

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 17 September 2026 09:16:46 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0674 (Land North Of And Adjacent To St Mary's Church Church Lane Marshfield Cardiff South Wales) (FULL)

Hi Jacob

Re: CONSTRUCTION OF STABLE BLOCK, IMPROVED ACCESS AND UPDATED ECOLOGICAL ENHANCEMENTS (RESUBMISSION OF REFUSAL 25/0741)

The application has potential for impact upon the setting of the Parish Church of St Mary, a Grade II* Listed Building.

The Asset

The Parish Church of St Mary (Cadw ref: 2932), a Grade II* listed asset, is set on the north side of Church Lane opposite Church Farm, leading from Marshfield Road. The church is surrounded by a low rubble wall, with a lych gate entrance to the western curtilage boundary against the road, where the masonry wall transfers to timber close-boarded fence. Considering the date of construction for the Lych Gate (1914), both boundary wall and lych gate are considered to fall under the GII* listing of the principal asset. The principal graveyard burial space is to the south of the asset, away from the proposed development site.

The graveyard curtilage is further surrounded by mature trees (including a swathe of mature TPO Horse chestnuts to its north-western boundary). These provide for a strong sense of enclosure, isolation, and solitude; something which makes a very positive contribution towards the setting of this important religious asset.

Observations

A single-storey stable block building with hardstanding yard is now proposed to be constructed upon the site, some 80 metres to the north-west of the GII* listed church curtilage. The building is proposed to be constructed with timber cladding to all walls, with a dark-grey metal-profile sheet roof. There is a single-downwash light proposed to its south-eastern elevation. The development is proposed to be bounded by timber fencing and a planted earth bank, for which a planning condition should be added to secure its implementation.

I would reiterate here that that the proposed planting of native trees and shrubs to eastern boundary (to reinstate any loss from previous works) is of high importance to the enclosure of the site and should also be secured by condition.

Please also add ensure that no further lighting is proposed to the outside of the building - or the wider site - via condition.

Considering the distance of the proposed from the Grade II* listed asset (and its curtilage structures); the location of the principal graveyard burial site; the significant (and TPO protected) swathe of mature trees to the north-western edge of the church's curtilage; the form and materiality of the proposed structure; and the significant green boundary proposed to the new site; I would conclude that, provided

the abovementioned details are secured by condition, the proposed development will result in minimal impact upon the setting of this Grade II* listed asset.

Other Assets

There is also a Scheduled Ancient Monument within the church site (ref: MM311), described as *“a cross base in the churchyard of St. Mary’s church, Marshfield. It is an unusual example of a medieval socket-stone and cross-shaft, probably dating to the 15th century.”* Though I cannot see that the proposed would result in impact upon its setting, please note that Cadw should be consulted upon:

- Development which has a direct physical impact on a scheduled monument.
- Development likely to be visible from a scheduled monument and which meets one of the following criteria:
 - it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument;
 - it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more;
 - it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more;
 - it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or
 - it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more.

As the proposed stable building would require belowground excavation, Heneb (formerly GGAT) comments should be taken on board prior to any determination, due to the proposed location in proximity to the ancient site, and within the Archaeologically Sensitive Area of Gwent levels.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer
Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

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

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 09 September 2026 13:03
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 26/0674

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 26/0674

Address: Land North Of And Adjacent To St Mary's Church Church Lane Marshfield Cardiff South Wales

Proposal: CONSTRUCTION OF STABLE BLOCK, IMPROVED ACCESS AND UPDATED ECOLOGICAL ENHANCEMENTS (RESUBMISSION OF REFUSAL 25/0741)

submitted on 1 September 2026.

View details of 26/0674 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0674&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C8ca83da1e9194a10996808df0e6a5574%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639245522290165372%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilskFOljoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=gDCrENc8k9gcB2pe0bMIXJZePADBz8X0pw97tMdAEIw%3D&reserved=0>

Your sincerely

Development Management