

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Sent: 03 December 2025 10:35

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0995 (Pencoed Castle Farm Pencoed Lane Llanmartin Newport NP18 2ED) (PRNO)

Hi Vicky

Re: PRIOR NOTIFICATION FOR PROPOSED NEW MACHINERY STORE AND HAY BARN

As identified within the supplied Heritage Statement, though the proposed agricultural building will be approximately 230m NW of Pencoed Castle, there are numerous heritage assets in close proximity to the site:

Pencoed Castle

- Scheduled Monument (Cadw ref: MM274)
- Listed Building, Grade II* (Cadw ref: 2904)

Pencoed Castle Gatehouse

- Listed Building, Grade II* (Cadw ref: 17076)

Farmhouse at Pencoed Castle

- Listed Building, Grade II (Cadw ref: 3089)

Long Barn at Pencoed Castle

- Listed Building, Grade II (Cadw ref: 3090)

Dovecote at Pencoed Castle

- Listed Building, Grade II (Cadw ref: 3091)

Registered Historic Park & Garden

- Grade II (Cadw ref: PGW(Gt)3(NPT))

Moated Site (250m SW of Pencoed Castle)

- Scheduled Monument (Cadw ref: MM201)

The accompanying demonstrates that **the** rural setting of these assets makes a positive contribution toward their to significance, and that the proposed development will result in visual impact from certain viewpoints due to visibility through gaps in hedges, in particular looking NW to the development site from in front of the GII* listed Gatehouse and associated scheduled monument.

According to the Development Management Manual - Revision 3 - May 2025:

3.4.2 Where prior approval may be required, before commencing such a development, the developer must apply to the LPA for a determination as to whether prior approval of the authority will be required, known as prior notification. The detail that must accompany the application is prescribed within each relevant class of the GPDO. Only in cases where the authority considers that a specific proposal is likely to have a significant impact on its surroundings would the Welsh Government consider it necessary for the authority to require the formal submission of details for approval.

3.4.3 When considering a prior approval application, the LPA can only consider specific issues, such as the siting, design and external appearance of a proposed new agricultural or forestry building and its relationship to its surroundings.

3.4.4 LPAs should always have full regard to the operational needs of the agricultural, forestry and telecommunications industries, the need to avoid imposing any unnecessary or excessively costly requirements, and the normal considerations of reasonableness. They will also need to consider the effect of development on public amenity, the conservation of landscape, habitat, wildlife, historic sites and listed buildings and their settings. Irrespective of whether they follow the prior approval procedure, developers intending to exercise their permitted development rights should also take these considerations into account.

With regards to express permission, there is a duty to consult Welsh ministers upon:

- *Development which has a direct physical impact on a scheduled monument.*

- *Development likely to be visible from a scheduled monument and which meets one of the following criteria:*
 - *it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument;*
 - *it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more;*
 - *it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more;*
 - *it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or*
 - *it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more.*
- *Development likely to affect the site of a registered historic park or garden or its setting;*
- *Development within a registered historic landscape that requires an Environmental Impact Assessment; or*
- *Development likely to have an impact on the outstanding universal value of a World Heritage Site*

Upon that basis, I would say that the proposed is likely to have a significant impact on its surroundings and that a formal submission of details for assessment and approval by all relevant statutory bodies is required.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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