

**From:** [Carle, Shona \(Trees and Woodlands Officer\)](#)  
**To:** [Sanders, Francesca \(Senior Planning Officer\)](#)  
**Cc:** [NCC - Tree Team](#); [Williams, John \(Team Manager - Countryside & Conservation\)](#)  
**Subject:** 25/0325 Poole Cottage Magor Road Newport NP26 3DA CHANGE OF USE INCLUDING EXTENSION OF BUILDING TO 4NO. ASSISTED LIVING FLATS  
**Date:** 29 May 2025 16:02:48  
**Attachments:** [tree consultants and tree surgeons 2024-2025.docx](#)

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Hello Francesca,

**Objections as tree /hedge info has not been submitted.**

NCC approved Tree Consultants attached .

Tree/hedge information including Root Protection Area(RPAs) must be consistent across all layout plans .

Details of Suds areas and swales etc should be shown as above ( if required )

**General**

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**Full tree/woodland edge /hedge and boundary tree information should be submitted in accordance with BS 5837:2012 by a bona fide Tree Consultant**

**BS5837:2012 Root Protection Area (RPA)**

The Root Protection Area (RPA) gives a mathematical and theoretical circular rooting area for each tree based on the diameter of the trunk of an individual tree.

However, the above ground constraints as specified in BS:5837:2012 must also be evaluated when considering the proposed development layout in relation to trees . **NB the RPA is the not the nearest point to a tree that “development” can take place.**

**BS5837:2012 Constraints posed by existing trees ( in relation to existing trees/hedges and woodlands)**

**It needs to be evidenced that this has been undertaken by the Tree Consultant**

5.2 Eg the current and ultimate height and spread of the tree.

Tree species, foliage density, aphid exudate, branch drop etc.

Effect of shading from trees.

5.2.3 Working and access space needs consideration

*“ the requirement to protect the overhanging canopies of trees where they could be damaged by machinery, vehicles, barriers or scaffolding where it will be necessary to increase the extent of the tree protection barriers to contain the canopy “ ie by increasing the RPAs*

5.2.4 *“particular care is needed regarding the retention of large, mature, over mature or veteran trees .....adequate space should be allowed for their long term physical retention and future*

*maintenance”*

**To re iterate the 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.**

**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.

#### **Technical Advice Note 12 Design (2016)**

2.5 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.**

#### **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.

## **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

Rhif ffôn / Phone number: 01633 210556

[Shona.Carle@newport.gov.uk](mailto:Shona.Carle@newport.gov.uk)