

LANDSCAPE/ GREEN INFRASTRUCTURE / URBAN DESIGN Planning Application Consultation Response Form

LS Officer	Andrew Nevill
DM Officer	Adam Foote
Planning App	DM/2023/01042
Site	Land North West Of Holly Lodge, Road From A48 To Dewstow Road, Fives Lanes Caerwent, Monmouthshire
Proposal:	Change of use from agriculture to land for the keeping of horses (retrospective) proposed erection of stable block for 5 horses, erection of ancillary storage building, construction of manege.
Status:	Planning application
Date / Version	22.08.2023
The Landscape Officer/Team, in responding to the above application, provides the following substantive response:	
Pre-application comments, notes and observations	
No objection - Conditions and Planning obligations	✓
Provisional holding objection – Further information or clarification is required	
Objection – on the grounds set out below	
POLICY	
Future Wales 2040 PPW Edition 11 LDP S1 Strategic policy LDP S13 Policy Landscape, Green Infrastructure and the Natural Environment. LDP Policy GI1 Green Infrastructure S13 Landscape, GI and the Natural Environment MCC Green Infrastructure SPG 2015 LDP DES1 General Design Considerations LDP Policy LC5 Protection and enhancement of Landscape Character TAN 12 Design	
No objection - Conditions and Planning obligations	
The recent application DM/2023/01042 for the proposed change of use from agriculture to land for the keeping of horses (retrospective) proposed erection of stable block for 5 horses, erection of ancillary storage building,	

construction of manege has been reviewed from a Landscape and GI perspective

Documents reviewed

Application form

SITE LOCATION PLAN

2320 RIDING ARENA CONSTRUCTION GUIDE

SUPPORTING PLANNING STATEMENT

DESIGN AND ACCESS STATEMENT

PNL-01 STABLES

PLN-02 SITE PLANS EXISTING AND PROPOSED

PLN-03 PROPOSED

PRELIMINARY ECOLOGICAL APPRAISAL REPORT

Landscape and GI

The site is rural and greenfield in an open countryside aspect adjacent to Five lanes road. The road links from the settlement of five lanes to Brockwell and Dewstow road. The lane is bounded by high native species hedge and trees with occasional residential, small holdings, small-scale agricultural buildings along its route and larger farm complexes set much further back from the lane. The countryside setting is rural in nature, mixed agricultural fields, small copses, a locally elevated plateau with shallow scarpe to the north / northeast to the Nedern brook environs, Rodge woods and Caerwent settlement. It is noted that much of the built form adjacent to the lane are within their own enclosures ie using boundary hedge and hedge / tree planting to property and garden curtilages especially those on the northern side of the lane. The site is bisected by PROW 353/7/1 and bounds and partially includes Lower ridge woods SINC to the NE. The land is ALC predictive grade 2 over most of the site

The site is within the Caerwent hinterland landscape character area (LCA) and is typified by gently undulating, band of mixed pasture and arable farmland with blocks of woodland that runs from the western boundary of the county to the Wye Valley in the east and is dissected in places by steep wooded valleys. This LCA contains the Severnside sub-region settlement of Caerwent, the Main Villages of Pwllmeyric, Shirenewton/Mynyddbach and St Arvans and the Minor Villages of Crick and Llanfair Discoed. The eastern quarter of the LCA lies within the Wye Valley AONB. Field patterns range from larger fields bounded by well managed hedges in the south to smaller more enclosed and wooded with thicker mature hedges, and hedge banks to the east. The principle settlement is the Roman town of Caerwent and the MOD training area to the north. Other settlement forms vary from nucleated villages such as Shirenewton to the dispersed linear settlement of St Brides, traditional farmsteads/small holdings also typical, along with a number of country estates and their associated grounds. The area generally is home to a number of rare species of butterfly, other insects and ground flora and dormice

An analysis of the relevant sensitivity appraisals from LANDMAP information indicates that the wider LCA has been evaluated as;

Historic Landscape; 83% High and 13% Moderate

Cultural Landscape; 20% Outstanding and 45% Moderate

Landscape Habitats; 86% Moderate

Geological Landscape; 47% High, 45% Moderate

Visual and Sensory; 55% High and 35% Moderate

The sites' localised landscape setting is characteristic of the rural aspects and intrinsic values of the wider LCA. The proposal is to develop the southern and higher elevated area of the overall field closest to current access from the highway on an area that is a flatter plateau. The proposal includes for a new stable block approx. 18.5 x 5 x 3.75m ht as scaled, storage building 15 x 6 3.75m as scaled, manege arena 40m x 30m as scaled and associated access, fencing and new planting.

The field location is partially visible from nearby Caerwent settlement as part of the skyline ridge associated with the nearby lane and landform associated with nearby Woodcock and Highmoor hill. However, the development proposals of the stables and storage unit have been set back from skyline within 4m of lane hedge and at 3.75m in height are not likely to be visually intrusive. The material selection is recessive and of natural materials for walls and with felt roofing. Subject to rights of way approval a realignment would be acceptable within the context of the site and setting. From a policy perspective LC5 Protection and Enhancement of landscape character highlights that development will be permitted provided it would not have an unacceptable adverse

effect on the special character or quality of Monmouthshire's landscape in terms of its visual, historic, geological, ecological or cultural aspects. It is considered that the proposed scheme will be acceptable from a Landscape and GI visual impact and character perspective subject to further clarification. .

There are four areas requiring further clarification and information.

- The proposed native species hedge planting creating a division between menage and stable from the remainder of the field and redirected PROW is acceptable however further information is required to determine size and density of planting, stock protection and establishment along with a programme of aftercare management to ensure resilience. This can be provided prior to determination or as a condition of approval should the application progress.
- Further clarification is required with regard to surfacing within the site. It is assumed from the drawings provided that there is no further hard surfacing within the site or as aprons to the proposed stable or storage unit. Further clarification would be welcome.
- Further clarification is required with regard to external lighting. The PEA indicates external lighting to the menage and stable yard may be provided however there is no reference to external lighting provided on plan or in PS or DAS. Further clarification is required with regard to any external lighting proposals.
- The PEA 5.9 enhancements also indicates further biodiversity net benefits in the form of bird and bat boxes. Further clarification on plan would be welcome. This can be provided prior to determination or as a condition of approval should the application progress.

It is noted that the layout indicates new planting to entrance. It is recommended that any new hedging in this location be installed on the lane side of the existing fence to seek to reduce the visual impact of the close board fence on a rural lane setting.

Subject to further information and clarifications the current proposal is acceptable from a Landscape and GI perspective and will not have a significant adverse impact on the character and appearance of the wider valued landscape or setting and provisions of Planning Policy Wales (Edition 11) February 2021 and Policies S13, NE1 and LC5 of the Monmouthshire County Council Adopted Development Plan 2011-2021.

CONDITIONS AND PLANNING OBLIGATIONS

Should the application progress to be approved it is anticipated that the following conditions should apply if not satisfactorily provided during the application process prior to determination.

Conditions

1. LANDSCAPE CONDITION

Prior to the commencement of development full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- o Soft landscape details shall include: means of protection, planting plan, specifications including cultivation and other operations associated with tree, shrub and grass establishment.

Reason: In the interests of visual and landscape amenity; in accordance with Policies LC4 & LC1/5, GI1 and NE1 of the Local Development Plan

2. LANDSCAPE WORKS IMPLEMENTATION

All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and ensure the provision afforded by appropriate Landscape Design and Green Infrastructure LC5, DES 1, S13, and GI 1 and NE1.

3. LANDSCAPE MAINTENANCE

A schedule of landscape maintenance for a minimum period of five years shall be submitted to and approved by the Local Planning Authority prior to the commencement of development and shall include details of the arrangements for its implementation. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and / or new landscape features.

INFORMATIVES

Policy NE1 – Nature Conservation and Development seeks to ensure the protection and enhancement of wildlife and landscape resources by appropriate building design, site layouts, landscaping techniques and choice of plant species.