

From: Carle, Shona (Trees and Woodlands Officer) <Shona.Carle@newport.gov.uk>
Sent: 04 January 2025 13:52:42 UTC+00:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: 24/1032 | REPLACEMENT OF EXISTING SUBSTANDARD DWELLING WITH A NEW, HIGH-QUALITY FAMILY HOME DESIGNED TO MEET MODERN LIVING STANDARDS | The Hollies, Garden Cottage Pentre-Poeth Road

Hello Jacob,

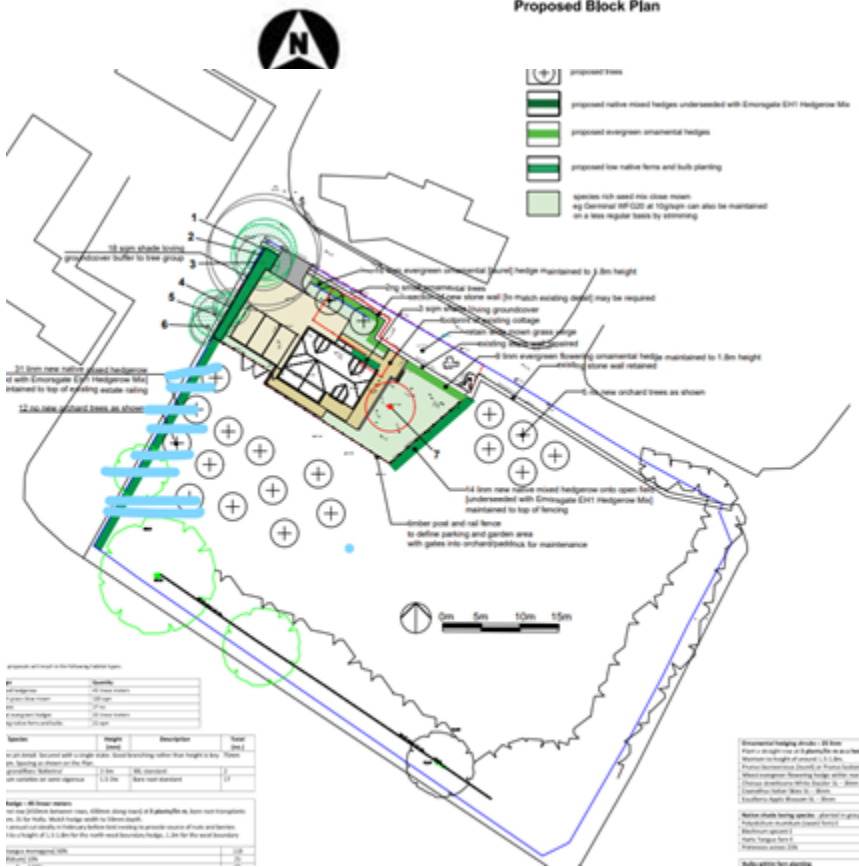
There are objections to this application

The existing boundary trees next to Holly House Farm which form a boundary screen and wildlife corridor should be retained

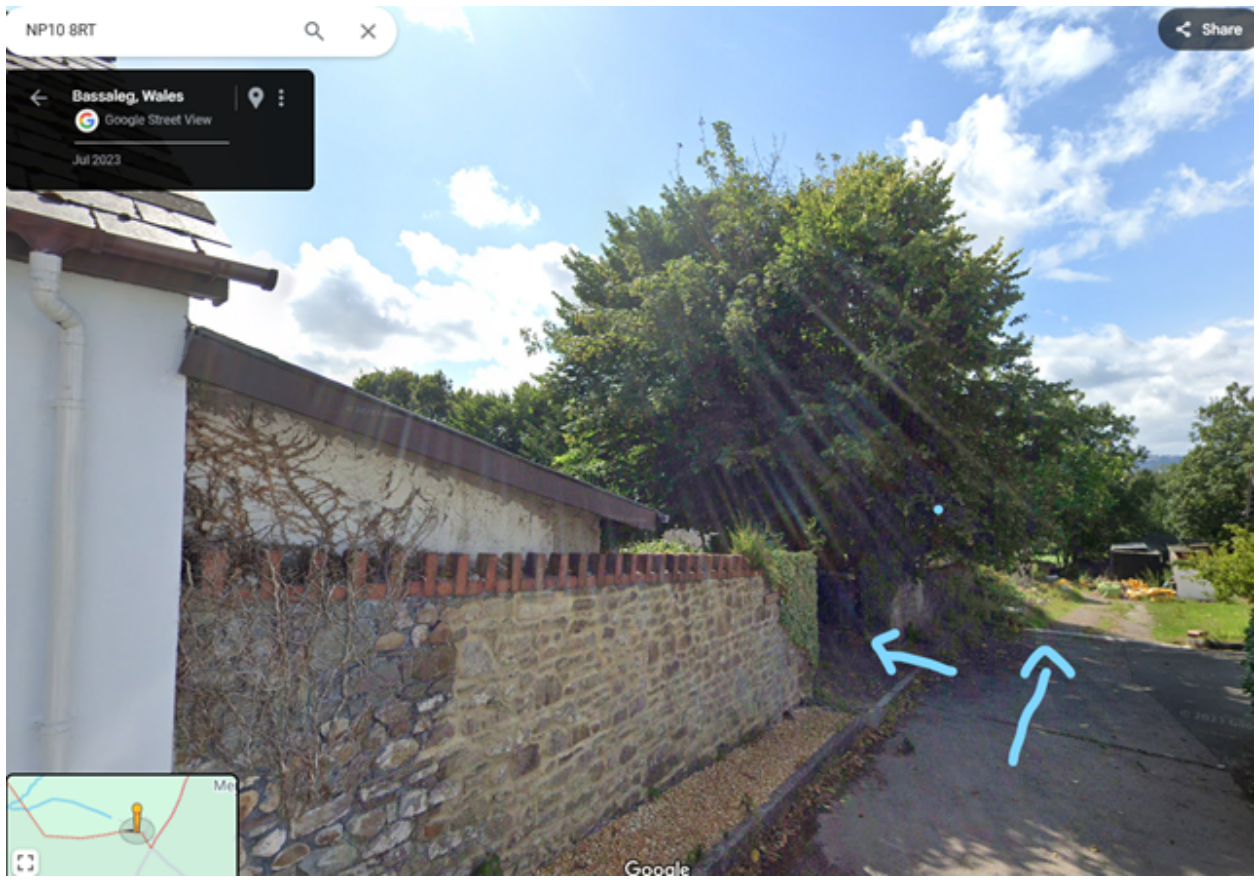
The proposed landscaping plan extends outside of the red edged application site - see plans below . Therefore the this part of landscaping plan cannot be considered as part of this application ie a revised landscaping plan is required within the red line – please confirm that this is the case .



Proposed Block Plan



The aerial photograph and street view as below shows the boundary hedge .





The RPAs of T1 (shown on the photo above) and potentially T2 will extend further into the red edged development site than is shown on the submitted Tree survey .

This is because the trees rooting area will be restricted due to the tarmaced access lane, access into the site and a wall by the site entrance - a revised plan showing the accurate RPAs extending into the development site is required .

No landscaping ,services or suds should take place within any of the RPAs – confirmation of this is required.

Regarding the revised and increased RPAs an Arboricultural Method Statement will also be required to evidence that the proposals can be implemented without detriment to the retained boundary hedge regarding T1 et al .

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

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