

Newport City Council – Planning Consultation

Application Number: 24/0827

Proposal: OUTLINE APPLICATION FOR A NEW DWELLING

Site: 1 Trinity View Caerleon Newport NP18 3SU

Arboricultural Remarks.

Date 7.9.26.

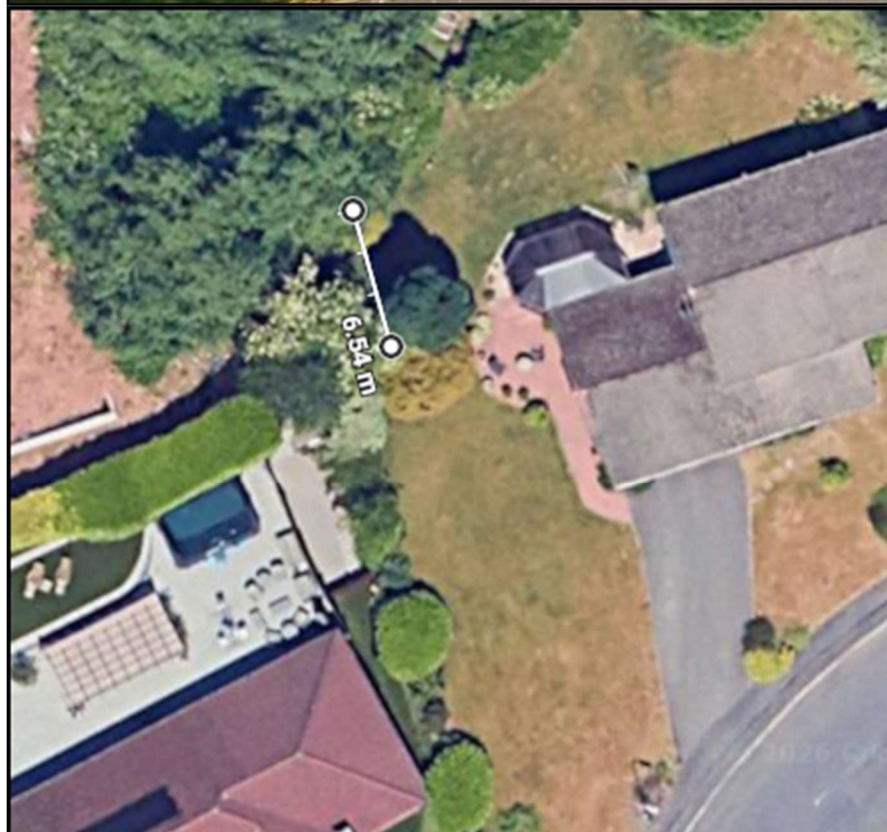
It is noted that the Tree Report is a letter from the Architectural Practice and has not been produced by a qualified Arboricultural Consultant. It lacks a Tree Constraints Plan and is not in full accordance with BS5837 Trees in relation to design, demolition and construction – Recommendations (2012). On this basis the report is not accepted. The report must be produced by a bona fide Arboricultural Consultant and meet the full requirements of BS 5837. As advised previously the Tree Constraints Plan should also include the proposed layout overlaid, in order to assess the relationship between the trees and proposed dwelling. Objection remains on arboricultural grounds.

Date. 25.6.26.

Notwithstanding the point raised in the email dated 27 May 2026 regarding the northern woodland, trees and shrubs are present at the site perimeter and within 15m beyond the boundary. In accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations, all woody vegetation with a stem diameter greater than 75mm must be surveyed and plotted on the Tree Constraints Plan, including vegetation within 15m of the site boundary.

The provided site plan indicates a conifer close to the proposed dwelling, albeit proposed for removal. Using aerial mapping, the canopy of a small group of woody vegetation to the north is approximately 5m from the proposed dwelling and the woodland edge some 10m, and therefore all within potential influencing distance of the proposed dwelling and construction working space etc (refer to Google Imagery screenshots below).

Therefore, a tree survey and tree constraints plan will be required at this Outline Planning Stage. The full application will need to include a combined Arboricultural Implications Assessment and Arboricultural Method Statement. If the full application is >12 months later than the tree survey date, then this will need to be updated at the application stage.





Date: 7.5.2026

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 *Arboriculturist* -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)