

From: Harris, Matthew (Ecology Officer)
Sent: Wednesday, February 25, 2026 10:55
To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0033

Hello Lydia,

My concern with this application is that the field previously included natural grassland habitats and scrub, together with any protected species they may have supported, but I gather this field has since been covered with hardcore.

Any application at this site will need to demonstrate an overall enhancement of biodiversity, and in accordance with section 6.4.16 of PPW12 the baseline for this net benefit will be the condition of the site before laying this hardcore took place:

‘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.’

Therefore my advice is that the Applicant should submit a Preliminary Ecological Appraisal to describe the remaining habitats on site, to assess the likely condition before clearance, and to propose measures to ensure a net benefit for biodiversity from the original baseline state.

Matt