

SUPPORTING STATEMENT

Castle Farm, Bishton, Newport, NP18 2DZ

Erection of two extensions to an existing agricultural building

1.0 Introduction

This Supporting Statement has been prepared by David James on behalf of Mr M. Webber and has been provided to support a Prior Notification application for the erection of two extensions to the existing general purposes agricultural building at Castle Farm.

2.0 Proposal

The proposed development seeks to provide additional agricultural storage capacity through the construction of two extensions to the existing agricultural building. The scheme has been designed as extensions to the established structure, rather than as a new standalone building, in order to make efficient use of the existing farmyard area and avoid unnecessary encroachment onto adjoining land.

The northern extension is proposed at a reduced width compared to the existing building to maintain access to the existing doorway located within the northern elevation. This extension will provide additional open-fronted bays for the storage of hay and straw, allowing convenient access for the loading and unloading of materials in connection with the agricultural operation.

The southern extension will provide further secure, fully enclosed storage accommodation. This area will be used for the storage of fodder and bedding materials, together with agricultural machinery and equipment ancillary to the wider farming enterprise.

The proposed extensions are reasonably necessary for the purposes of agriculture and will support the ongoing operational needs of the holding. The provision of additional covered and secure storage will protect fodder and bedding materials from adverse weather conditions, helping to preserve their quality, maintain nutritional value, minimise spoilage, and reduce waste. The enclosed storage will also provide protection for agricultural machinery and equipment, reducing exposure to the elements and thereby limiting weather-related deterioration and depreciation. As a result, the development will contribute to the efficiency, resilience, and long-term sustainability of the agricultural business.

The total area to be created remains below the 465m² threshold when considering all relevant buildings and structures erected within 90 metres of the site in the preceding two years. As such, the scale of development is compliant with the relevant permitted development criteria

The proposed buildings are sensitively located within the existing agricultural unit and satisfy all relevant siting requirements:

- The development is not within 25 metres of a metalled part of a trunk or classified road.
- The holding is not within 3 kilometres of the perimeter of an aerodrome.
- The site forms part of an established agricultural holding extending beyond 1.0 hectare and is currently in use as agricultural yard.

An assessment has been undertaken against the provisions of Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The proposal satisfies the relevant criteria, including those relating to scale, siting, and agricultural necessity.

Accordingly, the development is considered to constitute permitted development and does not require full planning permission.

3.0 Access & Highways

The proposal seeks to extend an existing agricultural building on site. No new access will be created as part of the proposal, and the buildings will utilise the existing agricultural access.

It is not anticipated that this development will increase traffic movements to and from the highway. As such it is not considered that the development will have a negative impact upon the operation and safety of the local highway network.

4.0 Design & Appearance

The extensions will match in with the existing agricultural building and will be of steel portal frame construction consisting of four 15-foot (4.57m) bays and will comprise of lower blockwork walls with both Yorkshire boarding and slate blue box profile cladding above. The roof will be natural grey corrugated sheet fibre cement with GRP rooflights to allow natural lighting. The northern extension will be open fronted to provide covered storage and the southern elevation will be enclosed and accessed via the existing building.

Please refer to the Elevation Drawings submitted as part of this Prior Notification application. The design of the proposed extensions is similar to that of other agricultural structures within the vicinity of the site and it is considered that these types of developments are not uncommon within the locality.

5.0 Scale

The dimensions of the proposed extensions are as follows:

Northern Extension

Length	18.28m
Width	9.14m
Eaves	5.47m
Ridge	7.52m

Gross External Area	167.07m ²
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Southern Extension

Length	18.28m
Width	15.23m
Eaves	5.47m
Ridge	7.52m

Gross External Area	278.67m ²
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Total GEA combined: 445.74m²

6.0 Flood Risk & Drainage

According to the Natural Resources Wales Flood Risk Map for Planning the site is not located within any flood risk designations.

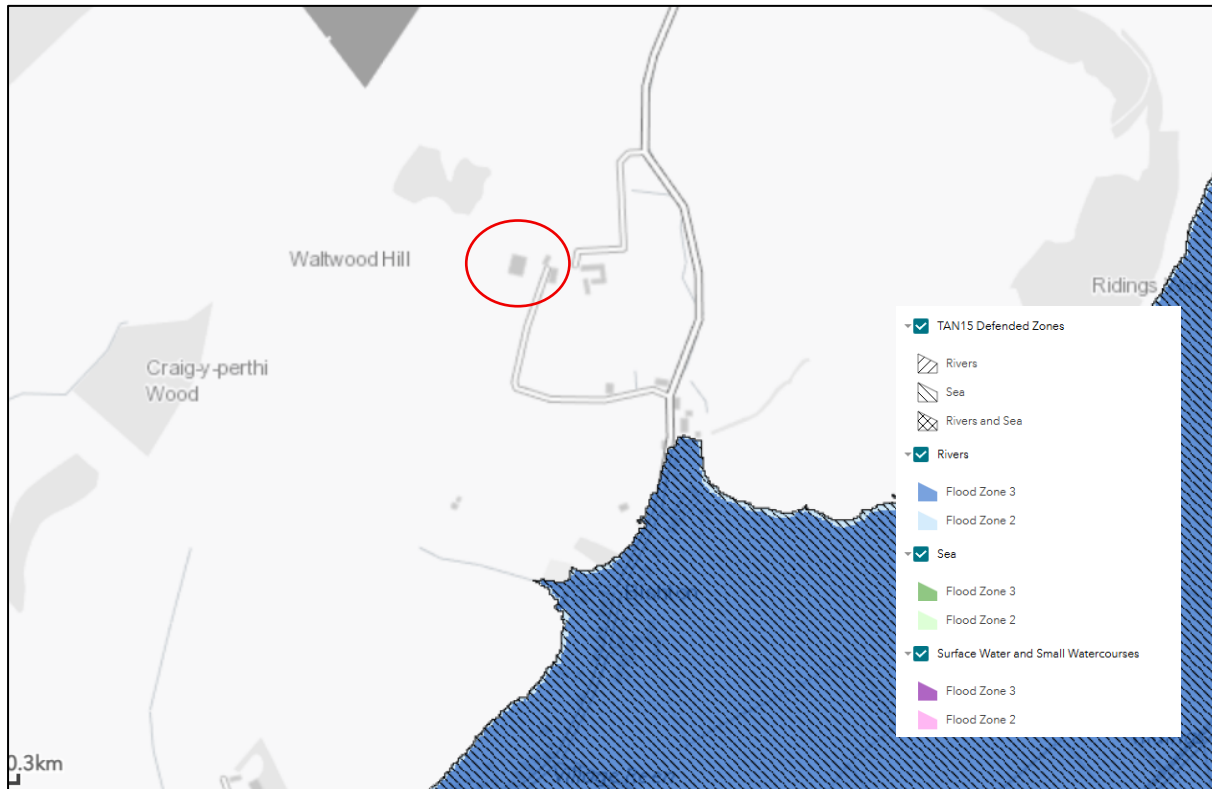


Figure 1 – Natural Resources Wales Flood Risk Map for Planning

Agricultural buildings are classified as less vulnerable development under TAN 15 and are often necessarily located within rural areas where flood risk may be present. The proposed development does not involve residential use, presents limited risk to life, and can be designed to withstand and recover from flood events. Furthermore, it is essential to the ongoing agricultural use of the site and can be implemented without increasing flood risk elsewhere.

7.0 Landscape & Ecology

The proposed development will be situated upon existing agricultural yard. It is not considered that the buildings will have a negative impact upon any neighbouring local receptors. None of the existing green infrastructure on the holding will be impacted by the proposal.

A public right of way passes along the driveway serving Castle Farm before continuing into the agricultural field to the north of the main farmstead. This comprises Restricted Byway 388/22/1 and Public Footpath 388/1/1. Owing to the established built form of the farmstead and the presence of mature hedgerow vegetation, including the immediate hedgerow to the east, the proposed extensions will be viewed in the context of the existing agricultural buildings and are not expected to result in any significant adverse effects on the character or enjoyment of the public rights of way. Consequently, the development is not considered likely to have a detrimental impact on users of the Restricted Byway or Public Footpath.

The application area is located some 170m east of scheduled monument MM128 Bishton Castle. The monument comprises the remains of a stone built medieval castle or house of the Bishops of Llandaf. The site consists of a partial enclosure defined by a semi-circular scarp occupying a low limestone ridge overlooking the Caldicot Levels and defended by sharp slopes to the east and south but a more neutral approach to the west.

It was located so that it had strategic views over the Caldicot Level to the southeast but, in general, the important views would have been medium to short over the associated village (BR196) and the fields farmed from it. The significant views from the scheduled monument are therefore to the southeast in an arc from east to south. The proposed development consists of extensions to the existing steel portal frame building. It will be located to the west of existing farm buildings, and these will block most views of it from the SAM. Where views of the extension are possible it will be seen as part of the existing farm complex. As such whilst there may be a very slight visual change in the view from the castle. Consequently, the proposed development will have no impact on the setting of scheduled monument MM128.

In respect of biodiversity enhancements, in accordance with Planning Policy Wales 12, it is proposed to install a Vivara Pro External Barn Owl Nest Box (see Figure 2). The nest box will be mounted on the northern elevation of the proposed northern extension, with its entrance facing the adjoining agricultural land to maximise suitability for foraging and nesting opportunities.

The box will be positioned at eaves level, approximately 18 feet (4.6 metres) above ground level, and will benefit from a north-facing orientation, providing natural protection from direct sunlight, prevailing winds and heavy rainfall.



Figure 2: Vivara Pro External Barn Owl Nest Box

Furthermore, a bat box in the form of an Improved Roost-Maternity Bat Box (see figure 3) which is a three crevice box, suitable for roosting and maternity groups of crevice dwelling bats. The box will be

affixed to the southern elevation of the proposed southern extension. It's position on the southern aspect allows greater levels of solar exposure throughout the day, creating warmer microclimatic conditions that are particularly beneficial for bats and will also offer protection from the cooler northerly winds.

The box will be installed in the eaves of the new building and will be at least 5m from ground level.



Figure 3: Improved Roost Maternity Bat Box

The locations of both the proposed Barn Owl Box and Bat Box are shown on the Location Plan submitted in support of this application.

8.0 Conclusion

The proposal seeks to provide extensions to the existing agricultural buildings on the holding with new structures designed for the covered storage of hay and straw, along with agricultural machinery and paraphernalia associated with the wider farming operations.

The development is considered reasonably necessary for agricultural purposes and aligns with both national and local planning policies.

It is not anticipated that the proposal will result in any adverse impact on nearby receptors or cause harm to the character of the surrounding landscape.

We therefore kindly ask the Local Planning Authority to confirm that Prior Approval is not required for the above development.