

Webster, Ben (Planning Officer)

From: Harris, Matthew (Ecology Officer)
Sent: 18 September 2025 14:04
To: Webster, Ben (Planning Officer)
Subject: RE: Planning Application 25/0445 Proposed access gate to existing field at Ivydene, Court Farm, Whitson, Newport. NP18 2AY

Hello Ben, the Green Infrastructure Statement submitted for application 25/0445 adequately sets out an ecological mitigation and enhancement plan so we should use a planning condition to secure the implementation of this plan.

Matt

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 16 September 2025 16:51
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>
Subject: FW: Planning Application 25/0445 Proposed access gate to existing field at Ivydene, Court Farm, Whitson, Newport. NP18 2AY

Good afternoon Matt,

I hope you are well.

The agent has submitted a Green Infrastructure Statement for application 25/0445 (Ivydene, Whitson Road).

You did not raise an objection in your previous response on the basis that we conditioned the submission and implementation of an ecological mitigation and enhancement plan to ensure that the impact of hedgerow loss is compensated for and an overall net benefit for biodiversity was achieved. It was recommended that this included replacement hedgerow planting, or infilling hedgerow gaps with native hedgerow plants.

The Green Infrastructure Statement accompanying the application proposes compensatory native hedge planting, consisting of 45% Hawthorn, 25% Hazel, 10% Blackthorn, 10% Holly and 10 Field Maple to mitigate the loss of the section of hedgerow. The hedge would be setback from the proposed access to allow sufficient visibility splays and be maintained at a height of 1.3m. Moreover, in accordance with the stepwise approach, ecological enhancements are proposed, including the installation of a Schwegler woodcrete/ Vivara WoodStone birdbox with a 25mm entrance hole within the existing trees. The bird box will be positioned between a northern and eastern axis to avoid strong sunlight and prevailing wind/rain. In addition to the bird box, wildflower planting is proposed for enhancement. A wildflower area would be created with Emorsgate EM3 wildflower seed mix and left to grow. The area would be trimmed once a year and the cuttings would be piled up in a compost heap on site to create additional habitat for wildlife on site.

If you wish to update your comments based on the above info, please let me know.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk

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From: Clive Bevan <clive@bucklechamberlain.co.uk>
Sent: 10 September 2025 10:30
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Cc: Glynn Buckle <glynn@bucklechamberlain.co.uk>
Subject: RE: Planning Application 25/0445 Proposed access gate to existing field at Ivydene, Court Farm, Whitson, Newport. NP18 2AY

As requested, please see attached Green Infrastructure Statement.
Also attach Justification Statement as requested.

To provide Green Infrastructure & ecological enhancement Native hedgerow planting is shown, wildflower area is also shown and a Bird Box in the existing trees is also shown.

The inspection carried out by James Pinder of Tree Care Consulting confirms that All of the existing trees are to remain.

On this basis there is No requirement for any new tree planting.
James Pinders Technical Note has already been sent to you 18 July 2025

We believe we have provided all the necessary information to enable the Planning application to be finalised.

Our client is very keen to receive the Decision Notice.

Regards,
Clive

From: Clive Bevan
Sent: 21 August 2025 15:15
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Cc: Glynn Buckle <glynn@bucklechamberlain.co.uk>
Subject: RE: Planning Application 25/0445 Proposed access gate to existing field at Ivydene, Court Farm, Whitson, Newport. NP18 2AY

We confirm receipt of your e-mail below and have also sent to our client.

With regard to justification statement for the access,

The rest of the farm has been sold so there is no longer any access to the field.

With regard to the type of agricultural activity the existing field is existing grass paddock with orchard tree planting.

We will provide a short Green Infrastructure Statement to confirm hedge planting behind the visibility splays and some additional tree planting on site.

regards,
Clive

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Sent: 20 August 2025 09:44

To: Clive Bevan <clive@bucklechamberlain.co.uk>

Cc: Glynn Buckle <glynn@bucklechamberlain.co.uk>

Subject: RE: Planning Application 25/0445 Proposed access gate to existing field at Ivydene, Court Farm, Whitson, Newport. NP18 2AY

Good morning Clive,

I hope you are well.

As you are aware, I submitted my Officer Report for managerial checking and as such, some additional information has been requested RE: Green Infrastructure and Justification for the access.

Planning Policy Wales (12), Paragraph 6.2.12 states that 'A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal.' As the development proposes the permanent removal of a hedgerow, we must follow the stepwise approach (Paragraph 6.4.15). Where loss is unavoidable developers will be required to provide compensatory planting (which is proportionate to the proposed loss as identified through an assessment of green infrastructure). Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost. I would anticipate that replacement hedge planting behind the visibility splays of the hedge and some additional tree planting across the site would suffice in this instance. This ideally would need to be evidenced via a Green Infrastructure Statement. I had initially tried to condition the submission of details however I have been advised that details are required upfront.

Additionally, are you able to provide a justification statement for the access? I understand that the access is to serve an agricultural field however are you able to evidence why the access is now required i.e. has the previous access been removed, has the nature of the agricultural land use changed etc. Are you also able to confirm the type of agricultural activity that the field is used for within the justification statement.

Any questions with the above requests, please let me know.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

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From: Clive Bevan <clive@bucklechamberlain.co.uk>
Sent: 13 August 2025 11:15
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Cc: Glynn Buckle <glynn@bucklechamberlain.co.uk>
Subject: RE: Planning Application 25/0445 Proposed access gate to existing field at Ivydene, Court Farm, Whitson, Newport. NP18 2AY

Thank you for your e-mail and the update.
We have passed this on to our client.

We agree to extension of time until Friday next week 22 August 2025.

In the meantime, we note that you are hoping to issue the Decision this Friday.

Regards,
Clive

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 12 August 2025 13:47
To: Clive Bevan <clive@bucklechamberlain.co.uk>
Subject: RE: Planning Application 25/0445 Proposed access gate to existing field at Ivydene, Court Farm, Whitson, Newport. NP18 2AY

Good afternoon Clive,

I will be submitting my officer report to management for checking this week. Providing that the report is acceptable and no major changes are required, the decision notice will be issued on Friday 15th.

The current determination date is today (12th) so on that note; would you be agreeable to an extension of time until Friday 22nd August? I am hoping that the decision can go ahead this week however I would appreciate any additional time to account for any unforeseen circumstances.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd

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🌐: www.newport.gov.uk

From: Clive Bevan

Sent: 06 August 2025 08:56

To: 'Brian Attewell'

Cc: Glynn Buckle <glynn@bucklechamberlain.co.uk>

Subject: FW: Proposed access gate to existing field at Ivydene, Court Farm, Whitson

From: Webster, Ben (Planning Officer)

Sent: 05 August 2025 17:08

To: Clive Bevan <clive@bucklechamberlain.co.uk>

Subject: RE: Planning Application 25/0445 Proposed access gate to existing field at Ivydene, Court Farm, Whitson, Newport. NP18 2AY

Good afternoon Clive,

I received a response from Heneb this morning who raised no objection.

I am in the process of writing the report and the application will likely be included as part of next weeks delegated agenda as this week is a busy week for committee reps at NCC.

I will be in contact once the report is complete with a final update.

If you have any questions in the meantime, please let me know.

Kind regards,

Ben.

Ben Webster

Planning Officer / Swyddog Cynllunio

Regeneration and Economic Development / Adfywio a Datblygu Economaidd

Newport City Council / Cyngor Dinas Casnewydd

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From: Clive Bevan <clive@bucklechamberlain.co.uk>
Sent: 31 July 2025 12:51
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Cc: Glynn Buckle <glynn@bucklechamberlain.co.uk>
Subject: RE: Planning Application 25/0445 Proposed access gate to existing field at Ivydene, Court Farm, Whitson, Newport. NP18 2AY

Please can you provide us with an update regarding this application.

We have been checking the application progress using the council web site.

We have seen the council Highways officer has No objection.

We have also seen the council Tree Officer Shona Carle has No objection.

We have responded to the council landscape officer comments regarding the existing hedge.
see e-mail below.

Regards,
Clive

From: Clive Bevan
Sent: 18 July 2025 16:38
To: Ben.Webster@newport.gov.uk
Cc: Glynn Buckle <glynn@bucklechamberlain.co.uk>
Subject: RE: Planning Application 25/0445 Proposed access gate to existing field at Ivydene, Court Farm, Whitson, Newport. NP18 2AY

We have seen the council landscape officer comments on-line regarding the existing hedge.

The existing grass verge is 2m wide, so a visibility set back of 2m from the edge of the highway will not touch the existing hedge.

So smaller vehicles like a land rover using the entrance can do so safely without any hedge works.

The set back we have shown on our plan is to suit a tractor.

Tractors have a much higher view so can look over the top of the existing hedge.

At the moment the existing field hedge is approx. 1.8m tall the intention is to trim the height down to 1.2m to provide visibility for the field access.

The height trimming only applies to a relatively short length of hedge.

Trimming the top of hedges is a common agricultural practice done each year outside bird nesting season.

It is worth noting that the council Highways officer is fully supportive of the proposal as drawn.

Regards,
Clive

Buckle Chamberlain Partnership Ltd.

Mill House
Llancayo Court
Llancayo
Usk
NP15 1HY
Tel: 01291 673424

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