

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

Land forming Part of Cefn Mably Farm

Began Road

Michaelston-y-Fedw, Cardiff, CF3 6XL

*Engineering Operations to create Lake
(retrospective)*

Davies and Co

May 2025

THE APPLICATION

This is a retrospective planning application for engineering operations involved in the creation of a small lake to be used for agricultural purposes associated with the existing farming use of land.

General Site Description and Surroundings

The application site is located to the north-east of the Cefn Mably Farm Park, near Michaelston-y-Fedw. The land within which the lake has been constructed - known as the pig field - extends to some 0.94Ha (including the existing access road) comprises rough grazing land bordered by managed woodland.

The area of land is identified shown edged red on the Location Plan (1:1250 at A3). The position of the lake within that area is shown on the accompanying Site Plan (1:250 at A0) Ref: 2797-2 A.

The surroundings comprise rolling open countryside in agricultural use with blocks of woodland. Built accommodation within the area principally comprises farmsteads. The nearest settlement is Michaelston-y-Fedw 1km to the east. The M4 is situated 1km to the south.

Access is gained from a minor road via the existing farm track situated just north of Began Road adjoining the Cefn Mably Farm Park.

A public footpath comprising part of the Rymney River Circular Walk parallels the access track for a short distance.

Submissions

The application is accompanied by the following documents:

- Location Plan (Red Line) 1:1250 at A3
- Site Plan (Topographic) 2797-2 A
- Planning Statement
- Landscape and Visual Appraisal
- FCA
- Ecology Statement

PLANNING HISTORY

Planning permission was granted in (2020) for the retention of the access track (planning Ref: 19/0902) and under planning reference 19/0968 an application for prior permission for the erection of a building to store hay and farm machinery was determined acceptable.

PLANNING POLICY

Planning Policy Wales

PPW recognises that, *"Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices,"*.

Newport Adopted LDP

The area is classified as Countryside within the Newport Local Development Plan (LDP) 2011 – 2026 (Adopted January 2015).

Policy SP5 Countryside indicates that:

Development in the countryside (that is, that area of land lying beyond the settlement boundaries shown on the proposal and inset maps) 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.

The lake assists in supporting the farm through the maintenance of adequate water supplies for livestock.

The site is not within any defined Special Landscape Area nor the Green Belt.

The accompanying LVIA concludes that, *"the lake would not be seen within the majority of the local landscape and in both, landscape character and visual amenity terms there are no significant effects on the countryside within the study area"*.

An ecology report accompanies this application.

Policy SP3 Flood Risk requires that development be directed away from areas where flood risk is identified as a constraint and ensure that the risk of flooding is not increased elsewhere.

The lake lies outside any identified flood zone. A flood consequences statement is not therefore required in that regard. However, the easternmost tip of the access track (already consented and implemented) lies just within Flood Zone 2. The FCA submitted in relation to permission 19/0902 is therefore included for information accordingly.

GP4 General Development Principles – Highways and Accessibility; the development will not impact upon nor require any alterations to the existing access to the public highway.

There will be no impact upon adjoining public rights of way.

SUMMARY

This development assists in bringing this largely unusable marshy area of farmland back into productive use.

In the light of the above, the Council are respectfully requested to approve this application accordingly.

Davies and Co
May 2025