

Notice of Decision



A Vaughan-Harries
Hayston Developments & Planning Ltd
The Planning Studio
Hayston Bridge
Johnston
Haverfordwest
SA62 3HJ

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0741**

Application Type: **Full**

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

Site/Location: **Land North Of And Adjacent To St Mary's Church, Church Lane, Marshfield, Cardiff, South Wales,**

Decision Date: **12th March 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 9th September 2025. The application has been:-

Refused

Reason(s) for refusal:

1. The proposed less vulnerable development on greenfield land is considered to not contribute toward key employment, economic aims or the regeneration of the existing settlement contrary to the justification criteria and requirements as set out within Technical Advice Note 15 - Development, Flooding and Coastal Erosion (2025). Furthermore, the updated Flood Consequences Assessment fails to demonstrate the consequences of flooding could be suitably managed. Therefore, the proposal is contrary to Technical Advice Note 15 (2025) and Policy SP3 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
2. The proposal would result in the construction of new buildings within the Green Belt which is not justified through any of the exemption tests as outlined within Planning Policy Wales (Ed.12) and is therefore contrary to national and local policy SP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
3. Insufficient information has been submitted to demonstrate that the proposal would not have an unacceptable impact upon the hydrology of the area given the sites location within a Site of Special Scientific Interest (SSSI) contrary to Planning Policy Wales (Ed.12) and Policy SP9 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
4. The proposed hard standing would introduce an urbanising feature thereby eroding the open countryside character of the area resulting in demonstratable harm on the green wedge, Special Landscape Area contrary to Policies SP5, SP7, SP8 and GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

NOTE TO APPLICANT

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations.
The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos:
 - o Surface Water Drainage Information (Received: 05.02.2026)
 - o Drainage Statement Requirements (Received: 05.02.2026)
 - o Flood Map Extract (Drawing ref: 09)
 - o Site Plan - Stable Area (Drawing ref: 03a)
 - o Arboricultural Impact Assessment (Received: 05.02.2026)
 - o Tree Protection Plan (Received: 05.02.2026)
 - o Tree Location Plan and Arboricultural Impact Assessment (Received: 05.02.2026)
 - o Arboricultural Method Statement (Received: 05.02.2026)
 - o Flood Consequences Assessment (Received: 01.12.2025)
 - o Green Infrastructure Statement (Received: 10.09.2025)
 - o Muck Heap Details (Drawing ref: 06)
 - o Elevations - Stable Block (Drawing ref: 05)
 - o Floor Plan - Stable Block (Drawing ref: 04a)
 - o Location and Block Plan (Drawing ref: 02)
 - o Expanded Location Plan (Drawing ref: 01)
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP3, SP5, SP7, SP8, SP9, GP2, GP4, GP5, GP6, GP7, CE6, T4, T6, CF7 and W3 were relevant to the determination of this application.
3. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).