

NCC PLANNING CONSULTATION _ TREES		Date:11 March 2026
NCC /TM/KS		Planning Application No. 26/0101
Planning Officer: Ben Webster		
Site Address: Felthorpe College Road Caerleon Newport		
Plans Provided:		
Document Type	Further Information	
Consult Response Statutory	Highways Officer Consultation Response	
Drawing	Existing and Proposed Site Block Plan	
Drawing	Garage Elevations	
Supporting Information	Green Infrastructure Statement	
Drawing - OS Site Location Plan	Site Location Plan, Existing/Proposed Block Plans and SUD Planter Example	
Drawing	PP02 - Proposed Floor Plans and Elevations	
Drawing - OS Site Location Plan	PP01 - Existing Floor Plans and Elevations	
Supporting Information	Ecological Appraisal - JAN 26	
Supporting Information	Bat Activity Survey 2025 Report	
Supporting Information	Heritage Impact Statement	
Application Form	Application Form	
Drawing	218 270 - House Plant Schedule.	
Drawing	218 200 - Landscape Plan	
Supporting Information	Tree Survey, Categorisation & Constraints Report	
Summary: No Objection subject to conditions		
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)		
Discussion: The tree survey and constraints report identifies and grades the trees in accordance BS5837. 2012. It identifies that a number of trees have already been removed (prior to the application) from the site, but 4 moderate and one good quality trees are retained, together with a number of lesser quality ‘C’ grade trees. PPW12 introduced a strengthened policy approach to trees and woodlands as part of the wider response to the nature emergency. One of the headline requirements is: <i>“Every tree felled must be replaced by planting at least three trees of a similar type and size”.</i>		

Pre-emptive site clearance makes it more difficult to demonstrate a net biodiversity benefit. With premature removal undertaken to influence a future application. Tree loss is also considered in light of the ecological and climate emergency declared by the NCC in 2021 and it is reasonable to consider tree cover present prior to the application being submitted.

With this in mind, replacements proposed within Landscape Plan 218 200 are insufficient to meet this requirement as 5 individual trees have been removed along with 3 groups or group parts. Although a 3 for 1 replacements (plus groups) is not appropriate in this setting the inclusion of at least 5 larger specimen trees to frame the building and strengthen the boundaries would be appropriate.

The landscape scheme should therefore be amended to provide a greater number of larger specimen trees which will complement the setting of the building and contribute to the wider setting and site and access. The landscape plan must show and provide sufficient soil volume to support the proposed trees in maturity.

A specification for protective fencing is shown within the Tree Survey and constraints report but the proposals are not supported by a suitable Arboricultural Implications Assessment, tree protection method statement or tree protection plan showing the position of protective measures during construction.

Conclusion: There is no objection to the proposed application subject to the following conditions

Recommendation: No objection subject to conditions

Conditions:

No development shall take place until a detailed Arboricultural Method Statement (AMS), 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.

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

“No development (including site clearance and demolition) shall commence until a Tree Protection Plan (in accordance with BS 5837:2012) has been submitted to and approved in writing by the Local Planning Authority and the agreed tree protection measures have been erected. The approved measures shall be retained in situ for the duration of construction works and no plant, materials, soil or machinery shall be stored within the fenced areas, nor shall the existing ground levels be altered, without the prior written approval of the Local Planning Authority.

Reason: To safeguard retained trees/hedgerows during construction in the interests of visual amenity and the natural environment, in accordance with Policies GP2 and GP5 of the Newport Local Development Plan.”

No works will commence on site until a full and detailed landscaping plan has been submitted and approved in writing by the Local Planning Authority. The landscape plan will provide species which in maturity will frame the existing site, strengthen boundaries and contribute to the local and wider landscape.

Reason: “to ensure that suitable and sufficient new planting is provided interests of visual amenity and the natural environment in accordance with Policies GP2 and GP5 of the Newport Local Development Plan” and the requirements of Planning Policy 12 are addressed in a reasonable way.