

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 24 September 2025 12:39
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0741 (Land North Of And Adjacent To St Mary's Church, Church Lane, Marshfield) (FULL)

Hi Jacob

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

The application has potential for impact upon the setting of the Parish Church of St Mary, a Grade II* Listed Building.

The Asset

The Parish Church of St Mary (Cadw ref: 2932), a Grade II* listed asset, is set on the north side of Church Lane opposite Church Farm, leading from Marshfield Road. The church is surrounded by a low rubble wall, with a lych gate entrance to the western curtilage boundary against the road, where the masonry wall transfers to timber close-boarded fence. Considering the date of construction for the Lych Gate (1914), both boundary wall and lych gate are considered to fall under the GII* listing of the principal asset.

The graveyard curtilage is further surrounded by mature trees (including a swathe of mature TPO Horse chestnuts to its north-western boundary), and expansive agricultural land to the east. These all provide for a strong sense of enclosure, isolation, and solitude; something which makes a very positive contribution towards the setting of this important religious asset.

Relevant Site History

A hardstanding yard for horse/pony exercise menage, directly to the north-west of the church site, was previously applied for under application 21/1055. This application was refused for the following reasons:

01 The proposed stable would be excessively bulky by reason of unjustified large separate toilet and tack room facilities. The hardstanding introduces a hard, urban feature into an otherwise rural area. This excessive bulk and hard, urban hardstanding feature would prejudice the open nature of the green wedge and the Special Landscape Area, and harmfully effect the rural character of the area. This is contrary to policies SP5, SP7 and SP8 of the Newport Local Development Plan (adopted January 2015).

02 The proposal represents an incongruous form of development, which fails to be mitigated by suitable boundary treatments. In the absence of effective mitigation the proposal has a negative impact on the setting of the neighbouring listed building. This is contrary to policy SP9 of the Newport Local Development Plan (adopted January 2015).

03 The proposal fails to demonstrate that works to remove compacted hardstanding and retain a reduced hardstanding in close proximity to protected trees would not cause damage to tree roots, which would harmfully affect the overall health of the protected trees. This is harmfully affects the amenity value provided by these trees and the setting of the listed building. This is contrary to policies SP9 and GP5 of the Newport Local Development Plan (adopted January 2015).

04 The proposal fails to demonstrate that adequate vehicle visibility can be achieved in a northerly direction along Church Lane. This is harmful to highway safety and is contrary to policy GP4 of the Newport Local Development Plan (adopted January 2015).

Current Proposals

A single-storey stable block building with hardstanding yard is now proposed to be constructed upon the site, some 80 metres to the north-west of the GII* listed church curtilage. The building is proposed to be constructed with timber cladding to all walls, with a dark-grey metal-profile sheet roof. There is a single-downwash light proposed to its south-eastern elevation. The development is proposed to be bounded by timber fencing and a planted earth bank, for which our Ecology Officer has requested a planning condition to secure its submission and implementation.

I would reiterate here that that the proposed green boundary is of high importance and the Ecology Officer's recommendations should be fully implemented. Please also add ensure that no further lighting is proposed to the outside of the building - or the wider site (via condition if necessary).

Should the abovementioned recommendations be followed, and considering the distance of the proposed from the Grade II* listed asset (and its curtilage listed assets (Lych Gate and Wall); the significant (and TPO protected) swathe of mature trees to the north-western edge of the church's curtilage; the form and materiality of the proposed structure; and the significant green boundary proposed to the new site; I would conclude that the proposed development will result in minimal impact upon the setting of this Grade II* listed asset, or that of its curtilage listed structures.

Other Assets

There is also a Scheduled Ancient Monument within the church site (ref: MM311), described as *"a cross base in the churchyard of St. Mary's church, Marshfield. It is an unusual example of a medieval socket-stone and cross-shaft, probably dating to the 15th century."* Please note that Cadw should be consulted upon:

- Development which has a direct physical impact on a scheduled monument.
- Development likely to be visible from a scheduled monument and which meets one of the following criteria:
 - it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument;
 - it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more;
 - it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more;
 - it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or
 - it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more.

As the proposed stable building would require belowground excavation, Heneb (formerly GGAT) comments should be taken on board prior to any determination, due to the proposed location in proximity to the ancient site, and within the Archaeologically Sensitive Area of Gwent levels.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development Cyngor Dinas Casnewydd / Newport City Council

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

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

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

Sent: 17 September 2025 09:58

To: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/0741

Dear Principal Heritage Officer

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%7CGuy.Arnall%40newport.gov.uk%7C024bea2837d94ea411bf08ddf5c85464%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638936963290996244%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFBpbCIsldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=6aEHUeT7OlvgQZRS4dvufnM8k8IZ5INoZUKEAhRsGNk%3D&reserved=0>

Your sincerely

Development Management