



Architectural Designers ■ Technologists ■ Building Surveyors ■ Project Managers

Response to Landscape Consultants Report Dated December 2025 REV A 8/06/26

Responses are Highlighted in Blue

APPLICATION NUMBER: 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

The proposal, mitigation and enhancement is insufficiently clear to make any definite comments.

The proposal is within the Countryside, Gwent Levels Historic Landscape Area, and Caldicot Levels Special Landscape Area; referencing policies SP5, CE4, and SP8. In addition this is technically SSSI.

The impacts of the proposal are unclear:

- Is this a change of use application only? **Yes**
- Which outbuildings are proposed for residential use? **Those included within the area shaded pink. These will be subject to a separate planning application in the future.**
- Why is there a gap in hedgerow cover on the boundary? **Historically there has always been a gap in in the hedgerow cover on the boundary between the agricultural field and the house, this is to allow access in and out of the field gate . On the other side the siting of a gas tank does not allow any room for a hedgerow**

The OS base used [extract below] is insufficiently detailed or annotated. I would advise a more detailed base plan or clearly annotated aerial and the submission of located marked up site photos of the boundary are required. **Please see revised drawing PL04A and new Drawings PL05,06,07 and 08 for additional details and photographs**

Principle: Howard. T. Hicks Bsc (Hons) Arch.Design & Tech
6 Ash Green, Oakfield, Cwmbran, Torfaen, Wales, NP44 3DT
Mob: 07984 971763, Email: howard@howardhicksdesign.com

Architectural Designers ■ Technologists ■ Building Surveyors ■ Project Managers

The change of use including hard surfacing appears to extend beyond the hedge line into the field, proposals in the Gwent Levels should respect existing historic boundaries. The hard surfacing is necessary to form a good base for the agricultural vehicles to travel upon as otherwise the ground would become an impassable quagmire. When the property was renovated a sheep proof fence was erected to form this boundary which has been installed slightly further into the field and has since been planted on the side facing the house with a purple beech hedge. Partly the reason for applying for change of use application in this case is to regularise this situation and as such this land, under consideration, is shown within the pink shaded area.

A landscape scheme which enhances the site and wider context is required to meet LDP GP5, but the application appears to show only 3no hazel and an area of unspecified pollinator planting along with an area of 'rewilding'. I would recommend that a boundary hedge line is reinstated to clearly separate residential from agricultural use. Please note that this landscaping has now changed, please refer to the attached drawings.



2016



2018



2023

Principle: Howard. T. Hicks Bsc (Hons) Arch.Design & Tech

6 Ash Green, Oakfield, Cwmbran, Torfaen, Wales, NP44 3DT

Mob: 07984 971763, Email: howard@howardhicksdesign.com

Architectural Designers ■ Technologists ■ Building Surveyors ■ Project Managers

A professional with planting and ecology expertise should advise on mitigation and enhancement measures. Please note mitigation measures have been carried in the past and are shown on the attached drawings together with enhancement of planting to improve ecology and biodiversity within the property boundary . One can see from the attached photographs that the agricultural field has ,in the main, been left as a fallow field to encourage wild flowers and insect life, please see images below. The plant species as specified on the drawings are all native to the uk and have been selected for their ability as pollinating plants and their suitability to the area and environment.

As a general note the owner of the property/ applicant is very keen to improve the biodiversity of the land surrounding the house and has since taken ownership of the house encouraged wildlife into the grounds .In fact she has recently been pleased to find that three pairs of nesting swallows have made a home in the Hay Barn.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services December 2025



Images of Agricultural Fallow Field

Signed

H THICKS

Howard Hicks Design