

Countryside and Conservation
Landscape Comments

REFERENCE: RECON 25/0986

PROPOSAL: CHANGE OF USE OF LAND AND OUTBUILDINGS TO NORTH EAST SIDE OF EXISTING RESIDENCE FROM AGRICULTURE TO RESIDENTIAL (RESUBMISSION)

SITE: The Moorlands Goldcliff Road Goldcliff Newport NP18 2AU

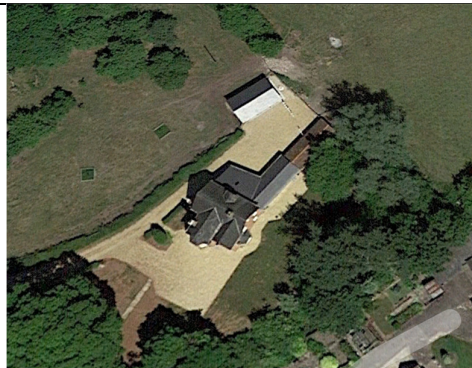
APPLICATION TYPE: Full

CASE OFFICER: Lydia Burrows

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

As previously commented, the proposal is within the Countryside, Gwent Levels Historic Landscape Area, and Caldicot Levels Special Landscape Area; referencing policies SP5, CE4, and SP8.

The sensitive boundary is to the north-east at the boundary of proposed residential and agricultural use. If an application had been submitted for extension of hard surfacing beyond the field boundary with removal of any remnant native hedge-line and removal of trees to accommodate a garden lawn it would likely have been objected to. Proposals in the Gwent Levels should respect existing historic boundaries.



Google earth 2018



Google earth 2020



Image 5



Image 4



Image 3



Image 2

Photos from applicant

The purple beech hedge [shown in photos 4 and 5] is established and set behind a post and rail timber fence and faces the formal garden but is insufficient mitigation and enhancement.

Recommendation:

I recommend a mixed locally native hedge with occasional small trees is proposed along the north-east boundary (respecting gate access), this area is within the land ownership and would restore green infrastructure links. Fencing off would be required if the field is grazed.

Gill Mackley CMLI Mackley Davies Associates Ltd 17 June 2026