

APPLICATION NUMBER: 25/1076

PROPOSAL: ERECTION OF A RURAL ENTERPRISE DWELLING ASSOCIATED WITH THE EXISTING DOG KENNELS AND WIDER ENTERPRISE AT GREENMOOR NURSERIES

SITE: Greenmoor Farm, Greenmoor Nurseries Coast Road St Brides Wentlooge Newport NP10 8SQ

APPLICATION TYPE: Full

ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

The site lies within the Wentlooge Special Landscape Area so policy SP8 will apply. Proposals are required to contribute positively to the area through high quality design, materials, and management schemes that demonstrate a clear appreciation of the area’s special features.

As for the previous refused application 22/1222, input from a landscape professional is strongly advised given the policies of Special Landscape Area and Green Wedge in order to identify existing soft landscape screening and its future management, any visual impacts, new planting and seeding appropriate to the sensitive location.

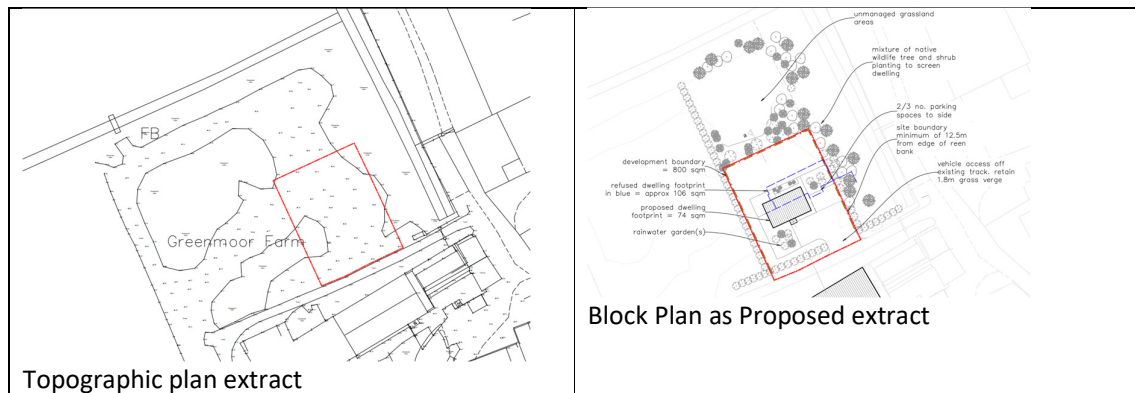
The soft landscape information shown on the ‘Block Plan as Proposed’ by Gerald Blain Associates is insufficiently detailed. Sometimes a soft landscape plan including management can be conditioned, but given the sensitivity of the location I would advise the impacts and opportunities for mitigation and enhancement are submitted at this full planning stage.

Landscape Impacts

Insufficient landscape based information has been submitted to enable an assessment of impacts.

It is likely that views from the B4239 will be screened, and views from Hawse Lane generally screened but photo evidence is required from key points to illustrate that there will not be a negative impact on public or private views.

The north, west and east boundaries as shown on the topographic plan below are not currently defined by existing features and this risks intrusion into the open flat historic landscape.



The following is required:

1. Professional landscape architect input to provide photos taken as panoramas into and out from the site in all compass directions with annotation to show the development extent with analysis of the landscape impacts. If impacts are identified, there may be an opportunity to mitigate through redesign or through new planting or management of existing planting.
2. Provision of a soft landscape plan to meet LDP Policy GP5, appropriate to the conserving the strong landscape character undertaken by a professional landscape architect input showing:
 - condition and management of existing trees, hedgerows, scrub or other screening vegetation
 - any constraints to planting
 - detailing plant species, size, density, location; SUDs planting; tree pit details which should be reviewed in relation to the guidance in BS 8545 (2014) 'Trees: from nursery to independence in the landscape
 - specification for ground preparation and planting: planting season; plant protection; watering of newly planted stock; mulching;
 - proposals for reuse of site won soil to meet BS8601:2013 for subsoil (including remediation of compacted soils) and BS3882:2015 for topsoil to ensure successful establishment of planting.
3. Boundary treatment and hard surfacing will require confirmation of type, location, extent, these should be appropriate to conserving the strong rural landscape character.
4. Rain garden areas have been identified although no planting has been proposed.