

NCC PLANNING CONSULTATION _ TREES		Date: 22.12.25
NCC /TM/KS		Planning Application No. 25/1030
Planning Officer: Joanne Davidson		
Site Address: Caerleon Comprehensive School Cold Bath Road Caerleon, Newport		
Plans Considered : CCS-HLM-00-00-DR-L-00007-Landscape Plan GA-P1 CCS-HLM-00-00-DR-A-00002-P04 - Site Block Plan – Proposed CCS-HLM-00-00-DR-A-00001-P05 - Site Block Plan - Existing. Tree Constraints Plan CB2183-CAM-XX-XX-DR-C-0500-S4-P02 - Proposed Drainage Overview CB2183-CAM-XX-XX-DR-C-0501-S4-P02 -Proposed Surface Water Drainage Overview 24-043 - Tree Survey, Categorisation & Constraints Report 24-043 - Arboricultural Implications Assessment and Method Statement COMBINED 24-043 - Topographical Survey		
Summary:		
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 Application is for: Construction of a new sports and teaching facility including altered parking arrangements and associated landscaping. . The application is supported by a Tree Protection Method Statement and Draft tree Protection Plan by Steve Ambler and Sons Tree Specialist, dated September 2025. The document, although thorough and identifying conflicts with existing trees is preliminary in form and has been produced without detailed designs for “ No-dig” surfaces, construction of retaining walls and service installation methods being available. With some of the language being suggestive rather than committal and giving broad guidance on designs requirements than actual specifications. The proposals require the removal of four moderate grade trees (T5, T6, T7 and T8) from within the school's grounds. LANDSCAPE GA PLAN , CCS-HLM-00-00-DR-L-00007. Indicates the installation of 13 replacement trees, some are in a restricted location along the southern boundary whilst others are located within the rain garden and potentially conflict with CB2183-CAM-XX-XX-DR-C-0500-S4-P02 - Proposed Drainage Overview where trees are being installed on or adjacent to the surface water drainage for the rain garden proposals and are likely to be problematic either immediately or was a result of future growth. In addition, details of soil fill will be required for the rain gardens as suitable soil for the rain gardens may not be suitable for long-term and sustained tree growth and survival. Opportunities are available for new planting within the proposed car parks and should be considered. This this will provide shade to parking and provide visual screening and softening within the local and wider landscape. Planting proposals should ensure sufficient		

soil availability for installed trees to reach their full design potential and be sustainable into the future.

Additional Planting the East of the existing MUGA could also be provided to diversify the species mix and age class of the tree stock on site whilst providing shade and shelter to the students and mitigate the impacts of climate change.

Conclusion: Potential impacts are relatively minor and can be overcome through careful detailed design and implementation. Landscape planting should be more diverse so as to improve and enhance both the school and local area.

Recommendation: No objections subject to a conditions

Conditions:

*No development shall take place until a **detailed** Arboricultural Method Statement (AMS), consistent with BS 5837:2012 and including –*

- design and implementation of new hard surface within the root protection area of retained trees,*
- service design and installation requirements,*
- Arboricultural site monitoring and supervision*

The AMS will be submitted to and approved in writing by Newport City Council . The development shall thereafter be carried out strictly in accordance with the approved AMS. The detailed AMS will include committal language of will, must and shall in reference to all operations which could impact retained trees.

Reason:

To ensure construction works do not harm retained trees in accordance with Policy GP5 of the LDP.