

Newport City Council – Planning Consultation

Application Number: 24/0827

Proposal: OUTLINE APPLICATION FOR A NEW DWELLING

Site: 1 Trinity View Caerleon Newport NP18 3SU

Date: 7.5.2026

Arboricultural Remarks.

It is noted that the existing garden has a few trees and ornamental shrub planting. Of greater value is the woodland (SINC) adjoining the north boundary. For this reason, the Outline Planning Application must include a **Tree Survey and Tree Constraints Plan** in accordance with BS5837 Trees in relation to design, demolition and construction – Recommendations (2012). It must be submitted with the application, to include any trees, shrubs or hedges on the site, and within 15m of the site boundary (within potential influencing distance).

The proposed layout should be overlaid onto the Tree Constraints Plan, in order to assess the relationship between the trees and proposed dwelling.

The tree survey must clearly show crown spreads and Root Protection Areas, which must then be considered as a constraint to development.

For any subsequent full planning application, the detailed design layout must be submitted with the Tree Constraints Plan (TCP) accurately overlaid. This overlay should clearly illustrate the crown spreads, Root Protection Areas (RPAs), and corresponding tree numbers to demonstrate how the proposed layout responds to arboricultural constraints.

If the Tree Survey and TCP are more than 12 months old at the time of submission, the Local Planning Authority is likely to request updated versions to ensure the information reflects current tree condition and site circumstances.

A combined **Arboricultural Implications Assessment and Arboricultural Method Statement with Tree, Removal, Retention, and Protection Plan** will be required to assess the impact any proposal will have on trees and how these impacts can be reduced or resolved, which may require a redesign. This must include, but not exclusively - mitigation measures for any proposed tree losses on a minimum 1:3 replacement ratio, in accordance with PPW 12, section 6.5.42; an assessment of existing and proposed ground level details in relation to the proposed dwelling; and any landscape /reprofiling activities, as applicable.

All reports must strictly follow the specifications of BS5837 Trees in relation to design, demolition and construction – Recommendations (2012) and must..... *be undertaken by an¹ arboriculturalist.....*

Vaughan Lewis – Director. Tec.Arbor.A. MArborA.

Head of Consultancy – Arboriculture and Woodland Consultant

Ambler-Lewis Tree Specialists Ltd

¹ **Arboriculturalist** -person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction (section 3.3. BS5837 Trees in relation to design, demolition and construction – Recommendations (2012)