

NCC PLANNING CONSULTATION _ TREES Date: 29/01/25

NCC /Company Initials/ Consultant Initials Planning Application No. 25/0220

Planning Officer: Grant Hawkins

Site Address: Land at Traston Lane Newport

Plans Provided:

Document Type	Further Information	Planning Ref	Date Received
Drawing	LT2413.04.01 - Site Layout - Rev F	25/0220	26/01/2026
Drawing	TDA.3113.01(B) - Detailed Soft Landscape Proposals Rev B	25/0220	20/01/2026
Drawing	LT2413.04.09 - Proposed Boundary + Site sections	25/0220	20/01/2026
Drawing	LT2413.04.05 - Proposed Street Elevations - Rev.B	25/0220	20/01/2026
Superseded Document	LT2413.04.01 - Site Layout - Rev E	25/0220	20/01/2026
Supporting Information	Covering Letter - 16.01.2026	25/0220	16/01/2026
Supporting Information	Traston Lane - Landscape Specification & Management Plan (Rev A)	25/0220	16/01/2026
Supporting Information	Traston Lane - Green Infrastructure Statement (Revision A)	25/0220	16/01/2026
Drawing	Traston Lane - Detailed Soft Landscape Proposals (Rev A)	25/0220	16/01/2026
Supporting Information	2025-12-17 Bats & Trees Survey - Traston Road, Newport V1	25/0220	16/01/2026
Drawing	LT2413.04.01 - Site Layout - Rev D - Final	25/0220	16/01/2026
Drawing	LT2413.04.02 - Proposed Boundary + Site sections - Rev B	25/0220	16/01/2026
Drawing	LT2413.04.01 - Site Layout - Rev C	25/0220	16/01/2026
Drawing	LT2413.04.03 - Proposed Street Elevations - Rev A	25/0220	16/01/2026
Drawing	2025-12-17 Bats & Trees Survey - Traston Road, Newport V1	25/0220	16/01/2026
Drawing	2025-12-17 Bats & Trees Survey - Traston Road, Newport V1	25/0220	16/01/2026
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Summary: Objection –Proximity of southern boundary trees and lack of suitable mitigation Planting.

Policy Consideration :
Planning Policy Wales (PPW) – Edition 12 (February 2024)
LDP Policy GP5 – General Development Principles (Natural Environment)
LDP Policy EN8 – Trees, Woodlands and Hedgerows
SPG: Trees, Woodland, Hedgerows & Development Sites (2017)

Previous comments NCC /TM/KS Date:24/11/25

Discussion: Trees along the south western and north western boundary are protected by Tree Preservation Orders as they provide a high degree of public amenity, screening and a visual break between the leisure centre, sports fields and the sitesite.

As detailed LRM covering letter dated 16th January “*The green infrastructure statement states the number trees gained and lost, including trees removed on Arboricultural grounds. 41 new trees are proposed, and 40 trees/ tree groups are lost. However, it should be reiterated that of those lost, 37 are categorised as U (unsuitable for retention and need to be removed on Arboricultural grounds) and 3 are category C (low quality and value).*” The loss of trees along the southern boundary continues to be of concern, with some trees appearing to be outside the application red line boundary. From the submitted information, it does not appear clear where the boundary ownership lies, especially in relation to tree groups.

Even with the loss of trees along the north eastern edge of the group as shown in TDA 3113.01(B) Detailed soft landscape proposals, there is no real attempt to mitigate this loss along the boundary. Although trees are lost due to their poor condition this does not diminish their long term landscape contribution (the reason why they are covered by a tree preservation order). The loss with no replacement planting will significantly impact views from the leisure centre and sports fields further increased by the elevated nature of the dwellings. The risk of further degradation occurring continues as plots 10-13 will still be dominated by remaining trees in Group 27 and making future applications to prune or remove the trees difficult to refuse.

It appears that development has been pushed as close to the boundary as possible with little consideration for mitigation planting to improve and enhance the long term viability of the feature.

As previously stated: *Engineering Layout 2595-PHG-XX-XX-DR-C-0001 Shows a 450mm surface water sewer and 150mm foul water sewer being installed within the RPA of Tree Moderate grade Tree 58. This, along with the installation of the highway / footpath will significantly impact on the health and condition of the tree. The works will require substantial excavation and root severance. The proposed footpath is even closer to the retained tree. The footpath now is just about acceptable but no revised drainage details appear to have been provided re-routing the sewer to minimise damage.*

Conclusion: Currently, the proposals do not accord with planning policy or of British Standard 5837 : 2012 as future growth and impacts have not been allowed for. As indicated in the first round of consultation, “*trees should inform the design layout and not vice versa, all potential conflicts between the proposed buildings and the trees should be designed out. The health, safety and longevity of the trees should not be compromised by a development*”.

Tree loss needs to be carefully considered and avoided wherever possible especially in regard to the a climate and ecological emergency which was declared in in 2011. Where trees are removed suitable mitigation planting should be provided to replace those lost and provide a sustainable feature for future generations.

Technical Advice Note 12 Design (2016)

This advice note states *the response to context should not be confined to architectural finishes. It is important to help integrate old and new development and reinforce hierarchy between spaces through the consideration of **retaining existing landmarks**, mature trees and hedgerows within housing areas as well as introducing new planting appropriate to the area. The guidance notes that opportunity should be taken when improving the public realm to protect and enhance biodiversity and assist pollution abatement through careful design, implementation and maintenance of planting. Planting, particularly large tree species can also be used to improve microclimate and reduce dust and the perception of noise through, shade, shelter and screening.* The proposals result in the loss of protected trees from along the south west boundary with no adequate mitigation proposed.

Well-being of Future Generations (Wales) Act 2015

Long term: A greener city is a healthier city environmentally, and encourages investment and employment opportunities. Natural green space supports social resilience and community wellbeing, making the environment healthier for both people and wildlife. Planning decisions aim to build sustainable and cohesive communities in both the built and green environment.

Prevention: Sound decisions help promote a greener environment, via TPOs for trees and woodlands and hedgerows, and reduces the loss of trees and woodlands and hedgerows on private land. Trees and woodlands and hedgerows are essential in the fight against climate change, as they sequester carbon, and assist with increased biodiversity. The Council highlighted the importance of trees along the southwest boundary by serving a tree preservation order in the past and appears to have been largely ignored as far as design has evolved.

The proposals do not accord with Policy GP5: General Development Principle, Natural Environment, Criterion vii): *[development will be permitted where] the proposal includes appropriate tree planting or retention where appropriate and does not result in the unacceptable loss or harm to trees, woodland or hedgerows that have wildlife or amenity value.* The boundary feature has considerable amenity value and the proposals will result in an immediate degradation with no proposed mitigation, in addition should the application be granted it will result in increased and sustained pressure for further works and felling as developing trees dominate the rear amenity space and become a nuisance as a result of leaf fall and perceived risk of harm during inclement weather.

Recommendation: **Objection** on Arboricultural Grounds

If you are minded on balance to grant consent, the following conditions should be applied:

No development shall take place until a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan consistent with BS 5837:2012 and including supervision and inspection schedules, has been submitted to and approved by the LPA. The development shall thereafter be carried out strictly in accordance with the approved AMS.

Reason:

To ensure construction works do not harm retained trees, woodland or hedgerows in accordance with Policy GP5 of the LDP.

“All works on site shall be undertaken in accordance with the approved Arboricultural Impact Assessment and Method Statement by [Document Ref].

Reason: To protect valuable tree features on site. Policy GP5 of the LDP.”

Arboriculturalist

() No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for –

- (a) Pre construction site meeting*
- (b) Signing off the tree root protection barrier*
- (c) Regular site monitoring report confirming compliance with approved **Arboricultural Method Statement and Plan***