



Serving the Communities of Castleton & Marshfield

Chairperson: Ms Cath Davis

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Head of Planning
Newport City Council
Civic Centre
Newport
NP20 4UR

18th February 2025

Dear Sir

MCC 1024 – Conex 25/0023

**PROPOSAL: OUTLINE APPLICATION FOR PROPOSED
DEMOLITION OF COMMERCIAL BUILDING AND CONSTRUCTION
OF RESIDENTIAL DEVELOPMENT**

SITE: Red Barn Wellfield Road Marshfield Cardiff CF3 2UB

APPLICATION TYPE: Outline

Please could you accept the following observations for this planning application which are sent after the deadline.

1. Part of the proposed build falls outside the settlement area, and extends into the green belt..
2. The proposed build falls within the C1 flood plain. The lane has a tendency to flood resulting from the playing fields being above road level and water draining from the playing fields onto the lane road surface.
3. The adjoining field to the Red Barn exits on to a sharp bend. the bend causes a poor line of sight on what is a single width lane without any pavements. The increased traffic from a further 3 residential properties would aggravate the danger at this exit.

<http://www.marshfieldcommunitycouncil.org>

4. At the western side of this proposed build runs a rean. The demolition and excavation needed could disrupt the ecology and cause pollution in the rean. The hedging may be damaged and may also have Dormice present.

Yours sincerely

G Thomas

Clerk