

From: Terry Jones <terrymjones@hotmail.co.uk>
Sent: 29 January 2025 12:29:17 UTC+00:00
To: "Khela, Harpreet" <HARPREET.KHELA@newport.gov.uk>
Subject: Fw: Application number 24/0939 - 36 The Nurseries Langstone Newport

Dear Khela, please find attached comments from James Pinder of Treecare Consulting relating to the measures that may have to be taken when building close to the trees in the adjacent hedgerow.

We are able to confirm that there is no watercourse between the hedge and the house. Perhaps you will pass his comments/observations on to the tree officer for further comments. We await his/her response.

Kind regards
Terry

Sent from [Outlook for Android](#)

From: James Pinder <james@treecareconsulting.co.uk>
Sent: Monday, January 27, 2025 4:30:46 PM
To: 'Terry Jones' <terrymjones@hotmail.co.uk>
Subject: RE:

Hi Terry,

Looking at the image I can see the field boundary trees to the east of the house. Is there also a ditch/watercourse on the house side of the trees? If there is it is good news as roots don't like to go under watercourses. If no ditch is present it'd be reasonable to expect the roots extend around 5m into the garden – this will be why the house has been built where it is. It was placed there to avoid the theoretical rooting area of the trees.

If tree friendly building techniques could be used such as micro piles, pads or some other low impact (on roots) method can be used to provide a foundation, you could still build but not right up to the trees.

Ideally you would need to undertake some carefully hand dug trial pits at each corner and one in the centre of the proposed foundation line. These only need to be 0.5m across but they'd need to go down to full foundation depth. No roots larger than 10mm must be cut. You have to work around them without damaging them. If you can get the pits without root issues, the council may entertain strip foundations but if roots are found they will say no.

Any foundation needs to be designed with trees in mind. The combined effect of the trees could be problematic if the trees end up placing physical root pressure on foundation or they significantly desiccate the soils around foundations.

It might be worth going back to NCC and asking if you were to follow the above approach would they be happy?

Regards,

James

James Pinder Tech Cert (Arbor A)
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From: Terry Jones <terrymjones@hotmail.co.uk>
Sent: 26 January 2025 09:09
To: james@trecareconsulting.co.uk
Subject:

James please find attached the pictures I took of the site at 36 The Nurseries Newport which are not sufficient for you to assess the extent of your survey unfortunately. However the application number is 24/0939 which can be viewed on the City Councils planning website and there should be photographs on there which the case officer took at a recent site meeting.

If you need to make a site visit please contact the owner Stephen Hagerty on 07910735554 to arrange a site visit and discuss your fee.

We have recently agreed an extension of time for determination so we need this survey as soon as possible.

Kind regards

Terry

Tel. 07710107412

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