

**APPLICATION NUMBER:** 25/0986

**PROPOSAL:** CHANGE OF USE OF LAND AND OUTBUILDINGS TO NORTH EAST SIDE OF EXISTING RESIDENCE FROM AGRICULTURE TO RESIDENTIAL (RESUBMISSION)

**SITE:** The Moorlands Goldcliff Road Goldcliff Newport NP18 2AU

**APPLICATION TYPE:** Full

The proposal, mitigation and enhancement is insufficiently clear to make any definite comments.

The proposal is within the Countryside, Gwent Levels Historic Landscape Area, and Caldicot Levels Special Landscape Area; referencing policies SP5, CE4, and SP8. In addition this is technically SSSI.

The impacts of the proposal are unclear:

- Is this a change of use application only?
- Which outbuildings are proposed for residential use?
- Why is there a gap in hedgerow cover on the boundary?

The OS base used [extract below] is insufficiently detailed or annotated. I would advise **a more detailed base plan or clearly annotated aerial and the submission of located marked up site photos of the boundary** are required.

The change of use including hard surfacing appears to extend beyond the hedge line into the field, proposals in the Gwent Levels should respect existing historic boundaries.



A landscape scheme which enhances the site and wider context is required to meet LDP GP5, but the application appears to show only 3no hazel and an area of unspecified pollinator planting along with an area of 'rewilding'. I would recommend that a boundary hedge line is reinstated to clearly separate residential from agricultural use.



A professional with planting and ecology expertise should advise on mitigation and enhancement measures.

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