

APPLICATION NUMBER: 25/0023

PROPOSAL: DEMOLITION OF COMMERCIAL BUILDING AND CONSTRUCTION OF RESIDENTIAL DEVELOPMENT

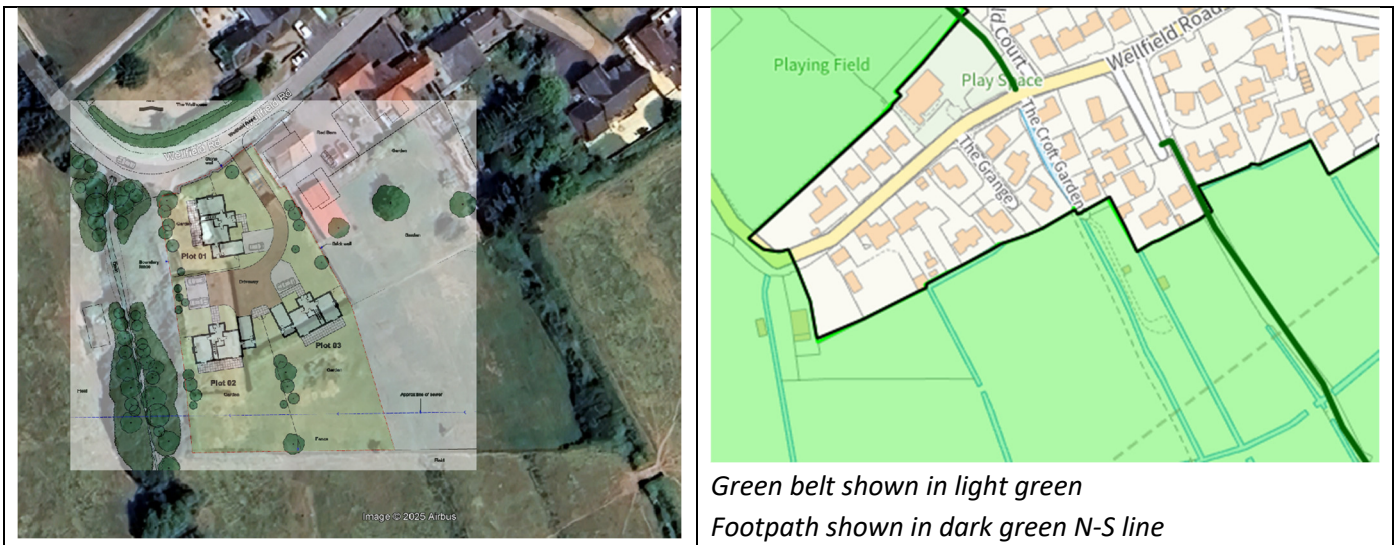
SITE: Red Barn Wellfield Road Marshfield Cardiff CF3 2UB

APPLICATION TYPE: Outline

The site is currently used as part garden (within the village boundary) and extends to include the barn B8 storage parcel to the west (outside the village boundary). The site is covered by the Wentlooge Special Landscape Area and Green Belt (shown in green below), in addition the garden is shown as part of the wider Site of Special Scientific Interest.

The proposal is outline and a drainage strategy is submitted.

Noted the sewer and 10m easement to the rear.



My main landscape concerns are:

- Setting a precedent for development beyond the settlement boundary.
- Setting a precedent for development on green belt.
- Rear gardens including terraces extending beyond the adjoining settlement line and into open agricultural field.
- Potential impact on west boundary vegetation along the rean.
- Adverse change of view from the footpath

Mature vegetation to the west boundary may be impacted by the development (surfacing, change of level, foundations, service runs including SUDs) but will also shade new properties in afternoon/evening.

The following information is needed to evidence that the outline application would meet LDP GP5 GP5 General Development Principles – Natural Environment :

1. Proportionate Landscape and Visual Appraisal [LVA] undertaken by a landscape architect.
2. Tree survey to BS5837 along with shade analysis.
3. The GIS is insufficiently detailed given the location and policies that apply.

A soft landscape scheme will be required and could be conditioned, this should reflect the site constraints, integrate with the streetscene to the front, and use native species to integrate with the open field to the south.

A hard surfacing and boundary scheme will be required and could be conditioned, this should reflect the location and allow for hedgehog highways.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services February 2025