

APPLICATION NUMBER: 25/0836

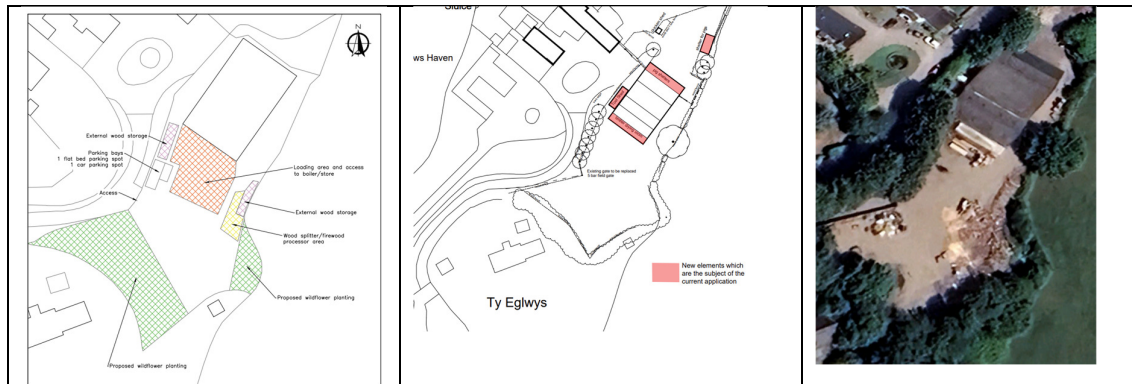
PROPOSAL: CHANGE OF USE TO AGRICULTURE AND PROCESSING OF WOOD FOR FUEL, LEAN-TO EXTENSION TO BARN AND CONSTRUCTION OF DETACHED PIG SHELTER (RETROSPECTIVE)

SITE: Stud Farm Church Lane Coedkernew Newport NP10 8TU

APPLICATION TYPE: Conditions

CONDITION 7 (i) OF 24/0688

Two areas of meadow mix seeding are proposed. The detail submitted meets the approved RAC 'Site Plan 2025' (below left) however there is a clash with the submitted plan (below right) which shows existing vegetation along both boundaries proposed for seeding - there is likely to be a shade issue.



I would advise that generally policy LDP GP5 should be met through planting of woody species (trees, hedges) not meadow mixes, the latter is difficult to establish and maintain in small areas and has little three dimensional landscape benefit.

I suggest photos are submitted of the areas for seeding to show the existing boundaries, along with confirmation of the existing surfaces. As it looks like a hard surface (but there is no submitted outline specification to cover this) full profile removal, backfill with topsoil over subsoil would be required and a low fertility topsoil to ensure the meadow mix established and is not dominated by grasses.