



March 2025

Construction and Environmental Management Plan

at

Llanfair Farm

Marshfield

Newport

CF3 2UF

Beechwood Court
Long Toll
Woodcote
RG8 0RR

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reading-ag.com

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1 Introduction

- 1.1 The purpose of this Construction and Environmental Management Plan (CEMP) is to provide details of the means of mitigation of environmental impacts that might arise during the construction of a rural enterprise worker's dwelling at Llanfair Farm, Marshfield, CF3 2UF, approved under planning application reference 23/1058.
- 1.2 Outline planning permission was granted on 3rd December 2024 for a '**Rural Enterprise Worker's Dwelling**'. The Decision Notice and associated Conditions are attached at Appendix 1. Condition 6 of the permission requires that:

'No development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.....'

- 1.3 The condition goes on to define the scope of this document in requiring details of the following during development:
- Construction methods: details of materials, how waste generated will be managed;
 - General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized 12.5m buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain;
 - Biodiversity Management: details of tree and hedgerow protection; invasive species management and biosecurity measures; species and habitats protection, avoidance and mitigation measures.
 - A suitably qualified ecologist will be on call for the duration of the work and will be informed if any European protected species are found.
 - If any trenches are left exposed over night during the works, there must be a means of escape for animals. This will comprise of a shallow sloped board (of at least 30 centimetres in width) set at an angle of no more than 30 degrees.
 - Silt barriers must be installed around the site to avoid run off into the reen system.

- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan;
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details

1.4 The CEMP is to be reviewed by the construction manager and any environmental advisors to ensure compliance with each element and relevant legislative requirements, policies and guidance. The relevant details within it will be made available within the site office and all contractors and visitors will be made aware of its location.

2 The Proposal

- 2.1 The proposals are for a dormer bungalow with an L shape footprint, with a maximum depth of 15.29m, and a maximum width of 10.45m. The maximum ridge height is 7.2m, and gross internal area is 183.2sqm. The proposed materials are stone clad masonry walls with a slate roof.
- 2.2 The existing site is agricultural land which sits alongside an existing barn (an extension to which was approved under planning application 22/1186). Access to the site will remain unchanged.
- 2.3 The conditions associated with the approved planning application direct the order in which certain elements of construction can take place. Condition 6 of permission 23/1058 prohibits commencement of development until a CEMP has been submitted and approved by the Local Planning Authority. Other pre-commencement conditions prevent development until matters in relation to drainage, boundary treatments, slab levels, archaeology, landscaping and biodiversity enhancement have been formally approved by the Council.
- 2.4 The site is located in a rural area, to the east of the village of Marshfield, approximately 5km east of Cardiff and just south of the junction of the A48(M) and M4. With the exception of the neighbouring barn (which is within the ownership of the applicant), the closest buildings are in excess of 100m away, with existing hedgerows providing extensive screening.

Project Address:	Llanfair Farm, Church Lane, Marshfield, Cardiff, CF3 2UF
Start Date:	TBC
Duration:	TBC
Hours of Work	Monday to Friday 8am to 6pm Saturday 8am to 1pm There will be no Sunday working or Bank Holidays

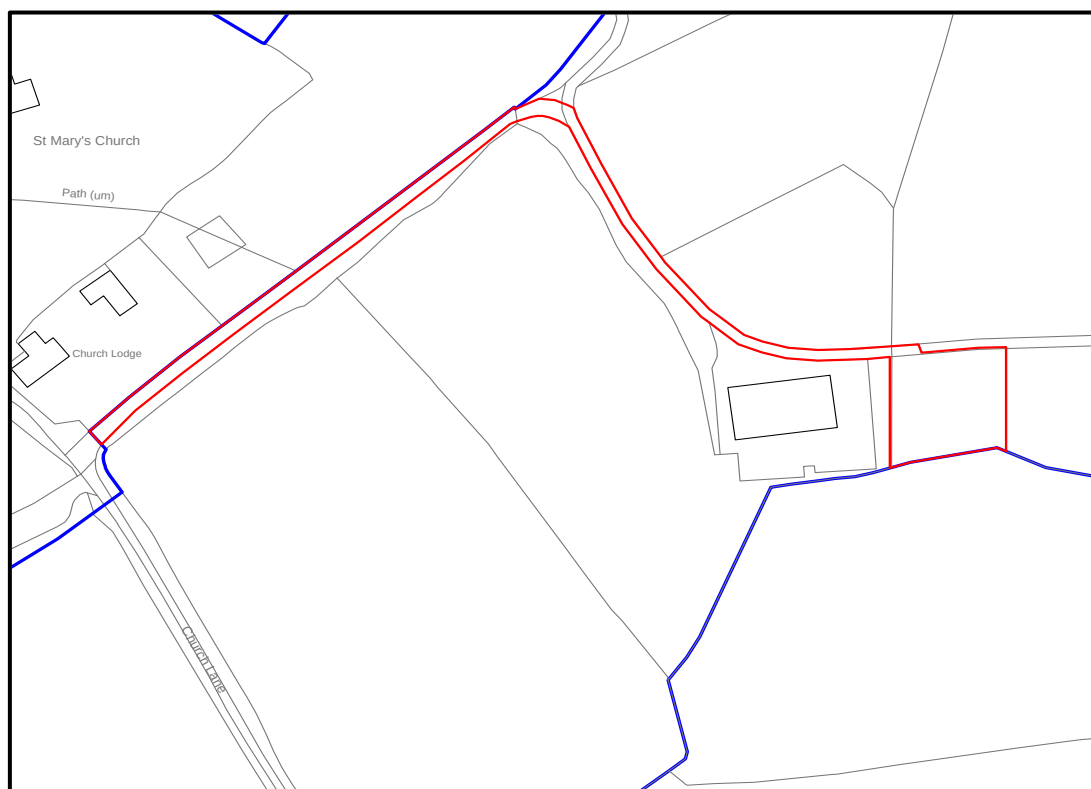


Figure 1. Site location plan

3 Responsibilities

- 3.1 The main contractor [details to be confirmed] is responsible for ensuring that the CEMP is developed and held on site and that it is implemented throughout all phases of the project, as well as ensuring the CEMP details are updated as and when relevant information is provided by the stakeholders associated with each section of the CEMP.

4 Construction Methods

- 4.1 The proposal uses traditional construction techniques, with cavity masonry walls comprised of a blockwork inner leaf and stone clad outer. The slate roof will be formed of timber trusses, and all windows and doors are to be double glazed UPVC units. The existing access point off the highway (on to Church Lane) provides ample room for lorries and has a good visibility splay so no alterations are required.
- 4.2 The existing access track to the construction area comprises a formalised hardcore base with Type 1 top course, which has been in existence for over 20 years. The track was improved for the recent construction of the barn (approved under application 22/1186), and will not require any further improvements for the construction of the proposed dwelling. It will not change in width from the pre-existing size.
- 4.3 Any topsoil removed will be stripped, stored and reused on site according to good practice as set out in the Defra Construction Code of Practice for the Sustainable Use of Soils (2009), particularly to minimise compaction and biodegradation of soils in storage. No topsoils or subsoils will be brought onto or removed from site.

5 Risk Assessments and Method Statements

- 5.1 All known Safety, Health and Environmental hazards and risks will be reviewed at each pre-order sub-contractor meeting. Risk assessments, method statements and safe working practices are to be prepared seven days in advance of commencement of the operation on site.
- 5.2 Risk assessments and method statements will be recorded and retained on site. Where information is insufficient the contractor shall be contacted and a joint review carried out to establish a suitable safe system of work.

6 Construction Environmental Impacts - Avoidance & Mitigation Measures

Dust Suppression

- 6.1 The first phases of development will involve the levelling of the construction areas and placement of the site welfare office and storage areas.
- 6.2 The application of standard dust control measures included in the BRE guidance (Building Research Establishment, 2003) is normal working practice on all well-managed construction sites in the UK. Standard measures will be applied to the construction areas within the site. The most effective technique is to control dust at source and prevent it from becoming airborne, since suppression is virtually impossible once it has become airborne.
- 6.3 Wind-blown dust, generated from dry, exposed ground or soil and wastes stockpiles, will be prevented generally with the use of water sprays. Surfaces and stockpiles will be damped down to minimise dust as necessary.
- 6.4 To prevent dust passing beyond the site during construction works, all vehicles will enter and leave the site on the hardcore access track. The junction with Church Lane will be swept regularly and dampened to ensure dust transfer is kept to absolute minimum levels. In wetter conditions, deposits of mud on roads may need to be cleared. Small occurrences will be cleared manually with a brush and shovel. Elsewhere, road sweepers will be called upon. Installation of a power wash may be required, preferably with water recycling equipment, in the event vehicles need to be cleaned on leaving the site. Such equipment, if required, will be made available for the duration of the construction works.
- 6.5 In addition, the following measures will be employed to minimise dust:
- vehicle speeds will be kept to a maximum of 10mph;
 - staff will be trained in the control of dust and will ensure the site is monitored for levels of surface dust. Dust will be suppressed using trailed tankers or a road sweeper when necessary and in anticipation of conditions favourable to dust generation;
 - vehicle parking and waiting areas will be swept regularly and sprayed at intervals to maintain a level of moisture and limit dust transfer;
 - dust and air quality complaints will be dealt with in a timely manner and the cause identified with appropriate measures taken to reduce emissions; and

- any exceptional incidents that cause dust and/or air emissions, either on- or offsite, will be noted and the action taken to resolve the situation in the site log book.

6.6 Areas allocated for storage of materials are identified on the plan in Appendix 02. The measures to be implemented to limit pollution due to the transportation and storage of materials include the following, as appropriate:

- appropriate measures will be employed, such as covering materials deliveries or loads entering and leaving the construction site with a fixed cover or sheeting appropriately fixed and suitable for the purposes of preventing materials and dust spillage;
- vehicles transporting materials within or outside the construction site will not to be overloaded;
- where appropriate, stockpiles and mounds will be kept away from the site boundary, sensitive receptors, watercourses and surface drains and sited to take into account the predominant wind direction;
- stockpiles and mounds will be at a suitable angle of repose and avoid sharp changes in shape to prevent material slippage;
- materials stockpiles will be enclosed or securely sheeted or kept watered as appropriate;
- long-term stockpiles, which give rise to a risk of dust or air pollution, will be covered with appropriate sheeting or will stabilise the surfaces of the stockpiles;
- where reasonably practicable, and where appropriate storage in line with the requirements for covering materials set out above is not implemented, fine dry material (under 3mm particle size) will be stored inside buildings or enclosures;
- the number of handling operations for materials will be kept to the minimum practicable;
- material handling areas will be maintained to constrain dust emissions. Appropriate measures will be used such as watering facilities to reduce or prevent escape of dust from the site boundaries;
- mixing of grout or cement-based materials will be undertaken using a process suitable for the prevention of dust emissions; and

- potentially polluting liquids, including diesel, will be stored in suitably-bunded containers or storage areas.

Noise mitigation

- 6.7 Noise and vibration, if considered to be a statutory nuisance, are controlled under the Environmental Protection Act 1990. The main sources of noise associated with this development will be from the movement of HGV vehicles delivering materials and equipment to site.
- 6.8 Before works on site are commenced, all contractors will make available for inspection a method statement (in accordance with the principle described in BS 5228: 2009: Part 2: Code of Practice for Noise and Vibration Control on Construction and Open Site) stating precisely the type of plant to be used and the proposed noise control methods. The contractors will also be required to comply with other relevant provisions of the Control of Pollution Act 1974 and should also comply with the recommendations set out in BS 5228:1997 AMD 1 Code of Practice for Noise Control on Construction and Demolition Sites.
- 6.9 All plant and equipment sourced by the company will have the minimum db rating to reduce construction noise. The use of low noise generators will be used where required with additional silencers and noise reduction equipment used where required. Any construction activity that has the potential to generate excess noise will be risk assessed and additional measures will be put in place to reduce the output to a satisfactory level.
- 6.10 In addition, the following will apply to works in all parts of the site:
- muffling will be in accordance with the recommendations set out in BS 5228:1997, *Code of Practice for Noise Control on Construction and Demolition Sites*;
 - compressors should be fitted with properly lined and sealed acoustic covers, which will be kept closed whenever in use;
 - pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers;
 - machines in intermittent use will be shut down in the intervening periods between work or throttled down to a minimum; and
 - care will be taken when loading or unloading vehicles or dismantling scaffolding or moving materials etc. to reduce impact noise.

6.11 The contractor will follow best practicable means to reduce the noise effect on the local community including the following:

- materials will be handled with care e.g. material such as scaffolding and steelwork will be placed rather than dropped;
- drop heights of materials from lorries and other plant will be kept to a minimum;
- no piling of foundations will be undertaken as it is not required;
- fixed and semi-fixed ancillary plant such as generators, compressors and pumps liable to create noise and/or vibration whilst in operation will, as far as reasonably practicable, be located away from sensitive receptors;
- the use of barriers to absorb and/or deflect noise away from noise sensitive areas will be employed if required and reasonably practicable;
- all plant used on site, paying particular attention to the integrity of silencers and acoustic enclosures, will be maintained in good and efficient working order and operated such that noise emissions are minimised as far as reasonably practicable;
- as far as reasonably practicable, any plant, equipment or items fitted with noise control equipment found to be defective will not be operated until repaired;
- where reasonably practicable, fixed items of construction plant will be electrically powered in preference to diesel or petrol driven; and
- vehicles and mechanical plant, where reasonably practicable, will be fitted with effective exhaust silencers and will be maintained in good working order and operated in a manner such that noise emissions are controlled and limited as far as reasonably practicable.

6.12 Risk Assessments and Method Statements (RAMS) from contractors will be scrutinised and authorised before work commences to ensure the requirements above are understood, factored into working methods and adhered to. RAMS will be kept on site for inspection at reasonable times.

Temporary Lighting

- 6.13 In determining the lighting arrangement on site, consideration will be given to local residents and other sensitive receptors that may experience light nuisance. It is not anticipated that any work will be carried out at night-time and, where possible, a daylight only construction schedule will be adopted to minimise any adverse impact caused by artificial lighting. All working areas will have sufficient natural light for contractors to carry out their work and move around the site safely. Security lights which could impact upon the immediate neighbours, traffic or any protected species within nearby wooded areas and hedgerows will not be installed.
- 6.14 Where necessary, for example due to poor daylight, artificial lighting powered by mains electricity will be used. All luminaires will be fitted with flat lenses and directed downwards to avoid spill into the surrounding countryside.
- 6.15 It will be ensured that any artificial lighting does not change the apparent colour or visibility of any safety signs or other safety related items such as fire extinguishers and, where it is safe to do so, lights will be dimmed or switched off.

Enclosure of Working Areas

- 6.16 Working areas on the site will be limited to:
- delivery drop off and materials storage areas;
 - the proposed construction of the dwelling; and
 - the proposed construction of hard landscaping associated with the dwelling.
- 6.17 Signage will be used on site to clearly define the boundary of the work area.
- 6.18 Heras fencing with appropriate signage will be used to enclose working areas, with this fencing secured with a counter-weight system and bracing panels.
- 6.19 The existing entrance to the site will be closed and secured outside of working hours.

Drainage Strategy

- 6.20 A drainage strategy is to be operated during the construction phase which will set out controls of contamination, including controls to surface water runoff, water pumping, storage of fuels and hazardous materials, spill response plans and pollution control measures. Surface and ground

waters that may occasionally require to be cleared from exposed surfaces will be discharged to controlled waters indirectly *via* the existing minor drainage systems. The need for approvals or consents will be determined on a case-by-case basis. Priorities will be to prevent ingress of surface water and disturbance of clean waters.

6.21 The perceived risks to surface water in the form of silt will be managed as follows:

- if dewatering is required along any part of the construction corridor, pumped groundwater should be disposed of appropriately according to NRW guidelines;
- the early re-seeding of cleared land, where practicable, to minimise exposed land and the entrainment of sediment by overland flow; and this can be managed by ensuring construction plant/ materials are stored on hard-standing surfaces where possible. Where this is unavoidable, any compacted topsoil will be loosened as soon as possible following completion of the works.

Pollution Prevention and Contingency

6.22 Aspects of pollution prevention and contingency are addressed throughout this CEMP with regards to dust, drainage and noise. However, below further regard has been had to emissions, waste and emergency and incident response.

Construction Plant and Vehicle Emissions

6.23 The measures to be implemented to limit emissions from construction plant and vehicles will include the following, as appropriate:

- the contractor will operate construction plant in accordance with the manufacturer's written recommendations;
- all vehicles and plant will be switched off when not in use;
- vehicle and construction plant exhausts will be directed away from the ground where possible and be positioned at a height to facilitate appropriate dispersal of exhaust emissions;
- enclosing, shielding or provision of filters on plant likely to generate excessive quantities of dust beyond the site boundaries will be employed. Items such as dust extractors, filters and collectors on drilling rigs and silos will be used.

- the movement of construction traffic around the site will be kept to the minimum reasonable for the effective and efficient operation of the site and construction of the development;
- construction plant will be located away from site boundaries that are close to sensitive receptors where reasonable and practicable;
- the contractor will design site access points as required to avoid queuing traffic adjacent to access points;
- the contractor will avoid use of diesel or petrol powered generators by using mains electricity (when available) or battery powered equipment where reasonable and practicable;
- cutting and grinding operations will be conducted using equipment and techniques which reduce emissions and incorporate appropriate dust suppression measures;
- the contractor will employ appropriate measures to keep roads and accesses clean as stated elsewhere in this report; and,
- the contractor will keep vehicle, plant and equipment maintenance records on site and these will be made available upon request.

Environmental Incident and Emergency Controls

- 6.24 Control measures to prevent and control environmental incidents and emergencies on sites are referenced in the register of environmental effects, and detailed in site emergency plans. Actions in response to environmental incidents and emergencies will be communicated at inductions and task briefings. Generally, pollution prevention will be achieved by adequate training, by the provision of containment measures such as bunding, drip trays, absorbent mats or materials, drain covers for preventing impact on sewers or watercourses and by complying with safe working methods.
- 6.25 Adequate and appropriately placed spill kits will be provided for rapid incident response when and where prevention fails, and all personnel will be trained how to use these in event of an incident. These will be clearly marked and sign-posted, and site plans showing the locations of spill kits and waste facilities, in addition to the locations of health and safety facilities will be available in site office and on welfare cabin notice boards. Plans will include the names of

personnel with specific environmental responsibilities, and actions to be taken. Spill kits should be subject to periodic inspection to ensure the contain the appropriate equipment in sufficient quantities.

6.26 In the event a spill occurs, the following actions will be taken:

- Stop the source of the spill by up-righting the container, blocking leaks (using compound in spill kit) or shutting off valves
- Inform site management immediately
- Block access to all local drains using spill containment materials, booms or drain blockers
- Clean up spill using granules / spill clean-up materials
- Segregate cleared materials and dispose of in accordance with the Hazardous Waste (England and Wales) Regulations 2005 as amended
- If the spill has entered the drainage system, a watercourse, or an area of porous ground/non hard standing and the site are dealing with the incident themselves it must be reported to Natural Resources Wales and the Site Manager immediately;
- In the event of major or complicated spills, the Site Manager will assess the incident and if appropriate request a specialist spill contractor to attend the Site.

6.27 All incidents are to be reported through the management hierarchy as soon as practically possible after they have been identified. Site management will assess the significance of the incident and determine the level of investigation. All incidents must be reported to the Safety, Health, Environment and Quality (SHEQ) department and recorded in the SHEQ Tracker. Appropriate corrective and preventive actions should be implemented and recorded to reduce the likelihood of such events reoccurring.

Waste Disposal

6.28 Adequate waste bins will be placed in work areas, storage areas and temporary site compounds for the depositing of work-related waste and mixed welfare wastes. Regular inspections will be carried out to monitor housekeeping and initiate action to clear litter and debris.

6.29 Personnel are encouraged to avoid littering and to clear litter where it occurs within site boundaries.

6.30 Waste services may be provided by a number of suitably-licensed carriers or brokers, transferring wastes to a variety of receiving sites. The selection of services will depend on location, nature of the wastes and the availability of receiving sites. In all cases, the priority is to

avoid disposal to landfill wherever possible. The waste hierarchy 'Prevention – reduce – reuse – recover – dispose' must always be implemented (legal requirement).

- 6.31 The validity of waste licences and permits held by carriers and sites of disposal will be checked by reference to NRW's public register.
- 6.32 Hazardous wastes will be either transported by road to the waste hub or disposed of in accordance with waste regulations and approved contractors.
- 6.33 If the site produces hazardous waste, it will be registered with NRW. Without a hazardous waste premises number, waste carriers may refuse to remove the waste.
- 6.34 All skips and bins will be closed or sheeted where required to prevent the escape of wind-blown debris.
- 6.35 Duty of care records will be maintained and filed in archives on completion and a site waste management plan, compliant with the Site Waste Management Plan (SWMP) Regulations 2008, will be maintained and recorded. Details of waste, carriers and disposal sites will be recorded, including evidence of checks made on licences, permits and inspections.

7 Contractor Parking

- 7.1 All parking for construction staff, operatives and visitors during construction will be within the site boundary and within a dedicated safe zone away from the workplace and plant and equipment as shown on the plan in Appendix 02.
- 7.2 From this location vehicles will be able to manoeuvre safely to enable them to leave the site in a forward gear whilst limiting the spread of dust contamination.
- 7.3 Dedicated pedestrian footpaths with barriers and clear signage will be established and maintained to guide everyone from the car park to either the site offices, welfare, contractors' cabins and offices or the workplace.

8 Site Welfare and Temporary Plant/buildings

- 8.1 The location of the site office is shown on the plan in Appendix 02. It will provide general welfare and sanitary conveniences, washing facilities, drinking water, changing area, accommodation for clothes not worn during working hours and rest facilities. Toilets will be

located adjacent to the site office and during the construction phase will be chemical toilets with the waste being emptied on a regular basis by a registered waste disposal contractor. Following the completion of development, the site office building will be removed.

- 8.2 The siting of the site office and storage area will take into account site sensitivity, security, neighbours, storage and handling of chemicals (spill prevention), materials storage needs, drainage, vehicle access, nuisance potential, planning constraints, etc. Site compounds, storage and construction areas will be fenced or have barriers to delimit areas of operation and separate them from other occupied work sites. Where appropriate, site plans will show the locations of environmental facilities such as fuel tanks, spill kits and waste bins.

9 Site Storage

- 9.1 The area proposed for site storage is shown on the plan in Appendix 02. This will be encompassed by a Heras-type fence to separate it from contractor parking, welfare and working areas.
- 9.2 Fuels, oils, paints, solvents and other Control of Substances Hazardous to Health (COSHH) materials will be kept inside a cabinet adjacent to the storage building, which will be locked, with controlled access to keys, and in line with legal requirements e.g. oil storage regulations, 110% bunding, use of drip trays, etc.
- 9.3 Fuelling operations will be planned to minimise the risk of spillage and environmental risk. This may be the subject of a specific plan for high-risk operations and sensitive areas.
- 9.4 Chemicals and hazardous materials such as fuels and lubricants are to be stored on site during the construction phase of the project. These could include but are not limited to:
- fuels;
 - oils;
 - lubricants;
 - paint and coating;
 - adhesives and resins;
 - solvents;

- compressed gases; and,
- cements and binders.

9.5 Measures will be developed, implemented, maintained and monitored in order to comply with the Water Resources Act (1991) Section 85 and associated regulations.

9.6 The site layout plan (available from the site manager) will show the storage location of the bunded fuel store and the store for small volume packaged chemicals and materials.

9.7 The following list shows measures that will be put in place to prevent pollution and would conform to the best practice policy proposed by NRW via the Pollution Prevention Guidelines (PPGs):

- the handling, use and storage of hazardous materials to be undertaken in line with NRW's Pollution Prevention Guidelines (e.g. PPG2 Above Ground Oil Storage Tanks);
- adequately bunded and secure areas with impervious walls and floor for the temporary storage of fuel, oil and chemicals on site during construction;
- drip trays to collect leaks from diesel pumps or from standing plant;
- oil interceptor(s) fitted to all temporary discharge points and for discharge from any temporary oil storage/ refuelling areas;
- development of pollution control procedures in line with NRW's Pollution Prevention Guidelines, and appropriate training for all construction staff; and
- provision of spill containment equipment such as absorbent material on site.

10 Vehicle Routing and Delivery Times

10.1 Deliveries to site will occur between the hours of 0900 and 1600 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays/Bank Holidays.

10.2 Timing of arrival and departure of construction vehicles will be staggered so that no two vehicles are using the access at any one time. Vehicles will be in contact *via* radio and will wait inside the site until an approaching vehicle has arrived before leaving.

11 Other Considerations

Monitoring

- 11.1 The contract environmental adviser will be responsible for environmental inspections at site level to record on the company's database and SHEQ Tracker. Inspections may be carried out by the contract health and safety advisor. Environmental performance at site level will be regularly monitored during weekly inspections carried out by delegated site personnel.

Records

- 11.2 Environmental records will include:

- inspections;
- site visit records (by others);
- internal and external audit reports;
- waste management records and plans;
- sub-project waste management plans;
- minutes of progress meetings;
- correspondence including complaints and regulatory units;
- incident and investigation reports;
- permits, licences and consents; and
- environmental data e.g. recycled aggregates, sustainable timber, etc.

12 Emergency Contacts

12.1 In the event of an emergency, the following people should be contacted:

Name	Position	Telephone number
Chris Hinksman	Landowner	07915 672790
Various – details to be confirmed	Principal contractor	TBC
TBC	Any other required – Eg. Ecological clerk of works Archaeological team	TBC
Chris Hinksman	Site Manager	07915 672790

Appendix 01

Notice of Decision



I Williams
Reading Agricultural Consultants Ltd
Beechwood Court
Long Toll
Woodcote
Reading
RG8 0RR

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: 23/1058
Application Type: Outline
Proposal: OUTLINE APPLICATION FOR A RURAL ENTERPRISE WORKER'S DWELLING (ALL MATTERS RESERVED)
Site/Location: Llanfair Farm , Church Lane, Marshfield, Cardiff, CF3 2UF
Decision Date: 3rd December 2024

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 7th December 2023. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The matters set out in the conditions below are reserved for the submission and approval of details.

In the case of any reserved matter, application for approval must be made not later than the expiration of THREE YEARS beginning with the date of this permission.

Reason: The application is in outline only and the further details are required to ensure that a satisfactory form of development take place.

No development shall be carried out on the site until details of the reserved matters have been approved, and the development shall be carried out in accordance with these details.

Reason: The application has been submitted in outline only. Further details are required to ensure that a satisfactory form of development takes place.

The development to which this permission relates must be begun not later than whichever is the later of the following dates:-

the expiration of **THREE YEARS** from the date of this permission; or
the expiration of **TWO YEARS** from the final approval of the reserved matters or, in the case of approval on different dates, final approval of the last such matter to be approved.

Reason: To conform to the requirements of Sections 91 and 92 of the Act 1990.

ADDITIONAL CONDITIONS

1. Approval of the details of the layout, scale, appearance of the building(s), access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority.
Reason: To safeguard the rights of control of the Local Planning Authority in respect of the reserved matters and to comply with the provisions of Article 3(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
2. **Plans condition**
The development shall be implemented in accordance with the following plans and documents:
Site location plan July 2024

Supporting Agricultural Appraisal November 2023 by Reading Agricultural
Preliminary Ecological Appraisal by Ashley Butler dated 23 October 2023
Written Scheme of Historic Environmental Mitigation January 2024 by Cardiff Archaeological Consultants
Flood Consequence Assessment March 2014 by Vale Consultancy
Drainage Strategy and Water Quality Assessment February 2024.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

3. **Pursuance of reserved matters**

In pursuance of reserved matters relating to layout, details of car parking arrangements shall be provided in accordance with the Council Supplementary Planning Guidance on Parking Standards.

Reason: in the interests of highway safety.

4. In pursuance of reserved matters relating to scale, details of the proposed dwelling shall accord with the outline parameters stated in this application; namely a 'L' shaped footprint with a maximum floorspace of 185m², with a depth varying from a minimum of 9 metres and a maximum of 10.5 metres, a width varying from a minimum of 11.5 metres and a maximum of 15.5 metres and a height varying from a minimum of 6.5 metres and a maximum of 7.5 metres.

Reason: To protect the purpose of the development as an agricultural dwelling / future purpose as an affordable dwelling and help preserve the openness of the Green Wedge and protect the special landscape of the area.

5. In pursuance of reserved matters relating to appearance, the design of the building including external materials and external lighting shall accord with the recommendations set out in Section 5.10 of the Landscape and Visual Appraisal and Landscape Strategy by Enderby Associates dated October 2024.

Reason: To protect the rural character of the countryside and the special landscape of the area.

6. **Pre-commencement**

Construction Environmental Management Plan (CEMP)

No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- o Construction methods: details of materials, how waste generated will be managed.
 - o General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized 12.5 metre buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
 - o Biodiversity Management: details of tree and hedgerow protection; invasive species management and biosecurity measures; species and habitats protection, avoidance and mitigation measures.
 - o A suitably qualified ecologist will be on call for the duration of the work and will be informed in any European protected species is found.
 - o If any trenches are left exposed over night during the works, there must be a means of escape for animals. This will comprise of a shallow sloped board (of at least 30 centimetres in width) set at an angle of no more than 30 degrees.
 - o Silt barriers must be installed around the site to avoid run off into the reën system.
 - o Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
 - o Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- The CEMP shall be implemented as approved during the site preparation and construction phases of the development.
Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

7. **Drainage**

No development shall commence until full details of the foul and surface drainage systems (including manufacturer's information, capacity, location and details of secondary treatment) has been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented fully in accordance with the approved scheme prior to the occupation of the dwelling.

Reason: To ensure adequate drainage is provided.

8. **Boundary treatment**

No development shall commence until full details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The design of the boundary treatments shall accord with recommendations set out in the Landscape and Visual Appraisal and Landscape Strategy by Enderby Associates dated October 2024. The boundary treatments shall be constructed in accordance with the approved details prior to the occupation of the dwelling and then retained accordingly for the duration of the development.

Reason: To ensure the development is completed in a satisfactory manner and in order to protect the rural character of the area.

9. **Slab levels**

No development shall commence until details and plans showing the finished slab level of the dwelling hereby approved, together with cross sections through the site, have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of visual amenities.

10. **Archaeology**

No development shall take place until full details of a written scheme of historic environment mitigation has been submitted to and approved in writing by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, to mitigate the impact of the works on the archaeological resource.

11. **Landscaping**

Prior to the commencement of development, a landscaping and tree planting scheme (to include the proposed green roofs) indicating the number, species, heights on planting and positions of all trees and shrubs scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall accord with the recommendations set out in the Landscape and Visual Appraisal and Landscape Strategy by Enderby Associates dated October 2024. The approved scheme shall be carried out in its

entirety by a date not later than the end of the full planting season immediately following the first occupation or the completion of that development whichever is the sooner. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

12. **Biodiversity**

Prior to commencement of any development, an ecological enhancement and habitat management plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall accord with the recommendations of the Preliminary Ecological Appraisal hereby approved. The enhancement measures shall be fully implemented prior to beneficial occupation of the dwelling and managed in accordance with the approved details.

Reason: In the interests of ecology.

13. **General conditions**
Occupancy restriction

The occupancy of the dwelling shall be restricted to:

- a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or, if it can be demonstrated that there are no such eligible occupiers,
- b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Reason: It is the policy of the Local Planning Authority to severely restrict the provision of new dwellings in this area. In this case the development is only justified on the grounds that the dwelling is functionally required in association with the rural enterprise that shares the site.

14. **Permitted development rights**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 1, no development within Classes A, B, C, D, or E shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place and to protect the rural character of the area.

NOTE TO APPLICANT

The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact streetscene@newport.gov.uk or highway.planning@newport.gov.uk.

1. The development plan for Newport is the Newport Local Development Plan. Policies SP5 Countryside, SP7 Green Wedges, SP8 Special Landscape Area, CE6 Archaeology were relevant to the determination of this application.
2. Planning Policy Wales, Technical Advice Note 6 (Planning for Sustainable Rural Communities) July 2010 and the Practice Guidance relating to Technical Advice Note 6 for Sustainable Rural Communities - Rural Enterprise Dwellings (December 2011) were relevant to the determination of this application.
3. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.
4. The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), CIfA regulations, standards and guidance | Chartered Institute for Archaeologists and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member Looking for an archaeologist? | Chartered Institute for Archaeologists.
5. Natural Resources Wales Advice to Applicant
Pollution Prevention
During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please refer to Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the NetRegs website.

Flood Warning Service

The availability of a flood warning service to the development location should be confirmed by visiting the Natural Resources Wales website. NRW provides warnings where it is technically possible, but this service must not be relied on to guarantee the timely and safe evacuation of occupants. Where available, the flood warning service can be a useful means of alerting occupants who have voluntarily signed up to receive Flood Alerts and Flood Warning, enabling them to take action in advance of a flood event. Protection measures should not be wholly dependent on the flood warning service and should be implemented to manage risks and impacts of flooding.

Signed on behalf of the Council

Newport City Council



Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

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Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

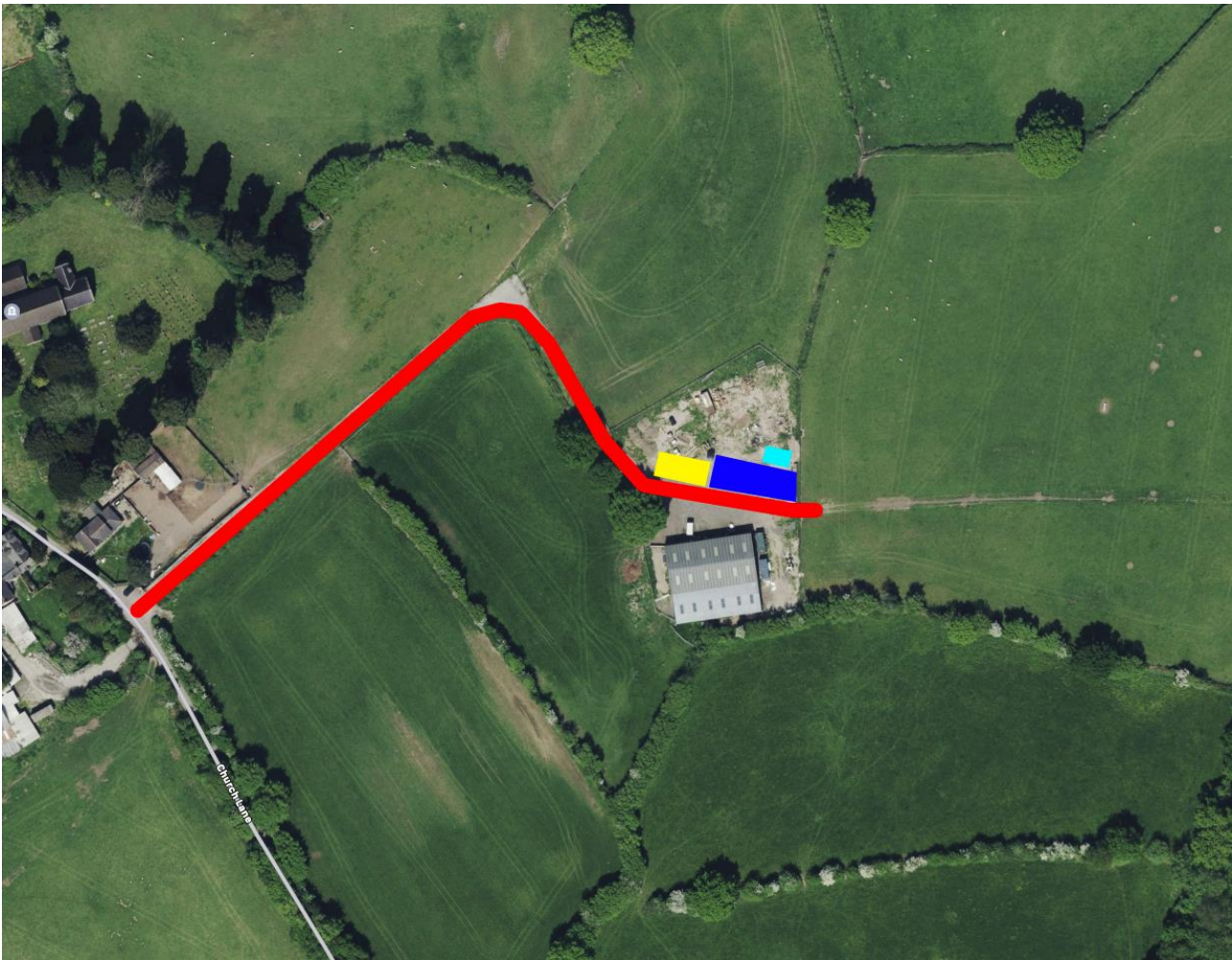
Application Number: 23/1058

Decision Date: 3rd December 2024

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Appendix 02

Proposed site layout during construction



KEY:

-  Access Track (existing hardcore)
-  Material Storage Area
-  Parking Area
-  Welfare Facilities / Site Office

This report was prepared by:

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28 March 2025