

Cooke, Jacob (Senior Planning Officer)

From: Harris, Matthew (Ecology Officer)
Sent: 17 September 2025 12:18
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0741

Hello Jacob,

The site of this application is within the Gwent Levels - St Brides SSSI, so we should consult NRW on this application if we have not done so already.

I can advise on NRW's consultation response in due course, but apart from impacts on the SSSI my only other ecological concerns are the impacts upon the mature hedgerow to the west of the site, and the previous removal of the hedgerow along the frontage of the site.

As set out in section 6.4.16 of PPW12, 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.

In this instance, a mature hedgerow has been removed from along the site frontage, so any replacement planting should compensate for the loss of this feature, and in addition deliver a net benefit for biodiversity. Hedgerow planting and specimen trees are proposed for the periphery of the site as set out in the Site Plan, and in principle this could provide the compensation and net benefit required. However I would need to see detailed planting plans and ongoing management plans for these features. We should use a planning condition to secure the submission and implementation of these plans. The proposed bat and bird boxes on the building are welcomed, though we would need to see details of the make and model proposed. In a rural location such as this, a Barn Owl nest box would be an appropriate biodiversity enhancement to incorporate into a new stable block, and this should be included in any biodiversity enhancement plan.

I note that the Site Plan shows the existing western boundary of mature hedgerow to be unaffected, but we should take the advice of the Trees & Woodlands Officer as to whether they agree that this will be the case. If any significant impact on these trees is likely to occur, then the stepwise approach to mitigation should be applied such that a net benefit for biodiversity is achieved as above.

Matt

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

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 17 September 2025 09:58
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/0741

Dear Head Of City Services

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

App Number: 25/0741

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

Proposal: CONSTRUCTION OF STABLE BLOCK, ALTERATIONS TO ACCESS AND ECOLOGICAL ENHANCEMENTS

submitted on 9 September 2025.

View details of 25/0741 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0741&data=05%7C02%7CJacob.Cooke%40newport.gov.uk%7Ced1c59e810e3448d078908ddf5dbccf0%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638937046852799255%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=vxJx4zu1%2F5yjXkhJcccdElXvYS2hfWahEsO%2Fmgu8Mes%3D&reserved=0>

Your sincerely
Development Management