

**From:** Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>  
**Sent:** 08 July 2026 15:28  
**To:** Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>  
**Subject:** RE: 26/0348 - Little Hunters Lodge, Chepstow Road

Hello Vicky, the Applicant has submitted a Bat Survey Report dated 23/03/26, and I support the methodology and conclusions set out in that report. No bat roost potential was identified, but a series of biodiversity enhancement measures are proposed. These are set out in Sections 4.2.1 and 5.1 of the report, and their implementation should be secured by planning condition.

For the pre-app at this site I raised concern at the amount of tree clearance that had taken place at this property, noting that PPW 12 now states *'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.'*

However, looking at the red line boundary for this application, it appears that very little of the clearance took place within this boundary. In this respect the GI Statement is adequate, and the implementation of the measures proposed therein should be secured by planning condition.

Matt