

REFERENCE: 26/0350

PROPOSAL: RETROSPECTIVE CHANGE OF USE OF A LIVERY YARD AND ASSOCIATED BUILDINGS TO AN INERT MATERIAL RECOVERY FACILITY , INCLUDING AN ENGINEERING FABRICATION UNIT

SITE: Sluice Farm Broadstreet Common Peterstone
Wentlooge CF3 2TN

APPLICATION TYPE: Full

CASE OFFICER: Grant Hawkins

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

Comments:

The site lies within Wentlooge Special Landscape Area so policy SP8 will apply.

The application is seeking a number changes through retrospective planning although this is not clearly shown on a plan ie there is no clear site plan to show existing and proposed buildings. The Google aerial image below [September 2025] does not show the large sorting barn on the north-east boundary but this is shown in the Google Street View images below [March 2006]. The large work shop and covered storage area are I assume also existing. Plans are not dimensioned but all three buildings are large in scale.



For large new buildings in the open Special Landscape Area of the Wentlooge Levels a targeted Landscape Visual Appraisal would usually be requested leading to a mitigation plan of existing and new planting that is reflects the character of this area of the Gwent Levels.

The Google Earth photos below show the visually poor frontage onto Broadstreet Common the B4239.

Google Street View March 2026



The GIS states enhancement includes:

- 'A screening bund along the west boundary already planted with native scrub species'
- 'Attenuation pond already installed 4.5 x 45 x 1.2m deep with soil layer to help colonisation by aquatic and marginal vegetation'

However no species lists or site photos are provided and the work pre-dates this application.

Proposals should meet LDP policy GP5 below, in addition I advise that a robust landscape scheme using locally native species to the boundaries is needed as mitigation in the following locations:

- at the site frontage and east boundary to soften public views of the parking and sorting barn
- along the north boundary to integrate the whole site into the landscape character

Planting should be locally native and would need to be agreed with the consultant ecologist to ensure any nearby SSSI interest remains unaffected.

It is advised that a suitably qualified landscape specialist/professional reviews the proposals, identifies existing screening vegetation and proposes new screening where required as mitigation in addition to meeting LDP GP5.

Policy:

- 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.
- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.

Recommendations:

Further details are required to be submitted for approval:

1. A landscape professional to review the proposals, identify existing screening vegetation and propose new screening where required submitted as a proportionate and targeted site analysis report. To incorporate photos of the screening bund and attenuation pond.
2. The land ownership extent is not shown but may be useful if there is potential for mitigation outside the red line boundary.
3. A Soft Landscape/Planting Plan showing planting type, species, size, density.
4. A Soft landscape maintenance and management plan for five years to cover new planting until established.