

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 10 June 2026 16:50:07 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0358

Jacob it is clear that installation of this unit required clearance of vegetation, and no ecological appraisal has been provided to assess the impact of that clearance on the habitats on site and any species they may have supported.

I do not accept that the site previously consisted of existing tarmac ground, as seems to be claimed by the Green Infrastructure Statement:-



In this respect PPW12 section 6.4.16 provides clear advice: *'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.'* Any demonstration of enhancement, or net benefit for biodiversity, as required by PPW12 should take account of the habitats and species likely to have occurred on this site as above, as demonstration of biodiversity enhancement should use as a baseline the habitats before they were cleared, not after.

Therefore the GI Statement is not adequate for the purpose of demonstrating that the DECCA approach to ecosystem resilience has been followed nor that the stepwise approach to net benefit for biodiversity has been applied properly.

Matt

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

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

Sent: 08 June 2026 08:17

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

Subject: Planning Consultation Request for case ref: 26/0358

Dear Head Of City Services

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

App Number: 26/0358

Address: Coach And Horses Newport Road Cardiff South Wales CF3 2UQ

Proposal: RETROSPECTIVE APPLICATION FOR THE RETENTION OF AN ANCILLARY STORAGE BUILDING IN ASSOCIATION WITH THE EXISTING PUB, RESTAURANT & HOTEL USE (C1)

submitted on 12 May 2026.

View details of 26/0358 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0358&data=05%7C02%7CMatthew.Harris%40newport.gov.uk%7C2beefbc57f6a4b6bc7dd08dec52df172%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639164998442989813%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoitWFpbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=p7r%2B2F9eTbehBKDJblmZS1LzORSrvjwxrp6xMjT9tkA%3D&reserved=0>

Your sincerely

Development Management