

From: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Sent: 19 June 2026 14:31:13 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Cc: "NCC - Tree Team" <Tree.Team@newport.gov.uk>; "Gill Mackley" <gill@mackleydavies.co.uk>; "McWilliam, Garth (Landscape Architect)" <Garth.McWilliam@newport.gov.uk>
Subject: RE: 26/0358 Coach And Horses Newport Road Cardiff South Wales CF3 2UQ

Thank you Jacob, the additional images you have provided serve only to confirm my original view, which was that trees and other natural habitats have been cleared to make way for this development. In this respect I re-iterate my view that the Green Infrastructure Statement is not acceptable, that the Stepwise approach to mitigation has not been applied, and that the application fails to demonstrate net benefit for biodiversity as required by PPW12.

Matt

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 19 June 2026 13:30
To: Gill Mackley <gill@mackleydavies.co.uk>; Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>; NCC - Tree Team <Tree.Team@newport.gov.uk>
Subject: 26/0358 Coach And Horses Newport Road Cardiff South Wales CF3 2UQ

Good afternoon all,

On the above application, I have received your consultation responses and reviewed them. Following this, I visited the site this week and found that it appears the works have been undertaken within the Green Wedge and outside of a settlement boundary. Evidence was seen on site of tree felling, and roots severed of several trees along with regrading of the land and loss of further green infrastructure.

I have attached my site photos for reference.

The purpose of my email is ask whether you have any additional comments to make following your review of my site photographs?

If so, can you please provide an updated response which I will then add to the public case file.

Just so I can manage workflow, would you please be able to indicate when a response will be received?

Kind regards,

Jacob Cooke MRTPI
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
Civic Centre

Godfrey Road
Newport NP20 4UR
Telephone: 01633 831699

Please Note: I am currently working from home and may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams are mutually agreed.

When submitting documents by email that are large or those that may contain macros such as Excel type files, it is advised that the sender should check separately with the case officer that the file has been received and not blocked by the Council's automated IT security systems.

Wrth gyflwyno dogfennau dros e-bost sy'n fawr neu'r rheiny a all gynnwys macros, megis ffeiliau Excel, argymhellir i'r anfonwr gysylltu â'r swyddog achos i sicrhau fod y ffeil wedi'i dderbyn ac heb gael ei flocio gan systemau diogelwch TG awtomataidd y Cyngor

Nid yw cynnwys yr e-bost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio / This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter.

NEWIDIADAU I'R FFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 / CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. **Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.**

Cyhoeddwyd y **Ddogfen Ffioedd** ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: [Ffioedd ceisiadau cynllunio | LLYW.CYMRU](https://www.llyw.gov.wales/ffioedd-ceisiadau-cynllunio)

Please note that the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 ("the 2025 Fee Regulations") were approved by the Senedd and came into force on the 20th October 2025.

The new fees will be payable for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025.

The Fee Document has been published on the Welsh Government website, and it can be accessed on the following link: [Planning application fees | GOV.WALES](https://gov.wales/planning-application-fees)

Invalid Notices:

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The new fees will be payable for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025. This means that any applications invalid at this time will incur the new higher fee.

*The **Fee Document** has been published on the Welsh Government website, and it can be accessed on the following link: [Planning application fees | GOV.WALES](#)*