



Planning, Design and Access Statement

Change of use of part of the existing farmyard to B8 storage and distribution/haulage operations (retrospective)

Church Farm,

Llanmartin, Newport, NP18 2EB



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Contents

1. Introduction	4
2. Site and Location.....	4
3. Proposed Development.....	5
4. Use.....	6
5. Residential Amenity	6
6. Landscape Impact	7
7. Planning Policy Assessment	8
8. Flood & Drainage	16
9. Access & Highways	16
10. Ecology.....	17
11. Conclusion	18

1. Introduction

- 1.1 This Planning Statement has been prepared in support of a retrospective planning application for the continued use of 0.1 ha of the existing farmyard at Church Farm, Llanmartin, Newport, for the storage and operation of plant, machinery, vehicles and trailers associated with PG Plant Limited.
- 1.2 PG Plant Limited is an established local business specialising in plant hire and bulk haulage. The company has operated for approximately five years and previously occupied a significantly smaller yard in Magor. Following its relocation to Church Farm approximately 18 months ago, the business has experienced significant growth and now employs 15 local people, including machine operatives, HGV drivers and office staff.
- 1.3 The application seeks to regularise the existing use of a defined part of the established farmyard. There is no proposal for new buildings or significant physical development. The application therefore concerns a change in the use of an existing farmyard area and seeks to provide an appropriate planning framework for a business which is already established and operating successfully from the site.
- 1.4 The proposal represents an appropriate example of rural economic diversification, enabling an established rural business to operate alongside the agricultural activities at Church Farm whilst making more productive use of an existing farmyard.
- 1.5 The application is supported by a technical Transport and Highways Statement prepared by RGP.

2. Site and Location

- 2.1 Church Farm is an established working agricultural holding located at Llanmartin, Newport. The application site forms part of the existing farmyard and is already characterised by agricultural buildings, hardstanding, vehicle movements and associated farm activity.
- 2.2 The application area is therefore not an undeveloped greenfield site. It is an established farmyard with an existing history of commercial vehicle movements associated with agricultural operations.

- 2.3 The site is accessed from the existing farm entrance onto B4245 Magor Road. The farm entrance lies within the existing 30mph village speed limit.
- 2.4 The surrounding area is rural in character, although the site is not isolated from significant sources of existing activity and noise. The M4 motorway lies approximately 250m to the south of the site and the B4245 Magor Road immediately adjoins the wider farm complex. The B4245 is an established and relatively busy road.
- 2.5 The nearest residential properties include Pencoed Manor, approximately 140m to the east, with intervening agricultural land and hedgerows providing substantial separation and screening. Church Farm Bungalow and St Martin's Church are approximately 130m to the west, with existing modern agricultural buildings within the farmyard providing physical separation between the application area and these properties.
- 2.6 The location is therefore already influenced by agricultural, road and motorway activity and the proposed use does not introduce an entirely new form of activity into an otherwise tranquil environment.

3. Proposed Development

- 3.1 The proposal is for the continued use of 0.1 ha of the existing farmyard by PG Plant Limited for the storage and operation of plant, machinery, commercial vehicles and trailers associated with its plant hire and bulk haulage business.
- 3.2 PG Plant Limited currently operates 9 tipping lorries and 1 articulated low-loader which specialises in plant hire and bulk haulage.
- 3.3 The normal operating hours of the business are 7.00am to 4.00pm.
- 3.4 There is no proposal for new buildings or additional external lighting as part of the application.
- 3.5 The proposal will continue to operate alongside the established agricultural use of Church Farm. The application therefore represents a relatively modest change to the character of an existing working farmyard rather than the creation of a new industrial estate or standalone haulage depot in the countryside.

4. Use

- 4.1 The 0.1 ha site forms part of an existing working farmyard circa 2 ha.
- 4.2 The proposal does not seek to displace agriculture from the holding or undermine its operation. Rather, the use represents a genuine diversification of an existing rural enterprise and enables the farmyard to accommodate an additional compatible economic activity.
- 4.3 The continued agricultural use of Church Farm remains the principal rural land use.
- 4.4 The use of a limited part of the existing farmyard by PG Plant Limited provides an additional economic function without requiring the construction of a new commercial premises in an alternative countryside location which represents an efficient and sustainable use of existing rural land and infrastructure.
- 4.5 PG Plant Limited has been established for approximately five years. Prior to relocating to Church Farm, the business operated from a much smaller yard in Magor and employed three people.
- 4.6 Since relocating to Church Farm, the business has expanded and now employs 15 people, including machine operatives, HGV drivers and office staff.
- 4.7 The employees are local, meaning that the business provides direct employment opportunities within the local area and contributes to the economic vitality of Magor, Newport and the surrounding communities.
- 4.8 The business also uses local suppliers and contractors for vehicle repairs, servicing, machinery maintenance and other supplies. The economic benefits therefore extend beyond the direct employment provided by PG Plant Limited and contribute to the wider local economy and is the type of local enterprise and rural economic diversification which national policy seeks to support.
- 4.9 The proposal also makes efficient use of a very small part of an existing farmyard rather than requiring the development of a new employment site elsewhere.

5. Residential Amenity

- 5.1 The relationship with neighbouring residential properties has been carefully considered.

- 5.2 Pencoed Manor is approximately 140m east of the site. It is separated from the application area by agricultural land and established hedgerows which provide substantial visual and physical separation.
- 5.3 Church Farm Bungalow and St Martin's Church lie approximately 130m to the west. However, these properties are separated from the application area by existing modern agricultural buildings within the farmyard.
- 5.4 The site is also approximately 250m north of the M4 motorway and immediately adjacent to the B4245 Magor Road, which is a busy established road. The surrounding environment is consequently already influenced by road traffic and agricultural activity.
- 5.5 The normal operating hours of PG Plant Limited are 7.00am to 4.00pm.
- 5.6 It is important to distinguish the commercial haulage operation from the existing agricultural use of Church Farm. Any vehicle movements or noise occurring outside the stated PG Plant operating hours are associated with the normal agricultural operations of the working farm rather than the haulage business.
- 5.7 The application does not propose external lighting or new buildings which could introduce additional sources of disturbance.
- 5.8 Given the separation distances, intervening buildings and vegetation, existing road noise and the restricted operating hours of PG Plant Limited, the use does not result in an unacceptable impact upon residential amenity.

6. Landscape Impact

- 6.1 The application site is contained within the existing farmyard and is not a visually prominent standalone development in the wider countryside.
- 6.2 The existing farm buildings, hedgerows and agricultural land provide a strong degree of visual containment.
- 6.3 The site is screened from the B4245 Magor Road by existing hedgerows, with only occasional views through the vegetation towards the existing farm buildings.
- 6.4 There is no proposed built development and no additional external lighting.
- 6.5 The proposal therefore does not result in a significant change to the wider landscape character.

- 6.6 To provide additional landscape and biodiversity benefits, it is proposed to plant a small copse along the north-eastern boundary of the site, following the existing hedge line. These trees will provide additional screening whilst contributing to biodiversity connectivity and strengthening the existing green infrastructure.
- 6.7 The planting is detailed in the accompanying Green Infrastructure Statement.

7. Planning Policy Assessment

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 For Newport, the adopted development plan is the Newport Local Development Plan 2011–2026, which was formally adopted in January 2015. The Council confirms that the adopted LDP provides the basis for planning decisions within Newport.
- 7.3 The principal policies of relevance to this proposal are:
- SP1 – Sustainability
 - SP5 – Countryside
 - SP9 – Conservation of the Natural, Historic and Built Environment
 - SP14 – Transport Proposals
 - SP17 – Employment
 - GP2 – General Development Principles – General Amenity
 - GP4 – General Development Principles – Highways and Accessibility
 - GP5 – General Development Principles – Natural Environment

7.4 Policy SP1 – Sustainability

- 7.4.1. Policy SP1 establishes sustainability as the overarching principle of the Newport LDP. It requires proposals to make a positive contribution to sustainable development and identifies a number of factors against which development is to be assessed, including:
- the efficient use of land;
 - the reuse of previously developed land and empty properties in preference to greenfield development;

- the provision of integrated transport systems and the co-location of uses;
- minimising the overall need to travel;
- reducing energy consumption;
- minimising flood risk and the effects of climate change;
- improving facilities, services and social and environmental equality;
- encouraging economic diversification; and
- conserving, enhancing and linking green infrastructure.

7.4.2. The proposal complies with the underlying objectives of SP1 by making efficient use of an existing farmyard. It does not require the construction of a new employment building or the development of a new greenfield employment site. The proposal therefore makes productive use of existing land and infrastructure.

7.4.3. It also supports economic diversification. PG Plant Limited is an established local business which has grown significantly since moving to Church Farm. The business previously operated from a substantially smaller yard in Magor and employed three people. It now employs 15 local people, including HGV drivers, machine operatives and office staff.

7.4.4. The proposal therefore makes a direct contribution to the local economy whilst making efficient use of an existing rural site.

7.4.5. It is also relevant that the application site is already used as part of an established working farmyard. The proposal does not introduce an entirely new commercial activity into an undeveloped countryside location.

7.4.6. The proposal is therefore consistent with the central sustainability objectives of Policy SP1.

7.5 Policy SP5 – Countryside

7.5.1. Policy SP5 is particularly important to the consideration of this application. The policy provides the strategic framework for development within the countryside and states that development in the countryside will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design.

7.5.2. Importantly, SP5 expressly recognises rural diversification and rural enterprise uses as forms of development which can be appropriate beyond settlement boundaries where they comply with national planning policy.

- 7.5.3. The policy does not establish a blanket presumption against employment uses in the countryside. Rather, it recognises that certain economic activities have a legitimate rural location. That principle is directly applicable here.
- 7.5.4. The application site is part of an established agricultural holding and existing farmyard. PG Plant Limited's use is contained within that existing farmyard and does not require the development of an isolated commercial site in an undeveloped countryside location.
- 7.5.5. The proposal is also appropriately scaled in relation to its surroundings. It involves the use of 0.1 ha of the farmyard, with no new buildings and no additional physical development.
- 7.5.6. The site is visually contained by existing agricultural buildings, hedgerows and vegetation. The proposal therefore does not introduce a visually prominent new development into the countryside.
- 7.5.7. The proposal also represents genuine rural economic diversification, with the established agricultural use of Church Farm continuing alongside the commercial activity.
- 7.5.8. This is an important distinction. The proposal is not seeking to establish an unrelated industrial estate in the open countryside. It is seeking to accommodate an established local business within an existing working farmyard in a manner which supports both the local economy and the continued economic viability of the rural area.
- 7.5.9. The proposal is therefore consistent with the purpose and objectives of SP5.

7.6 Policy SP14 – Transport Proposals

- 7.6.1. Policy SP14 supports transport proposals which bring benefits to the economy, health and well-being of the community.
- 7.6.2. The proposal provides a direct economic benefit through supporting an established plant hire and bulk haulage business which employs 15 local people.
- 7.6.3. The use is also appropriately located in an established farmyard with an existing access onto the B4245 Magor Road.
- 7.6.4. Importantly, the Traffic Commissioner has granted PG Plant Limited a Goods Vehicle Operator Licence for the site permitting the operation of nine vehicles and four trailers from the premises.

7.6.5. Whilst the Operator Licence does not replace the need for planning permission, its grant is a material consideration and provides independent evidence regarding the suitability of the premises as an operating centre.

7.6.6. The application is further supported by a technical assessment from RGP, which address the highway and transportation implications of the existing operation in detail.

7.7 Policy SP17 – Employment

7.7.1. Policy SP17 provides particularly strong support for the economic dimension of the proposal. The policy recognises the importance of Newport's employment base and the need to provide sufficient employment opportunities to support the city's economic growth.

7.7.2. The proposal directly supports this objective by retaining and supporting an established local employer.

7.7.3. The growth of PG Plant Limited since relocating to Church Farm is particularly relevant. The company previously employed three people when operating from its former premises in Magor. Since relocating to Church Farm, employment has increased to 15 people.

7.7.4. The business now provides 15 local jobs across a range of occupations, including machine operatives, HGV drivers and office staff.

7.7.5. The economic benefits do not stop with direct employment. PG Plant Limited uses local businesses for repairs, servicing, supplies and other services. The continued operation of the business therefore generates indirect economic activity within Magor, Newport and the surrounding area.

7.7.6. The proposal is consequently consistent with the LDP's objective of maintaining and strengthening Newport's employment base.

7.7.7. It is also significant that the proposal achieves these benefits through the reuse of an existing farmyard, avoiding the need for a new employment site.

7.7.8. The proposal therefore represents a particularly efficient form of employment development.

7.8 Policy GP2 – General Amenity

7.8.1. Policy GP2 is directly relevant to the concerns regarding neighbouring residential properties.

7.8.2. The policy requires development to avoid significant adverse effects on local amenity, including in respect of:

- noise;
- disturbance;
- privacy;
- overbearing effects;
- light;
- odours; and
- air quality.

7.8.3. It also requires development not to be detrimental to visual amenity or the character and appearance of the surrounding area. The proposal complies with these requirements.

7.8.4. Pencoed Manor lies approximately 140m east of the site, with intervening agricultural land and established hedgerows providing separation and screening. Church Farm Bungalow and St Martin's Church lie approximately 130m west of the site but are separated from the application area by existing modern agricultural buildings within the farmyard. Other neighbouring properties are separated from the site by the road.

7.8.5. The site is also approximately 250m north of the M4 motorway and immediately adjacent to the B4245 Magor Road, which is an established and relatively busy highway.

7.8.6. The proposal therefore operates within an environment which already experiences significant road traffic and agricultural activity.

7.8.7. PG Plant Limited's normal operating hours are 7.00am to 4.00pm.

7.8.8. Any activity outside these hours is associated with the established agricultural operations of Church Farm rather than the PG Plant operation.

7.8.9. There is no proposal for additional external lighting and no new buildings are proposed.

7.8.10. Against this background, there is no evidence that the continued use of the site by PG Plant Limited would result in a significant adverse effect on residential amenity. The proposal therefore complies with GP2.

7.9 Policy GP4 – Highways and Accessibility

- 7.9.1. Policy GP4 requires development to provide appropriate access and parking and requires proposals not to be detrimental to highway safety, highway capacity or pedestrian safety.
- 7.9.2. The existing site access has been used by the business for approximately 18 months without any identified highway safety incidents.
- 7.9.3. The Traffic Commissioner has granted Goods Vehicle Operator Licence OG2061592 for the site, permitting nine vehicles and four trailers.
- 7.9.4. The operation therefore has an established regulatory history and is not a speculative proposal based upon an untested use.
- 7.9.5. The RGP report provides the detailed technical assessment required to demonstrate compliance with GP4.

7.10 Policy GP5 – Natural Environment

- 7.10.1. Policy GP5 requires development, where applicable, to:
- protect and encourage biodiversity and ecological connectivity;
 - avoid, mitigate or compensate for adverse impacts on biodiversity;
 - protect high-quality agricultural land;
 - avoid unacceptable impacts on landscape quality;
 - incorporate appropriate landscaping, green infrastructure and biodiversity networks;
 - retain important trees, woodland and hedgerows.
- 7.10.2. The proposal is compatible with these objectives.
- 7.10.3. The application concerns the use of an existing farmyard. There is no proposal for new buildings and no identified habitat will be lost as a consequence of the continued use.
- 7.10.4. Existing boundary hedgerows will be retained. The site is visually contained from the B4245 by existing hedgerows, with only occasional views towards the existing farm buildings.
- 7.10.5. In addition, new planting is proposed along the north-eastern boundary, following the existing hedge line. These will provide additional landscape screening and strengthen the ecological connectivity of the site.

7.10.6. The proposal therefore provides an opportunity for biodiversity and green infrastructure enhancement whilst maintaining the established character of the farmyard.

7.11 Policy GP7 – Environmental Protection and Public Health

7.11.1. GP7 seeks to ensure that development does not give rise to unacceptable environmental or public health impacts.

7.11.2. The proposed use is capable of operating within the established environmental conditions of the farmyard. There is no evidence of unacceptable pollution, odour, air quality or other environmental effects arising from the operation.

7.11.3. The defined operating hours, the separation from residential properties and the existing context of the site all assist in ensuring that the use can operate without unacceptable environmental effects.

7.11.4. Any specific technical matters can also be appropriately controlled by planning conditions if considered necessary.

7.12 National Policy Context – Rural Economic Diversification

7.12.1. The local policy framework should also be read alongside Planning Policy Wales (Edition 12) and Future Wales – The National Plan 2040.

7.12.2. Future Wales is particularly supportive of the principle underpinning this application. Policy 4 – Supporting Rural Communities identifies the importance of employment opportunities and local services in sustaining rural communities, whilst Policy 5 – Supporting the Rural Economy expressly supports sustainable and proportionate economic growth in rural areas, including employment arising from the agricultural and forestry sector, diversification, start-ups and micro-businesses.

7.12.3. Future Wales recognises that rural areas require a broad economic base and identifies the importance of local employment opportunities in reducing the need for workers to travel long distances and in helping to sustain rural communities.

7.12.4. That policy context is directly relevant to PG Plant Limited. The business has grown from three employees to 15 since moving to Church Farm and the employees are local. The business also supports other local businesses through its expenditure on repairs, servicing, supplies and other services.

7.12.5. The proposal is therefore an example of the type of rural economic diversification which national and local policy actively seeks to facilitate, rather than a form of development which policy seeks to prevent.

7.13 Planning Balance

7.13.1. The proposal should be assessed in the context of the benefits which it provides.

7.13.2. Economic benefits

This proposal supports an established local business which provides 15 local jobs, compared with three employees before relocation to Church Farm. The business supports the wider local economy through expenditure on local services, repairs and supplies and strengthens the rural economic base of Magor, Newport and the surrounding area. It makes productive use of an existing farmyard whilst not impacting on the ongoing farming enterprise.

7.13.3. Social benefits

PG Plant Ltd provides local employment. The proposal supports a growing local business, helps retain employment within the rural area and reduces the need for the business to relocate to a more distant employment location.

7.13.4. Environmental benefits

The proposal makes use of an existing farmyard rather than requiring a new greenfield employment site, it does not require new buildings or additional external lighting.

The existing hedgerows are retained and additional tree planting and biodiversity enhancement are proposed. The proposal makes efficient use of existing access and infrastructure.

7.13.5. Against these benefits, there is no identified significant environmental, landscape, biodiversity, residential amenity or highway harm.

7.13.6. The existing operation has also been in place for approximately 18 months, providing an important evidence as to how the use operates in practice.

8. Flood & Drainage

- 8.1 According to the NRW flood map for planning, the site lies within flood zone one for both rivers, sea, surface water and small water courses.
- 8.2 This is a retrospective application as such, the site has not flooded nor caused flooding elsewhere.
- 8.3 The proposal does not incorporate any new built development, therefore does not require a formal SuDS drainage strategy.

9. Access & Highways

- 9.1 An independent Transport and Highways Assessment has been prepared by RGP, a Chartered transport planning and highway consultancy.
- 9.2 The assessment considers the established PG Plant Limited haulage operation in the context of the continuing agricultural use of Church Farm and the existing access arrangements. Church Farm remains an active mixed agricultural holding, with the existing farm access serving agricultural vehicles, deliveries and other farm-related traffic. The PG Plant operation utilises this established access and does not require the creation of a new access onto the public highway.
- 9.3 PG Plant Limited has a valid Goods Vehicle Operator's Licence (OG2061592), authorising up to 9 vehicles and 4 trailers at the Church Farm operating centre. Whilst the Operator's Licence is separate from the planning process, its existence provides relevant context regarding the established nature of the operation and the authorised vehicle capacity associated with the site.
- 9.4 The haulage operation has been established at Church Farm for approximately 18 months. During this period, it has operated without any identified highway safety incidents, access difficulties or operational problems on the surrounding highway network. The assessment considers this established operational evidence to provide a more reliable indication of the actual highway implications of the use than a purely theoretical assessment based upon predicted vehicle movements.

- 9.5 The normal operating period for PG Plant Limited is 07:00 to 16:00. Drivers generally arrive in the morning, park their private vehicles within the farmyard and depart in their allocated goods vehicles, returning at approximately 16:00. Vehicle movements or noise occurring outside these hours are associated with the continuing agricultural operations at Church Farm rather than the PG Plant operation.
- 9.6 The existing farm access connects directly to the B4245 Magor Road, which is subject to a 30mph speed limit. Having regard to the established agricultural use of the access, the nature and timing of the haulage operation, the authorised vehicle capacity and the absence of any identified highway safety or operational issues during approximately 18 months of operation, RGP considers that the existing access is suitable to accommodate the current use.
- 9.7 RGP concludes that the combination of the established nature of the operation, the existing access arrangements, the regulated nature of the business and the absence of any identified highway safety or operational issues provides a robust basis for concluding that the retrospective proposal is acceptable in transport and highway terms. There are therefore no transport or highway grounds upon which the retrospective planning application should be refused.
- 9.8 The full RGP Transport and Highways Assessment dated 4th September 2026 is submitted in support of the application.

10. Ecology

- 10.1 A Green Infrastructure Statement will accompany the application.
- 10.2 The proposal incorporates a number of proportionate biodiversity enhancements which will strengthen the existing green infrastructure of the site without compromising its continued agricultural character.
- 10.3 A 0.064 hectare area of new native tree and shrub planting is proposed along the north-eastern boundary, integrated with the existing boundary hedgerow. The planting comprises a mix of native species including Silver Birch, Rowan, Wild Cherry, Scots Pine, Crab Apple and Guelder Rose, providing a varied structure, seasonal interest and a range of food and shelter opportunities for wildlife. The planting will also strengthen ecological connectivity along the existing hedgerow network and provide additional visual screening.

- 10.4 A 2-metre clear maintenance strip will be retained along the existing boundary hedgerow. This will allow the established hedgerow to continue to receive adequate light and remain healthy, whilst also providing access for future hedge management.
- 10.5 The planting will be undertaken using appropriately sized native planting stock and managed in accordance with an agreed management schedule. Any failed or damaged plants will be replaced to ensure that the biodiversity benefits are maintained.
- 10.6 Additional habitat features are proposed through the installation of one bat box and one bird nest box on suitable existing boundary trees. These will provide additional nesting and roosting opportunities and contribute to the ecological value of the site.
- 10.7 Overall, the measures will result in the retention of the existing hedgerow network and the creation of additional native tree, shrub and habitat features, providing opportunities for pollinators, birds and other wildlife. The enhancements are considered proportionate to the scale and nature of the development and will contribute positively to biodiversity, ecological connectivity and green infrastructure in accordance with Future Wales Policy 9 and Policy GP5 of the Newport Local Development Plan.

11. Conclusion

- 11.1 This retrospective planning application seeks to regularise the continued use of approximately 0.1 ha of an established farmyard at Church Farm, Llanmartin, by PG Plant Limited for the storage and operation of plant, machinery, commercial vehicles and trailers associated with its plant hire and bulk haulage business.
- 11.2 The proposal should be considered in the context of the established and continuing agricultural use of Church Farm. It does not involve the development of a new employment site in the countryside, the construction of new buildings or the loss of agricultural land. Instead, it makes efficient and productive use of a small, defined area of an existing farmyard and enables an established rural business to operate alongside the farming enterprise.
- 11.3 The proposal represents a genuine form of rural economic diversification. PG Plant Limited is an established local business which has grown significantly since relocating to Church Farm, increasing its workforce from three to 15 employees. The business provides local employment across a range of occupations and generates additional economic activity

through its use of local businesses and suppliers for repairs, servicing, maintenance and other services. The continued operation of the business therefore provides tangible economic and social benefits to Magor, Newport and the surrounding area.

- 11.4 The proposal is consistent with the objectives of the Newport Local Development Plan, in particular Policies SP1, SP5 and SP17. Policy SP5 expressly recognises that rural diversification and rural enterprise uses can be appropriate beyond settlement boundaries where they comply with national planning policy. The proposal accords with that principle by accommodating an established business within an existing farmyard in a manner which is proportionate to its rural setting.
- 11.5 In landscape terms, the proposal is contained within the existing farmyard and is visually filtered by existing agricultural buildings, boundary hedgerows and vegetation. There is no new built development or additional external lighting. The existing hedgerow network will be retained and supplemented by native tree and shrub planting along the north-eastern boundary. Together with the proposed bird and bat boxes, these measures will provide additional screening, strengthen ecological connectivity and deliver proportionate biodiversity and Green Infrastructure benefits.
- 11.6 The proposal would not result in the loss of any identified habitat and does not introduce significant additional physical development. The proposed landscaping and biodiversity measures provide an opportunity to enhance the ecological value of the existing farmyard and contribute positively to the wider Green Infrastructure network.
- 11.7 In respect of residential amenity, the application site is well separated from the nearest residential properties. Pencoed Manor lies approximately 140m to the east, with intervening agricultural land and established hedgerows, whilst Church Farm Bungalow and St Martin's Church lie approximately 130m to the west and are separated from the application site by existing agricultural buildings. The site is also located within an environment already influenced by the B4245 Magor Road and the M4 motorway. PG Plant Limited's normal operating hours are 07:00 to 16:00 and there is no proposal for additional external lighting. On this basis, the continued use is not considered to result in an unacceptable impact upon residential amenity.
- 11.8 The proposal is also supported by the independent Transport and Highways Assessment prepared by RGP. The existing farm access has accommodated the commercial operation for approximately 18 months without any identified highway safety incidents, access

difficulties or operational problems. PG Plant Limited also holds a valid Goods Vehicle Operator's Licence, permitting up to nine vehicles and four trailers to operate from the site. Whilst the Operator's Licence is separate from the planning system, it provides relevant evidence regarding the established nature of the operation and the authorised vehicle capacity at the site.

- 11.9 RGP concludes that the existing access is suitable to accommodate the current operation and that there are no transport or highway grounds upon which the retrospective application should be refused. The established operational evidence is particularly relevant in this retrospective context, as it provides an opportunity to assess the actual effects of the use rather than relying solely upon theoretical predictions.
- 11.10 The proposal is also located within Flood Zone 1 and does not involve any new built development or significant increase in impermeable surfaces. There is therefore no evidence that the continued use gives rise to an unacceptable flood risk or drainage impact.
- 11.11 Taking all matters into consideration, the proposal provides a number of clear benefits. It supports an established local business, provides 15 local jobs, contributes to the rural economy, makes productive use of an existing farmyard and supports the diversification of the agricultural holding. At the same time, it avoids the need for new buildings or a new greenfield employment site and incorporates additional landscape, Green Infrastructure and biodiversity enhancements.
- 11.12 Against these benefits, there is no identified significant harm in terms of highway safety, residential amenity, landscape character, biodiversity, flood risk or the wider environment. The use is contained within an established farmyard, is appropriately scaled and operates within defined parameters.
- 11.13 The proposal is therefore considered to represent an appropriate and proportionate form of rural economic diversification which is consistent with the objectives of the Newport Local Development Plan and the wider national policy objective of supporting sustainable rural economies.
- 11.14 For these reasons, it is respectfully submitted that the retrospective planning application should be approved, subject to such reasonable planning conditions as the Local Planning Authority considers necessary to regulate the operation and secure the proposed landscaping and biodiversity enhancements.



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