

## Webster, Ben (Planning Officer)

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**From:** Carle, Shona (Trees and Woodlands Officer)  
**Sent:** 01 August 2025 08:05  
**To:** Webster, Ben (Planning Officer)  
**Cc:** NCC - Tree Team; Williams, John (Team Manager - Countryside & Conservation)  
**Subject:** additional 25/0450 10 Japonica Close Newport NP20 6JQ CHANGE OF USE TO RESIDENTIAL, ERECTION OF FENCING AND OTHER ASSOCIATED WORKS (RETROSPECTIVE)

Hello Ben,

The proposed site also borders NCC owned woodland – SPG is clear no proposed curtilage should be closer than 5m from the edge of the canopy .  
This is another objection.

Regards  
shona

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**From:** Carle, Shona (Trees and Woodlands Officer)  
**Sent:** 01 August 2025 07:30  
**To:** Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>  
**Cc:** NCC - Tree Team <Tree.Team@newport.gov.uk>; Williams, John (Team Manager - Countryside & Conservation) <John.Williams@newport.gov.uk>  
**Subject:** 25/0450 10 Japonica Close Newport NP20 6JQ CHANGE OF USE TO RESIDENTIAL, ERECTION OF FENCING AND OTHER ASSOCIATED WORKS (RETROSPECTIVE)

Hello Ben,

### **There are objections to this application .**

The land with the proposed building and fencing is was designated as public open space at the time that the planning consent was granted circ 1970s .  
NCC has maintained the land ever since .  
Individuals should not profit/benefit from land which should be for the benefit of all ie a public open space.

### **The following policies are relevant :-**

#### **Newport City Council's Climate Change Emergency declared**

*“in November ( 2021 ) Newport Council declared an ecological and climate emergency that recognised the need to protect Newport’s local environments and reduce carbon emissions across the City. The motion would ensure that all future decisions and policies made by Newport Council would be integrated across all areas of Council activity and the Council would lead by example through partnership working.”*

### **Relevant policies :-**

#### **Planning Policy Wales**

**2.1 Planning Policy Wales (PPW) provides the national strategic guidance with regard to land use planning matters in Wales. Sustainable Development Principles are inherent to national planning policy which expects all those involved in the planning system to adhere to those SD Principles. Of particular relevance in this case is the**

need to ensure a long term perspective to safeguard the interest of future generations, to respect environmental limits **so that the environment is not irreversibly damaged** and to assist in tackling climate change. This can be achieved through good design of development which takes into account the relationship between the natural and built environment.

Local Development Plan 2011-2026.

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** OF OR HARM TO TREES, WOOLDAND OR HEDGEROWS THAT HAVE WILDLIFE OR **AMENITY VALUE**.

GP2 General Development Principles "**there will not be an adverse effect on local amenity**" - is relevant

Cofion Cynnes / Kind Regards,

**Shona Carle**

**Swyddog Coed / Tree Officer (TPOs & Private Land)**

Cefn gwlad a Chadwraeth/ Countryside & Conservation

Gwasanaethau'r Ddinas / City Services

Cyngor Dinas Casnewydd / Newport City Council

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