



The Gloucester to Newport railway line is present along the northern boundary. It is an established feature within the local landscape and can be a source of perceptual detractor in the area.

The pastoral field network is delineated by hedgerow, trees and Sedbury Lane.

The parcel could be well served by existing transport links although junction overloading and the perceptual disturbance this will cause is a factor.

Mead Farmhouse is a Grade 2\* listed building within the parcel. A Grade 2 listed barn is also present to the west of it. Their setting will be a consideration in decisions.

The topography of the parcel is relatively flat with a gentle sloping character.

Scattered dwellings and farmsteads are present within the parcel. Sedbury Lane also crosses the parcel and is characterised as a rural single track road.

Residential development within the parcel was permitted (P1557/15/APP) at appeal and is currently under construction. This has altered the baseline context of the parcel.

Public Rights of Way are a valuable resource within the landscape. They provide public access to the characteristically rural landscape around Chepstow, Tutshill and Sedbury. They can also provide views of the surrounding landscape.

The Sedbury settlement edge is located beyond the south west boundary. This neighbouring settlement edge is comprised of post war development.

A mix of development is present to the south of the parcel and includes Wydean School and Sixth Form Centre.

Base map from Google Earth, Copyright Google.

-  Parcel Boundary. This takes account of historic field boundaries and infrastructure corridors.
-  Approximate area of designated Flood Zone.
-  Contours. These highlight a low lying landscape punctuated by elevated landform.
-  The A48 is the primary road corridor in the area. Beachley Road provides access to the parcel.
-  Public Rights of Way (PRoW). These are valuable features within the area that promote activity and tourism. They also provide important Green Infrastructure corridors.
-  The Gloucester to Newport railway line crosses the area. Chepstow is the nearest station.
-  Listed structure.

**Landscape Features:**

- Pastoral field network and active farmland;
- Characteristic farmsteads within the parcel;
- Playing fields associated with Wydean School and Sixth Form Centre;
- Residential development of upto 110 dwellings under construction (P1557/15/APP);
- Sedbury settlement edge abuts the south western boundary of the parcel;
- Hedgerow field boundaries, tree belts and woodland;
- Gently sloping landform;
- Public footpaths present;
- Listed structures present within the parcel;
- Roads and railway transport corridors present on all boundaries to varying extents; and
- Sedbury Lane crosses the parcel.

**Visual Receptors:**

- Residents within Sedbury to the south west;
- Residents within Tutshill to the north west;
- Residents of scattered dwellings in the area;
- Public footpath users;
- Farm workers;
- Road users; and
- Rail users.

**Beachley and Sedbury Parcel Two:**  
**West of Sedbury Lane**  
 Plan Reference: FoD\_P35  
 October 2021

