

REFERENCE: 26/0518

PROPOSAL: CHANGE OF USE OF AGRICULTURAL LAND TO A DOG WALKING AREA (SUI GENERIS) (RETROSPECTIVE) AND RETENTION OF HARD STANDING AREA AFFECTING PUBLIC RIGHT OF WAY 394/64/1

SITE: Church Farm Waltwood Road Llanmartin Newport NP18 2EB

APPLICATION TYPE: Condition of 24/0813

CASE OFFICER: Francesca Saunders

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

CONDITION 6 (PLANTING & BIO DIVERSITY)

Condition 6 on appeal includes:

- i. Within 3 months of the date of this decision, the submission of a planting scheme for the site (showing the number, species, heights on planting and positions of all trees and shrubs) and an associated scheme of biodiversity enhancements.

The **26/0518** proposal is to seed the eastern field edge with Phacelia, whilst good for wildlife this would not meet LDP GP5 ie does not constitute a planting scheme. The crop is temporary and requires annual re-seeding and this does not mitigate the impact of the parking area/high fencing.

Potential areas which would benefit from a mixed hedgerow with occasional trees using locally native species include around the parking area, in particular along the east boundary to soften views from the public footpath.





To meet the condition further details are required to be submitted for approval:

- Soft Landscape/Planting Plan showing planting type, species, size, density
- Soft landscape maintenance and management plan for five years to cover new planting until established.

Gill Mackley CMLI Mackley Davies Associates Ltd 27 July 2026