

REFERENCE: 26/0471

PROPOSAL: CHANGE OF USE OF PART OF A FIELD PARCEL TO A DOG BOARDING FACILITY

SITE: Priory Farm Priory Drive Langstone Newport NP18 2LW

APPLICATION TYPE: Full

CASE OFFICER: Lydia Burrows

RECOMMENDATION: **OBJECTION** to the location as currently shown – advise redesign and additional information is required (Please re-consult when received)

Comments:

A rough overlay below shows the kennels are sited too close to the only field tree [but also a stream bank] – refer to Tree Team comments



Landscape officer overlay of site, aerial, footpath network

Proposed level changes are unclear. The field tree appears to lie within the bank slopes of the stream. This is not a good location as kennels will require level ground - an alternative location is advised.



Site location highlighted – ground is not level and the site is too close to the field tree and probably too close to the woodland edge

The kennels will be on open view to footpath users.

No surfaced access paths to the kennels are shown – will there be any?

As kennel foundations will require removal of topsoil and likely levelling, the distance from the woodland edge trees should not follow the inspectors guidance for the dog walking area which was for fencing.

The use of 'faux ivy' to boundary fencing is not appropriate for the countryside location. Mixed native hedges or native shrub areas set back from the fencing is advised to 'visually anchor' the kennels in the landscape and soften views from the footpath. Faux ivy use between kennel runs if needed might be acceptable.

The planning statement para 3.9 lists biodiversity enhancements including native planting but the location, extent, species list etc are not specified or shown on any plan.

It would be helpful if the dog walking compound could be added to the site plan.

Recommendations:

- 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.

Further details are required to be submitted for approval:

1. Tree survey for the field tree and to establish the offset distance to protect woodland edge trees in line with Tree Team comments.
2. Confirmation of any hard surface access paths/tracks.
3. A Soft Landscape/Planting Plan showing planting type, species, size, density and outline maintenance plan for five years to cover new planting until established.
4. Ideally a topographic survey so that the extent of ground remodelling can be shown accurately as this needs to lie outside the tree protection areas.