route

## LANDSCAPE CHARACTER AND SUSCEPTIBILITY

## Landscape Character Area

LCA Name Mathern Hinterland LCA Number 44 also part of

## Characteristics

Landform distinct lowland valley side sloping west

Landcover pasture

## Pattern

Settlement pattern Mathern village to south and Wyelands House with associated lodge and buildings to east

Woodland cover strong mixed woodland blocks around Wyelands with mature parkland trees, avenue trees and some trees on boundaries

Boundaries mix of high and low cut hedges, with trees

Presence of water -

Diversity simple Scale medium

Sense of enclosure moderately open

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  other

Comments pasture including horse paddocks in semi-regular field pattern

#### Functional relationship and connectivity

...with wider landscape some ...with settlement some

...with adjacent assessed area? some Corridor?

Existing Habitat Connectivity  Habitat Connectivity Opportunity

the area appears to be managed as a series of landholdings with PROW access

Are adjacent assessed areas mutually reliant... ... visually?  ...functionally

Comments the adjacent parkland (LW01) is visually related to the area as its essential setting

### PERCEPTUAL SUSCEPTIBILITY

#### Skyline

Prominence/importance apparent Complexity simple

Comments the eastern edge, partly the Wyelands parkland trees, is viewed on the skyline from the west

#### Key views

To settlement  views to Mathern to the south are filtered by trees

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

Site observation high ...to key features  ...from key places

Comments the valley/hill side is widely visible from the west across the valley

#### Tranquillity

Noise sources roads

Views of development one side 180 Presence of people infrequent

Summary medium

Comments the area is tranquil visually but noise from roads is apparent

#### Settlement edge

Pre C20th edge  C20-21st edge  Nature of edge negative Form of edge smooth/linear

Comments the area is separated from Chepstow but there are linear edges to Mathern and Pwllmeyric adjacent which are set into the rising vegetated valley sides and so are relatively discreet. The area would join the two settlements if developed.

#### Visual relationship and connectivity

...with settlement some ...with wider landscape some ...with adjacent assessed area some

Setting

Comments the area provides a rural setting to Wyelands park and garden and is distinctly separated from Chepstow, although adjacent to Mathern and Pwllmeyric

#### Receptors

rural residents

long distance/public footpaths

#### Sensitivity

high

high

**LLCA LW02****Settlement: Chepstow**

urban residents high/medium

roads/rail/cycleways medium

**Comments** the most sensitive receptors are residents of Wyelands and users of the PROWs. The area is also overlooked by adjacent settlement dwellings and users of the A48(T) and M48.

**OTHER**

Other factors -

Potential Improvements (if no development) encourage trees in hedgerows, especially along adjacent road

Mitigation (if development) -

## SUMMARY

## Key characteristics

Gently sloping lowland of estate farmland focused on Wyelands.

Mix of low and high cut hedges and fences.

Mature parkland trees and trees on boundaries.

Framed and open views into area from surrounding roads.

Area is located on rising ground and so its trees and some buildings are visible from the north, south and east providing a positive approach to the settlement especially along A48 (T), but also M48 and A466.

The north and south are historic park and garden essential setting, and all the area is covered by a Conservation Area and there are listed buildings at St Tewdric's..

All the area is Green Wedge and there is an area of amenity importance to the south.

## Landscape and visual sensitivity to housing High

The susceptibility of the area lies in its character as sloping estate farmland with fine parkland and hedgerow trees, and its relative openness and visibility especially from the east but also from the south and north. The value of the area lies in its status as a registered historic park and garden setting to the north and south, its location in a Conservation Area, its listed buildings and the PROWs that run through the area.

LANDMAP value is high for historic landscape, cultural landscape, visual and sensory and, for the majority of the area, for geological landscape.

Does the area or its attributes contribute to the Wellbeing and Future Generations Act Goals ?

- a prosperous Wales    a resilient Wales    a more equal Wales    a globally responsible Wales  
 a Wales of cohesive communities    a Wales of vibrant culture and thriving Welsh Language    a healthier Wales

## VALUE

## Landmap Context

Aspect area value

Aspect area value

Geological Landscapes 80% high, 20% moderate

Landscape Habitats Moderate

Historical Landscapes 95% high, 5% no value

Cultural Landscapes High

Visual and Sensory High

## Designations

Landscape designations comments All green wedge, and area of amenity importance east of Mathern

National Park AONB

Historic/archaeology designations comments Historic Park and garden essential setting to the north and south, within Conservation Area, listed buildings at St Tewdrics and around Wyelands and Wyelands Lodge adjacent.

Historic Parks and Gardens Yes   Hist. Parks and Gardens Setting Yes   Listed Building Yes  
 Landscape of Hist. Interest Yes   Scheduled Monument   Conservation Area Yes   WHS

Biodiversity designations comments -

SAC   NNR   SINC   SSSI   RAMSAR

## Recreation Factors

Country Park   National Trail   National/Regional Cycle Route Yes

## LANDSCAPE CHARACTER AND SUSCEPTIBILITY

## Landscape Character Area

LCA Name Mathern Hinterland   LCA Number 44   also part of 0   0

## Characteristics

Landform gently sloping lowland

Landcover estateland pasture and gardens

## Pattern

Settlement pattern St Tewdric's with associated buildings  
 Woodland cover mixed woodland blocks around Wyelands adjacent with estate parkland trees and some trees on boundaries  
 Boundaries mix of high and low cut hedges and fences  
 Presence of water -  
 Diversity simple Scale medium/large  
 Sense of enclosure moderately open

**Function of Area**

Pastoral  Arable  Horticulture  Recreation  other

Comments estateland pasture and gardens

**Functional relationship and connectivity**

...with wider landscape some ...with settlement some

...with adjacent assessed area? some Corridor?

Existing Habitat Connectivity  Habitat Connectivity Opportunity

the area is managed as estate farmland associated with a park and garden with public footpaths across it

**Are adjacent assessed areas mutually reliant...** ... visually?  ...functionally

Comments the park and garden (LW01) appears to be visually and functionally related to the estate farmland

**PERCEPTUAL SUSCEPTIBILITY****Skyline**

Prominence/importance apparent Complexity simple

Comments the northern edge is on the skyline when viewed from the south, and the middle of the area is viewed on the skyline from the south- the M48

**Key views**

To settlement  views to the settlement to the east are filtered by trees

From settlement  views from the settlement to the east are filtered by trees

Landmarks Wyelands lodge

Detractors M48

**Intervisibility**

Site observation high ...to key features  ...from key places

Comments the parkland trees and some features within the area are widely visible from the south and from roads to the north, south and east.

**Tranquillity**

Noise sources roads

Views of development one side 180 Presence of people infrequent

Summary medium

Comments the area is tranquil visually but noise from roads is apparent

**Settlement edge**

Pre C20th edge  C20-21st edge  Nature of edge negative Form of edge smooth/linear

Comments the linear western edge of Chepstow is separated from the area by the A466 and screened to an extent by the associated vegetation

**Visual relationship and connectivity**

...with settlement some ...with wider landscape some ...with adjacent assessed area some

Setting

**Comments** the area provides a positive estate parkland setting to Wyelands historic park and gardens to the north and west and a positive access along the M48 and A466 (T)

**Receptors****Sensitivity**

rural residents	high
long distance/public footpaths	high
urban residents	high/medium
roads/rail/cycleways	medium

**Comments** the most sensitive receptors are residents of Wyelands Lodge and associated dwellings, users of the PROWs. The area is also overlooked by users of the A48 (T), A466 and M48.

**OTHER**

**Other factors** -

**Potential Improvements (if no development)**

phased tree planting programme to replace the older parkland and hedgerow trees over time, reinstate and reinforce hedges to link into the habitat corridors along the adjacent roads

**Mitigation (if development)** -