

P/19/00090

From: Carle, Shona (Trees and Woodlands Officer) <Shona.Carle@newport.gov.uk>

Sent: 07 June 2019 15:27

To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>

Subject: Pre app -19-00090 – Land adj to and South of Rush Wall, Redwick

Hello Geraint ,

Tree information from a bona fide Tree Consultant .

i.e. **Full tree information should be submitted in accordance with BS5837:2012 ,including tree condition details and full exploration of above and below ground constraints.**

(NB the RPA is not the nearest point to a tree that development can take place, hence, the need for full consideration of the above ground constraints such as tree species, canopy size, potential storm damage and shading)

The tree information (via a bona fide Tree Consultant)should inform the design layout and NOT vice versa.

The trees should be afforded enough space to ensure that any potential conflict between the proposed development and the existing trees is designed out- this is not currently the case as the layout plan demonstrates.

This reiterates the fact that the tree information should inform the layout .

BS5837:2012 Constraints posed by existing trees (in relation to existing trees and woodlands)

5.2 Eg the current and ultimate height and spread of the tree.

Tree species, foliage density, aphid exudate, branch drop etc.

Effect of shading from trees.

5.2.3 Working and access space needs consideration

“ the requirement to protect the overhanging canopies of trees where they could be damaged by machinery, vehicles, barriers or scaffolding where it will be necessary to increase the extent of the tree protection barriers to contain the canopy “ ie by increasing the RPAs

5.2.4 *“particular care is needed regarding the retention of large, mature, over mature or veteran treesadequate space should be allowed for their long term physical retention and future maintenance”*

SPG - Trees, woodland, hedgerow and Development Site Supplementary Planning Guidance – January 2017

The adopted principle is tree retention , mitigation and compensation

(As stated in the Council's adopted Green Lung Policy^[1]; 'where trees are felled then replacement trees will planted'.

Where it is not possible to plant replacement trees on site, funding will be provided by the developer for off-site planting).

Tree shading plan

"may be required as part of the AIS (Arboricultural Impact Assessment). A tree shading plan shows the extent of the tree shadows cast by the tree canopy at various times of the day and in particular seasons. The shading layout informs the design and layout of the site which in turn mitigates potential conflict between the development and the trees, i.e. less money spent on tree maintenance as a consequence of shade cast by trees.

Trees on open spaces

"It is recognised that trees need space to grow and that they will need to be maintained. To provide landscape amenity, specimen trees should be sited on Public Open Space (POS) to that they can be enjoyed by all and are not a financial or practical burden to an individual".

This stance recognises that trees on development sites should be for the benefit of all. One of the key tenets of a TPO is that the tree/s should be highly visible to the public and this beneficial relationship should be shared by all trees within a development.Trees also require a large area to grow to their full potential much larger than an average garden on a new development. As well as the benefit to residents trees sited in a public area provides character to the street scene of overall development."

Trees/woodland and hedges should inform the design layout and not vice versa, all potential conflicts between the proposed buildings and the trees should be designed out. The health, safety and longevity of the trees should not be compromised by a development.

^[1] 2017 Trees and Woodland policy on NCC owned and managed sites.