

Newport City Council – Planning Consultation

Application Number: 26/0269

Proposal: CONSTRUCTION OF PART SINGLE, PART TWO STOREY EXTENSIONS TO EXISTING PROPERTY ALONG WITH DETACHED ANNEX AND DETACHED GARAGE/DOMESTIC WORKSHOP

Site: Robinwood Belmont Hill Caerleon Newport NP18 1JX

Date: 28th May 2026; 28th July 2026;

Arboricultural Remarks.

It is noted that the supporting email from the agent dated 07/05/2026 refers to an attached tree survey; however, no such document is available to view on the planning portal. The only item present is 'Tree Survey Extract 10', which is a plan identifying tree locations but does not display the essential Root Protection Areas (RPAs). The extract appears to relate to a Tree Care survey undertaken in 2022, which is now out of date for planning purposes.

There is no current BS 5837 Tree Survey or Tree Constraints Plan found on the Planning Portal and therefore **an objection remains**, until such information has been provided and reviewed. As the proposed design layout has already been produced, this should be overlaid with the new Tree Constraints Plan, so the relationship with trees can be assessed.

Tree Survey and Tree Constraints Plan (TCP)

In accordance with BS5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, the application must include a Tree Survey and TCP covering all trees, shrubs and hedges on the site and within 15 m of the site boundary (i.e., within potential influencing distance).

The survey must clearly show the tree's numbered, crown spreads and Root Protection Areas (RPAs), which must then be treated as constraints to the development.

Integration with Design Layout

Any proposed design layout submitted must have the TCP accurately overlaid, showing crown spreads, RPAs and tree numbers, to demonstrate how arboricultural constraints have informed the design.

Arboricultural Implications Assessment (AIA) and Arboricultural Method Statement (AMS)

Following the above, a combined AIA/AMS with a Tree Removal, Retention and Protection Plan will be required. This must assess the impact of the proposal on retained trees and set out how these impacts will be avoided, reduced or otherwise managed. Depending on the findings, a redesign may be necessary.

Standards and Competency

All arboricultural reports must strictly follow the specifications of BS5837:2012 and must be undertaken by a suitably qualified and experienced arboriculturalist.

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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)

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