

APPLICATION NUMBER: 25/0464

PROPOSAL: PROPOSED SITING OF A NEW AGRICULTURAL STORAGE BUILDING TO THE EAST OF THE EXISTING YARD

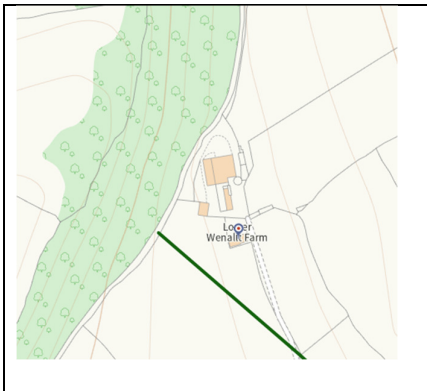
SITE: Lower Wenallt, Golynos Lane, Rogerstone, Newport NP10 9GR

APPLICATION TYPE: Full

The following LDP policy applies GP5 General Development Principles – Natural Environment :

- v there would be no unacceptable impact on landscape quality
- vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.
- vii the proposal includes appropriate tree planting or retention where appropriate and does not result in the unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value

I have no objection to the proposed building, the location is set close to the farm complex, using existing access, and where seen in the landscape it will be against the wooded backdrop, including from a public footpath which crosses the access track (shown below). OS mapping shows the location would impact on a field boundary, but aerial photography indicates there is no hedgeline present.



However the extent of groundworks as shown in the submitted aerial below does not match the scale of the building and it is unclear whether there has been an impact on the neighbouring woodland.



There is no mention in the application of the need for a SAB application, but SAB have previously confirmed an application will be required (ref 25/0109 refusal). Above ground SUDs to meet amenity and biodiversity standards should be allocated.

The planting proposals outlined in the Planning Statement by Acorus below are unclear and a soft landscape plan will be required to clearly show location, species mix etc. Locally native species should be proposed.

7.17 The Applicant intends to plant native hedge species and trees to the west of the site on the bank of the levelled area of ground. This will provide screening for the proposed farm building and integrate with the broadleaved woodland to the west.

7.18 The proposed agricultural building will not only protect the landscape character and visual amenity of the area, but the new building, finished in juniper green will enhance the landscape in this locality by improving the visible condition of the farm complex and through the proposed planting of trees to the east which will provide natural screening of the group of buildings.

A soft landscape plan could be conditioned but given the extent of earthworks, **site photos are needed** at this stage of planning, from the centre of the proposed barn in all main compass directions to gauge mitigation measures.