

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 18 August 2025 12:57:38 UTC+00:00
To: "Foote, Adam (Principal Planning Officer)" <Adam.Foote@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0458

Thank you Adam, the Technical Note dated 13/08/25 sets out a number of hypothetical mitigation and enhancement measures, for example '*It is proposed that the wildflower meadow is managed and enhanced to benefit wildlife*', '*Native tree planting will be included with the final design*', and '*Bat and bird boxes will be included within the final design*'. I largely agree with these proposals, but we will need to be provided with more details of these measures together with a commitment to implement them and the other proposals in the Technical Note. Therefore we should use a planning condition to secure the submission and implementation of a biodiversity mitigation and enhancement scheme.

The Technical Note suggests that the pond itself could represent a biodiversity enhancement in time. This would depend to some extent on the use that the pond is put to. If it were allowed to develop semi-natural habitats, then it could eventually develop good wildlife value, but if it were stocked with non-native fish for angling, then its value as an ecological feature would be much reduced. Therefore a biodiversity mitigation and enhancement scheme should include details of the future management of this pond.

Matt

From: Foote, Adam (Principal Planning Officer) <Adam.Foote@newport.gov.uk>
Sent: 18 August 2025 11:19
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0458

Hi Matt

Further to the below the ecology report has been produced (attached). Ive also included NRW's comments for reference.

Kind regards

Adam

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 08 July 2025 17:13
To: Foote, Adam (Principal Planning Officer) <Adam.Foote@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0458

Hello Adam, page 3 of the Planning Statement submitted with this application includes the statement: 'An ecology report accompanies this application.' I can't see anything on file, but I would like to comment on this report if one is received.

In the meantime, I am concerned that the site of the lake and access track formerly consisted of habitats such as woodland, scrub and rough grassland. These habitats may well have supported protected species such as Dormice, Great Crested Newts, bats, badgers, reptiles and nesting birds. Section 6.4.15 of PPW 12 states, in relation to the stepwise approach to ecological mitigation that:

'Potential applicants should not conduct any pre-emptive site clearance works before submitting a planning application as this can make it more difficult for a development proposal to secure a net benefit for biodiversity. Where a site has been cleared prior to development its biodiversity value should be deemed to have been as it was before any site investigations or clearance took place. A net benefit for biodiversity must be achieved from that point. Habitat status can be established through evidence remaining on site and local desk-based assessments (planning authorities must ensure that they have access to these data sources). In such cases, habitat status will be presumed to be good in the absence of any evidence to the contrary.'

I interpret this as applying equally to works which have already taken place and which are the subject of a retrospective planning application. Therefore any EclA report for this application should assess the likely ecological value of the site before works took place, based upon historical data and aerial imagery, and set out how a net benefit for biodiversity can be achieved from that point.

Matt

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 08 July 2025 13:52

To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/0458

Dear Head Of City Services

Please find attached correspondence from Newport Council with regards to the above planning application submitted on 6 June 2025.

Your sincerely
Development Management