

Ein cyf/Our ref: CAS-295733-V5K3
Eich cyf/Your ref: 25/1079

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 05 January 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Prior notification for an agricultural development (concrete walled silage clamp and associated drainage)

LLEOLIAD/LOCATION: Ty Mawr Farm, Lighthouse Road, Newport, South Wales, NP10 8SF

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 18 December 2025.

We advise the following matters are relevant to this prior approval application.

Protected Sites

Gwent Levels St Brides Site of Special Scientific Interest (SSSI)

The proposed development is within Gwent Levels SSSI. The Gwent Levels SSSIs are notified for the range of aquatic plants and invertebrates associated with the reens and ditches of the drainage system. The special interests of the SSSI are dependent on the water quality, water quantity, the existence of the drainage system and its continued management. Any development which has an adverse impact on any of these factors will have an adverse impact on the wildlife for which the area is notified.

We advise to protect the SSSI, buffer zones of a minimum 7m from works to the top of the ditch bank and 12.5m to the top of reen bank should be implemented in the Gwent Levels. In this buffer there should be no physical development, no storage of materials including soil piles or fuel storage, no refuelling of machinery, and where possible no trafficking of vehicles. This is required to ensure that contamination of reens and impacts on the interest features of the SSSI are avoided. We note from the location plan that the proposed development is outside of these buffer zones.

Given the silage clamp is a replacement for the current silage clamp and is in the same location, we have no major concerns from a SSSI perspective. The main impact pathway to the SSSI is via pollution of watercourse during construction. We are satisfied that potential impacts on the SSSI from pollution and run-off to watercourse could be mitigated by implementation of appropriate pollution prevention measures. We advise works should be carried out in accordance with GPP5: Works and Maintenance in or near water. NRW must be informed immediately if any discharge of silage or silt occurs to nearby drains and surface waters.

We note the proposed silage effluent tank is of sufficient capacity for the proposed silage clamp. We are aware of other silage clamps in the immediate vicinity and advise that the proposed effluent tank is not of sufficient capacity to accommodate effluent from these silage clamps also.

Severn Estuary Special Area of Conservation

The Local Planning Authority (LPA) is the Competent Authority for the purposes of the Conservation of Habitats and Species Regulations 2017. As such, you must not agree to any plan or project unless they are certain it will not adversely affect the integrity of a Special Area of Conservation (SAC).

Your Authority should carry out a test of likely significant effects (TLSE) for the SAC, which is required under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. This test applies to impacts on the SACs from the proposed works, either alone or in combination with other plans and projects.

If the test concludes there is likely to be a significant effect then an Appropriate Assessment of the impacts on the SAC from the proposed works, either alone or in combination with other plans and projects, will be required. We would be able to assist with that assessment in our role as the Statutory Nature Conservation Body under the above Regulations.

Land Contamination

We note our records show the site overlies part of an historic landfill. The applicant should be made aware of the potential for contamination during excavation works. Whilst we have no objection to the proposal regarding land contamination, we advise if this came in as a planning application we would request the following condition related to unsuspected contamination.

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Flood Risk

The planning application proposes less vulnerable development (concrete walled silage clamp and associated drainage). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zones 2 and 3 (Sea) and TAN15 Defended Zone.

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences.

Internal Drainage District

The application site is situated within NRW's Internal Drainage District (IDD) Boundary. Any works may require a formal Land Drainage Consent (LDC) from the IDD in accordance with Section 23 of the Land Drainage Act 1991. We refer you to our website for further details: [Natural Resources Wales / Apply for land drainage consent](#).

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Annabelle Evans

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.