

NCC PLANNING CONSULTATION _ TREES	Date: 14 th July 2026
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NCC /TM/KS	Planning Application No. 26/0381
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Planning Officer: Vicky Quinn

Site Address: 6 Stow Park Circle Newport NP20 4HE

Plans Provided:

Consultation Response - Principal Heritage Officer

Consultation Response - SAB

Drawings

Proposed Site Plan

Proposed Side Elevation Plan

Existing Side Elevation Plan

Proposed Second Floor Plan

Existing Second Floor Plan

Proposed Rear Elevation Plan

Existing Rear Elevation Plan

Proposed Ground Floor Plan

Existing Ground Floor Plan

Proposed Front Elevation Plan

Existing Front Elevation Plan

Proposed First Floor Plan

Existing First Floor Plan

Site Location Plan

Application Form

Summary: The property is located in the Stow Park Conservation Area. Currently, there is no information regarding onsite vegetation and how the proposals to the drive access and parking at the front of the property. Internal layout alterations will not impact on the existing landscaping but changes to the parking and garden area could result in a degradation of the landscape. The application should be supported with a tree survey to BS5837:2012 along with an implications assessment method statement. In addition provision should be made for the installation of suitable new trees on the frontage to provide a long-term amenity and shading to the front garden area whilst contributing the setting and character of the Conservation Area.

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: Whilst internal layout alterations will not impact on the setting and character of the Conservation Area the loss of the front garden to parking and potential to damage existing retained vegetation is high.

No information has been provided on the type, health and condition of the existing vegetation or how it will be protected and retained. Site Plan (ground floor) as proposed shows the majority of south facing front garden being hard surface and it is unclear how this will be achieved or its implications. This is contrary to Policy EN.8 which states: *“Development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change.”*

Parking will be at an elevated level and therefore retaining boundary vegetation is important if impact on drivers using the junction of Cae Perlan Road is to be avoided. The plan appears to show the loss of the Laurel hedge and potential level changes.

Although vegetation is lost there appears to be little planting provided in mitigation. It is unclear what works are to be carried out along the eastern boundary. Contrary to EN8 and Policy GP5 which requires appropriate new planting and wider landscape/green infrastructure within schemes, not simply avoiding harm.

Conclusion:

Insufficient information has been provided to support the application and without it, it should be refused as failing to meet Policy GP5 and EN.8.

Recommendation:

The applicant should be requested to provide a survey, implications assessment, and tree protection plan in accordance with BS 5837:2012 for trees in relation to design, demolition and construction - Recommendations. This should identify what trees and shrub masses are present, what will be removed and retained, and what protection measures will be implemented to ensure their retention during and post-construction.

The applicant should also provide a landscape scheme which includes new tree planting to the southern elevation which will mitigate proposed losses and contribute to the setting and character of the conservation area.

Conditions:

If it is considered that on balance the scheme should be approved prior to information being provided the following conditions should be applied:

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.

"No development (including site clearance and demolition) shall commence until a Tree survey, Implications assessment, tree protection method statement and 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 development (including site clearance and demolition) shall commence until a landscape scheme which includes management of existing vegetation, and the planting and establishment of trees to the southern boundary has been submitted to and approved in writing by the Local Planning Authority. The scheme should include a program of maintenance for a period of not less than 5 years. If any plant declines or dies during the 5 year period it will be replaced with one same type, size and species which will be further maintained until fully established.

Reason :To safeguard the amenity and character of the Conservation Area and mitigate the loss of existing vegetation in the interests of visual amenity and the natural environment, in accordance with Policy GP5 of the Newport Local Development Plan