

# NANTYGLO & BLAINA TOWN COUNCIL

## CYNGOR TREF NANT-Y-GLO A BLAENAU

Mrs V Williams - Town Clerk/RFO

Council Offices, Blaina Institute, High Street, Blaina NP13 3BN  
Swyddfa'r Cyngor, Sefydliad Blaenau, Y Stryd Fawr, Blaenau NP13 3BN

Tel: 01495 292817 E-mail: [clerk@nantygloandblainatc.co.uk](mailto:clerk@nantygloandblainatc.co.uk)

Dear Member,

You are summoned to attend a hybrid meeting of the Highways and Planning Committee at Town Council Chamber, Blaina Institute, High Street, Blaina. to be held on **Tuesday 9<sup>th</sup> June 2026 at 6:00pm.**

If any Council Member or member of the public wishes to attend the meeting remotely, please contact the Town Clerk at the above e-mail or phone by 3pm on Tuesday 9<sup>th</sup> June 2026 for details of how to access the meeting.

Yours sincerely



Town Clerk

### AGENDA

**A meeting to which members of the public are entitled to attend.**

#### **Declaration of Interest**

Members are invited to declare matters of interest either at the beginning or at any time during the proceedings. Members are reminded that all declarations of interest must be recorded in the book provided.

**1. Apologies for absence:**

Members are invited to consider the apologies for absence and to formally resolve to accept.

**2. Questions from the public:**

To receive any questions from the public regarding matters on the agenda. There is a 10-minute allocation time for any questions from the public.

**3. Correspondence:**

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**Regarding BGCBC Planning Application P/2026/0068**

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From Amanda Lewis <amandagrancelewis83@gmail.com>

Date Sat 16/05/2026 16:09

To Clerk <clerk@nantygloandblainatc.co.uk>

You don't often get email from amandagrancelewis83@gmail.com. [Learn why this is important](#)

To whom it may concern,

Please see letter and concerns below regarding the proposed Planning Permission submitted to Blaenau Gwent County Borough Council Planning Department- P/2026/0068.

We as a community in Oak Road and further afield have deep concerns with regards to the proposed works and the potential consequences to our community.

We would be grateful if you could look into this matter and support us with objecting its approval.

Many thanks

Amanda Lewis

Blaenau Gwent County Borough Council Planning Application

After multiple attempts to email (all emails returned by postmaster), you are our concerns regarding the Planning Application P/2026/0068 Cwm Farm.

I am now sending this as a long email in the hope that this is delivered. I would appreciate a response to confirm receipt.

**Letter:**

Angharad Lewis & Amanda Grace Lewis  
Thomas Lewis  
23 & 21 Oak Road  
Tanglewood  
Blaina  
Blaenau Gwent  
NP133JX

07943 138510 & 07500 510224  
07535 877477  
amandagrancelewis83@gmail.com

**Subject: Formal Objection to Planning Application P/2026/0068**

To Whom it may concern,

We are writing to formally object to the proposed Cwm Farm planning application at Oak Road, Tanglewood, Blaina, NP133JX.

We have serious concerns about the potential impact on our property, the environment, and public safety.

Firstly, the application reports indicate coal mines are situated directly above mine and our neighbours' properties. Given the area's mining history and the land's shape, we are deeply concerned. The reports reveal several recorded mine entrances (adits) on and near the site. There's also a high likelihood of shallow coal tunnels that haven't been mapped, along with old mine waste tips in the area, including old land mines that we have been warned about by other farmers when walking our dogs up the mountain. The ground itself is unstable, and the Brynmawr Fault runs through the site with a history of ground shifting and sliding.

The fact that these coal mines are situated directly above our property and neighbours' raises significant concerns. We all fear that any interference could lead to potential landslides damaging our homes and those of our neighbours. This could be life-threatening to anyone in or near the property at the time. Sadly, we only need to recall the devastating consequences of Aberfan. Even the applicant's own mining expert acknowledges they cannot rule out future ground shifting or collapse. Just because a quick walk around the site didn't reveal any holes today doesn't mean it's safe. Building here poses a long-term danger to the new structures, the local drainage, and all neighbouring properties.

- ***Pond Expansion and Drainage:*** They plan to expand one pond and build another for watershed overflow. The paperwork completely fails to cover how this extra water retention will impact the unstable ground, drainage, and old coal/land mines.
- ***Human Faeces as Fertiliser:*** Using human faeces as fertiliser right above a residential area is highly unsanitary and a major public health and environmental hazard. We do not live in a widespread, isolated landscape; our houses sit directly below this site.
- ***Slaughterhouse Waste & Odour:*** The site is clearly visible from our back gardens. We will be directly impacted by the smell and noise of a slaughterhouse. The current details are incredibly vague—we need explicit information on their drainage and waste management plans.
- ***Vermin Risk:*** With new food production, food storage, poultry slaughterhouse (including the animals for their own sustainable living plan), and compost facilities being created, what is the exact plan to handle the inevitable increase in vermin?
- ***Water Pollution:*** How will they prevent human and animal manure from running off into the nearby ponds, streams, and water sources?
- ***Traffic and Road Suitability:*** Oak Road is narrow and already struggles; delivery drivers regularly block our drives. Farm traffic will completely obstruct our access. Where is the actual traffic evidence and data? Additionally, if they are planning on selling produce and Christmas turkeys, how many visitors are they expecting, and where will they park?
- ***Property Boundaries:*** The application includes zero information on fencing. How will they ensure livestock does not escape, encroach on, or impact our houses? We often have the farm sheep and lambs in the road. Another concern is the planting of trees on the borderline, which will take natural light away from our properties. I appreciate the need for privacy as we expect the same; however, whilst the trees would give everyone privacy, it will affect our properties by obstructing natural light, that we enjoy in our back gardens.
- ***Wildlife Protection (Meadow Pipits) and the Barn Wildlife:*** Meadow Pipits are an at-risk species present on site. What specific measures are being taken to protect them during construction? Does the current barn host bats or owls? If they do, then what is being done to protect these species?

### **Petition**

We have organised a petition (both paper and online), which has been distributed throughout the community of Blaina. As so many people were unaware of the proposed plans, we will allow one week for signatures and then submit the petition to the Blaenau Gwent County Borough Council Planning Department.

We, as a community, would appreciate a response to our objections and wish to all be able to attend a meeting where we can air our concerns in person and be able to ask important questions. Hopefully, we can then receive answers and have a little more understanding of all plans proposed. As I mentioned, we were unable to do any of this at the previous meeting because no one knew about it.

I look forward to hearing from you soon.

Kind regards,

Amanda Lewis

Sent from my iPhone



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Room 229 - The Innovation Centre,  
Festival Drive,  
Victoria Business Park,  
Ebbw Vale,  
NP23 8XA

- [REDACTED]
- [REDACTED]
- [REDACTED]

Date: 6<sup>th</sup> May 2026

Project Ref: 26/057

# PLANNING STATEMENT

## Proposed Change of Use of Land to Residential Curtilage and Erection of Outbuilding

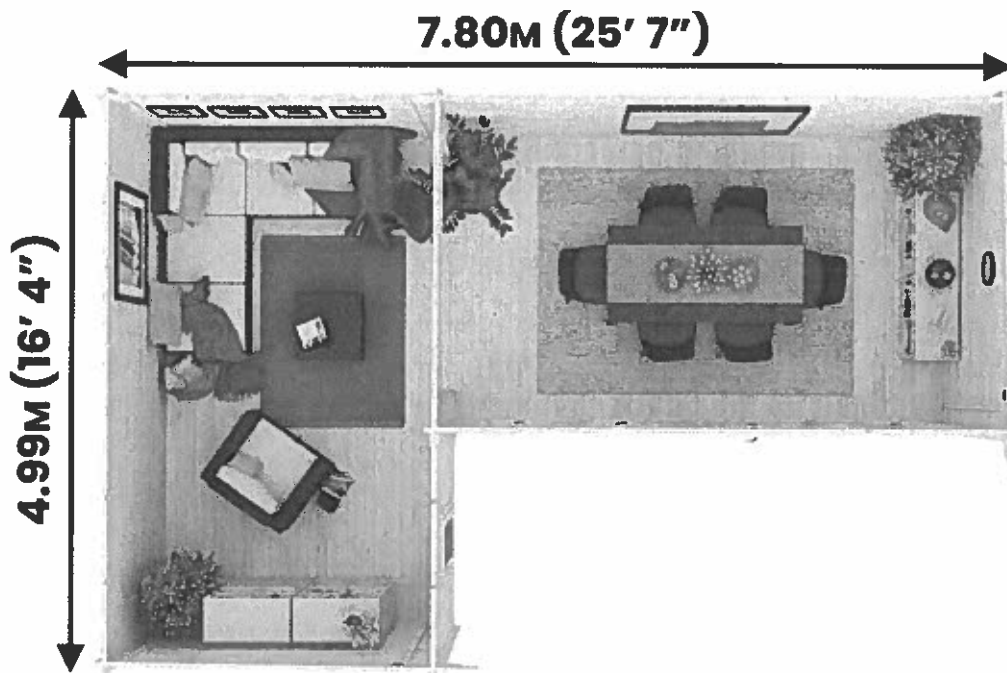
16 Club Row, Blaina, NP13 3JJ

- Applicant: Samantha Pugh
- LPA: Blaenau Gwent County Borough Council
- Date: May 2026

### 1. INTRODUCTION

- This Planning Statement supports a full planning application for:
  1. **Change of use of land to the front of the property to residential curtilage**, and
  2. **Erection of an outbuilding (approx. 7.8m x 5m) to be used in conjunction with an approved childminding business.**
- The proposal follows formal **pre-application advice issued by Blaenau Gwent CBC on 01 April 2026** (Ref: PA/2026/0025).
- The advice confirms that:
  - "The provision of a childminding business for up to 5 children at the property is acceptable in principle and would **not** require planning permission."
  - and that:
  - "The erection of an outbuilding to the front of the property is also acceptable in principle, subject to it being suitably scaled."

The purpose of this statement is to demonstrate compliance with the Local Development Plan (LDP), relevant SPGs, and national policy.



Manufacturers illustration of cabin



## 5. PLANNING POLICY CONTEXT

- The pre-application advice identifies the relevant LDP policies:
  - **DM1 – New Development**
  - **DM2 – Design and Placemaking**
- Relevant SPGs include:
  - **Householder Design Guidance SPG**
  - **Access, Car Parking and Design SPG**
- National policy (Future Wales and PPW Edition 11) also supports small-scale domestic development and home-based working where impacts are acceptable.

## 6. PLANNING ASSESSMENT

### 6.1 Principle of Development

The LPA has already confirmed that:

- The **childminding use does not require planning permission**, as it does not constitute a material change of use:

"There is not considered to be a material change of use... the running of a childminding business at the property would not require planning permission."

- The **outbuilding is acceptable in principle**, subject to scale and design.
- The **change of use of land** is required and can be included in the same application.

Therefore, the principle of development is **established and supported**.

### 6.2 Design and Visual Impact (DM2)

The Householder SPG states that outbuildings should be:

- Subservient
- Not over-dominant
- Not normally forward of the front elevation unless characteristic of the streetscape

The LPA acknowledges:

"There appears to be an existing outbuilding located in a similar location... in principle there are no objections."

The proposed outbuilding:

- Replaces an existing structure
- Remains modest in scale
- Uses materials sympathetic to the dwelling
- Does not disrupt the terrace rhythm
- Sits within land owned by the applicant

The proposal therefore complies with **DM2** and the **Householder SPG**.

### 6.3 Residential Amenity (DM1)

- The LPA confirms that the childminding activity:



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- [Redacted]
- [Redacted]
- [Redacted]

Date: 6<sup>th</sup> May 2026

Project Ref: 26/057

# GREEN INFRASTRUCTURE STATEMENT

**Proposed Change of Use of Land to Residential Curtilage & Erection of  
Outbuilding**

**16 Club Row, Blaina, NP13 3JJ**

- **Applicant: Samantha Pugh**



Photo 1 – front of property

These measures align with the principles of **BS5837:2012 – Trees in Relation to Design, Demolition and Construction**.

#### **4. MITIGATION FOR LOSSES**

- No green infrastructure features are being removed; therefore, **no direct mitigation planting is required**.
- However, the applicant is voluntarily providing **biodiversity enhancements** and **pollinator-friendly planting** to deliver a net benefit in accordance with PPW12 and the BGCBC GI SPG.

#### **5. LANDSCAPING TO ENHANCE GREEN INFRASTRUCTURE**

- To support biodiversity and improve the ecological value of the front garden, the following enhancements will be introduced:

##### **Front Garden Enhancements**

- Planting of **pollinator-friendly species**, including:
  - Lavender
  - Mixed wildflowers
  - Other nectar-rich species suitable for small domestic gardens
- Installation of a **bird box** on an existing structure or fence.
- Installation of an **insect box** within the garden.

##### **Boundaries**

- All existing boundary planting will be retained and maintained.

##### **Rear Garden**

- Not affected.

These enhancements will be shown on the submitted block plan/landscaping plan.

#### **6. MANAGEMENT AND MAINTENANCE OF NEW PLANTING**

All new planting and biodiversity features will be maintained by the applicant/homeowner.

- Plants will be **watered regularly**, particularly during establishment.
- Any failed plants will be **replaced like-for-like**.
- Bird and insect boxes will be **inspected periodically** to ensure they remain functional and safe for wildlife.
- No pesticides or herbicides will be used in the vicinity of pollinator-friendly planting.

This approach ensures long-term ecological value and aligns with the principles of sustainable garden management.



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- [REDACTED]
- [REDACTED]
- [REDACTED]

Date: 12<sup>th</sup> May 2026

Project Ref: 26/057

## DRAINAGE STATEMENT

### Proposed Change of Use of Land to Residential Curtilage and Erection of Outbuilding

16 Club Row, Blaina, NP13 3JJ

- Applicant: Samantha Pugh
- LPA: Blaenau Gwent County Borough Council
- Planning Application No: P/2026/0098
- Date: May 2026



Photo 1 – Area where outbuilding is to be located

- Any future connection (e.g., wash basin) would link to the existing foul system in accordance with **Building Regulations Part H**.

## 5. FLOOD RISK AND ENVIRONMENTAL CONSIDERATIONS

- The site is outside any **Flood Zone 2 or 3**.
- The proposal does not alter ground levels or introduce new impermeable surfacing.
- The development will not increase flood risk on-site or elsewhere.
- The use of timber construction and permeable gravel supports **low-impact, sustainable design** consistent with **PPW 11 and Future Wales Policy 9**.

## 6. MAINTENANCE AND MANAGEMENT

- Gutters and downpipes will be inspected annually and cleared as required.
- Water-butt overflow will be directed to the gravel infiltration zone.
- Gravel areas will be maintained to prevent compaction and preserve permeability.
- Timber surfaces will be re-treated every 3–5 years to maintain durability.

## 7. CONCLUSION

- The proposed development at **16 Club Row, Blaina**:
  - Introduces **no additional hard paving**
  - Creates **only 29 sq.m of impermeable roof area**, below SAB thresholds
  - Utilises **permeable gravel** and **attenuated roof discharge**
  - **Does not increase surface-water runoff or flood risk**
  - **Complies with Welsh drainage policy and Blaenau Gwent LDP Policy DM1**
- Accordingly, the drainage arrangements are considered **acceptable and policy-compliant** for this small-scale domestic development.



Llywodraeth Cymru  
Welsh Government

# Householder Application for Planning Permission for works or extension to a dwelling

## Town and Country Planning Act 1990

If printed, please complete using BLOCK CAPITALS and BLACK ink.

### 1. Applicant Name and Address

Title:	Mrs	First name:	Samantha		
Last name:	Pugh				
Company (optional):					
Unit:		House number:	16	House suffix:	
House name:					
Address 1:	Club Row				
Address 2:					
Address 3:	Blaina				
Town:	Abertillery				
County:					
Country:					
Postcode:	NP13 3JJ				

### 3. Description of Proposed Works

Please describe the proposed works:

Proposed Change of use of land to the front of the property to residential curtilage, and Erection of an outbuilding to be used in conjunction with an approved child-minding business.

Has the work already started?

Yes

No

If Yes, please state when the work was started (DD/MM/YYYY):  
(Date must be pre-application submission)

Has the work already been completed?

Yes

No

If Yes, please state when the work was completed (DD/MM/YYYY):  
(Date must be pre-application submission)

### 5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes

No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way?

Yes

No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Description:

## 8. Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

If Yes, please describe:

---

## 9. Authority Employee/Member

With respect to the Authority, I am:

a) a member of staff;

b) an elected member;

c) related to a member of staff;

d) related to an elected member.

Do any of these statements apply to you?

Yes

No

If Yes, please provide details of the name, relationship and role:

---

## 10. Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

Yes

No

If you have answered YES, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required. All tree surveys should accord with BS5837.

**Certificate of Ownership – Certificate C**  
**Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

## 12. Agricultural Holdings

### Agricultural Holding Certificate

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration – You Must Complete Either A or B.

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

07/05/2026

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

## 15. Applicant Contact Details

Telephone numbers:

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

## 16. Agent Contact Details

Telephone numbers:

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

## 17. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

Agent

Applicant

Other (if different from the agent/applicant's details)

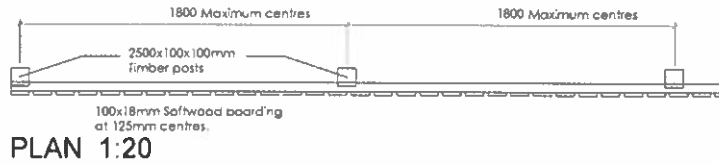
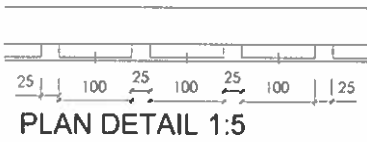
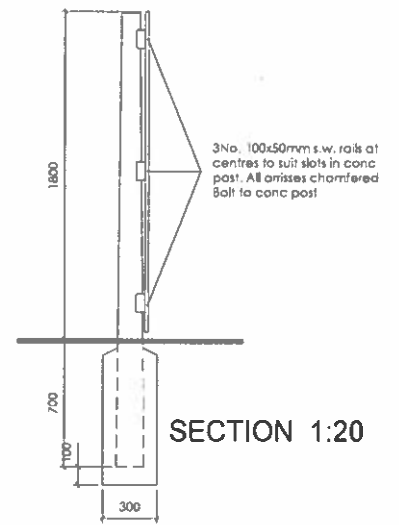
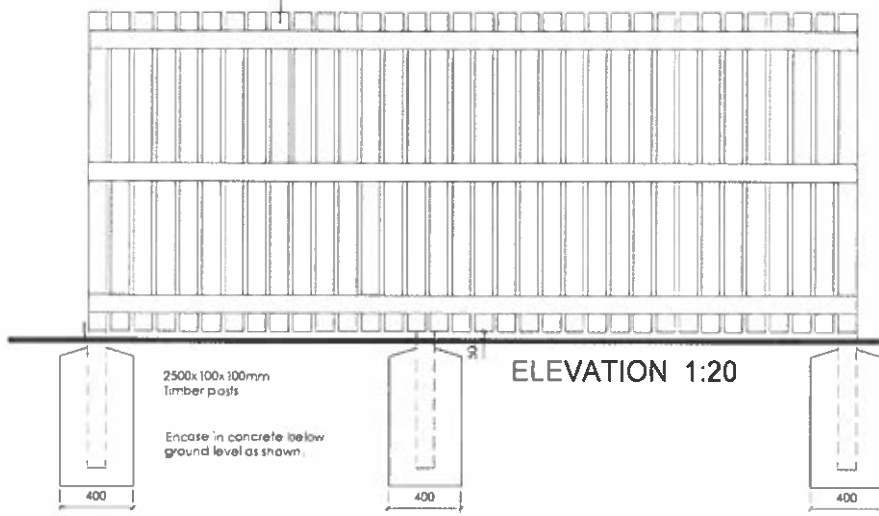
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

100x18mm softwood vertical  
boarding located on public side  
All top edges splayed.



**Creation Design**

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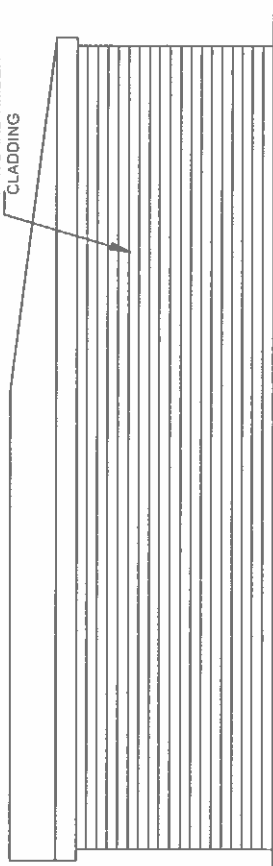
**PROPOSED CHANGE OF USE**

16 CLUB LANE  
BLAINA  
NP13 3JJ

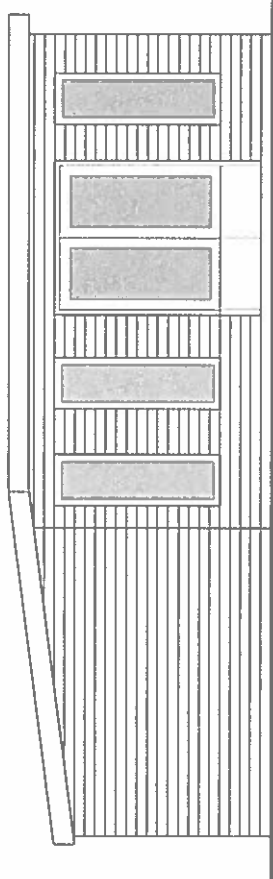
**PROPOSED FENCE**

DATE <b>May 2026</b>	DRAWN BY <b>P.P.</b>
SCALE: <b>1:20 1:5 @ A3</b>	DRAWING NO. <b>26-057/P/05</b>
	REV <b>-</b>

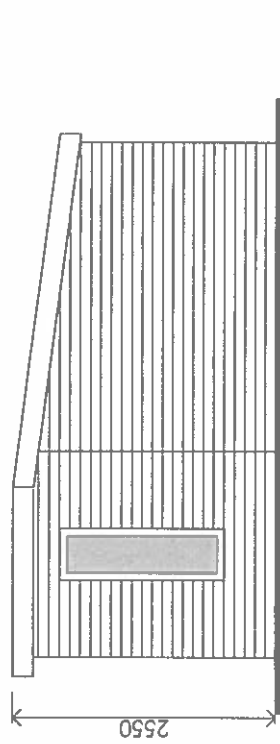
NATURAL TIMBER  
CLADDING



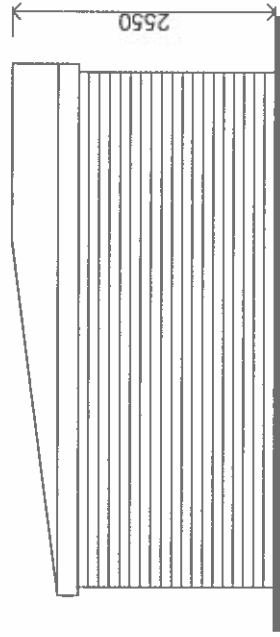
NORTH ELEVATION AS PROPOSED



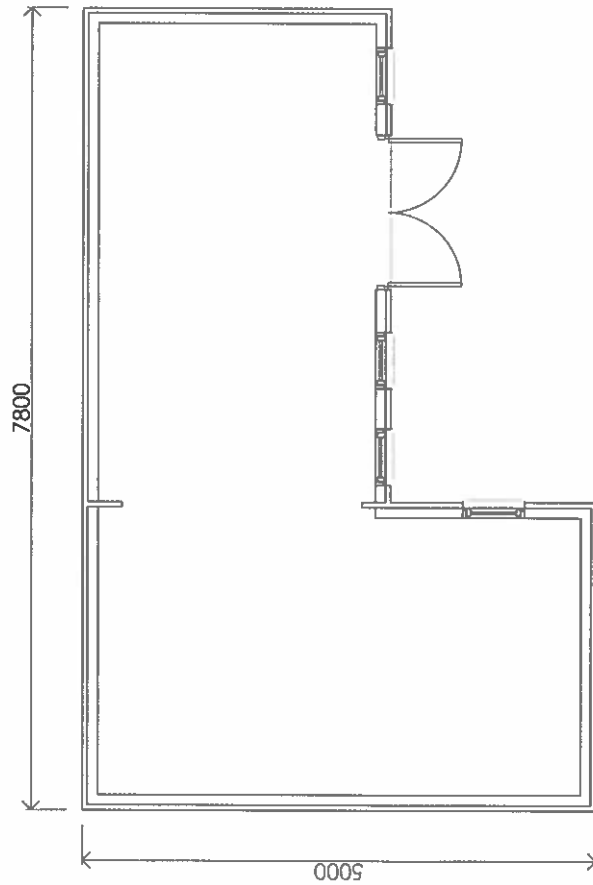
SOUTH ELEVATION AS PROPOSED



EAST ELEVATION AS PROPOSED



WEST ELEVATION AS PROPOSED



PLAN OF OUTBUILDING AS PROPOSED

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**PROPOSED CHANGE OF USE**  
 16 CLUB LANE  
 BLAINA  
 NP13 3JJ

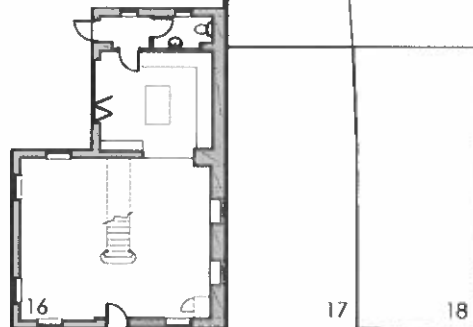
**PROPOSED OUTBUILDING**

DATE:	May 2026	DRAWN BY:	P.P.
SCALE(S):	1:50 @ A3	DRAWING NO.:	26-057/P/04
		REV:	-

Blue Line area is  
existing residential  
curtilage = 440 Sq.M



Red Line area requiring  
Change of Use of the  
Land to residential  
curtilage = 195 Sq.M



CAR  
PARKING

Site of  
former  
garage

CLUB ROW

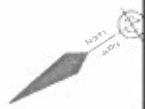
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**PROPOSED CHANGE OF USE**  
16 CLUB LANE  
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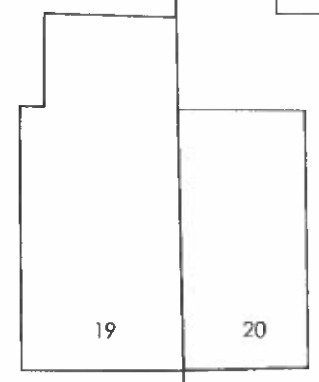
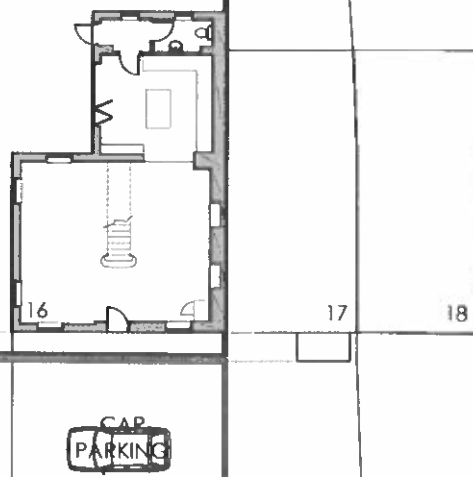
**PROPOSED FLOOR PLAN**

DATE: <b>May 2026</b>	DRAWN BY: <b>P.P.</b>
SCALE(S): <b>1:50 @ A3</b>	DRAWING NO: <b>26-057/P/03</b>
	REV: <b>-</b>

Blue Line area is existing residential curtilage = 440 Sq.M



Red Line area requiring Change of Use of the Land to residential curtilage = 195 Sq.M



Site of former garage

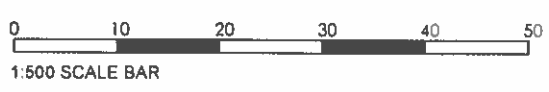
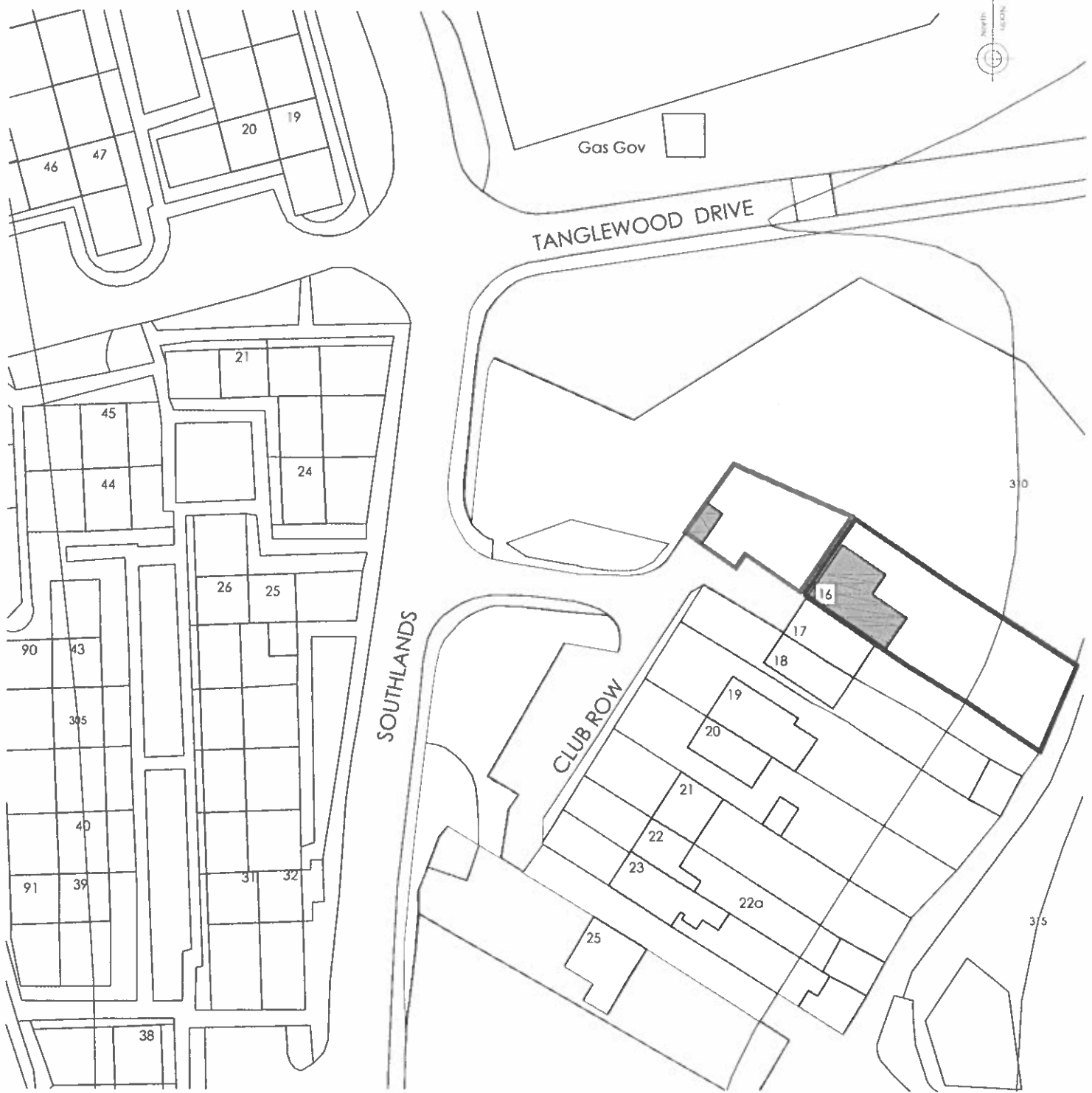
CLUB ROW

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E-mail: [info@creationdesign-wales.com](mailto:info@creationdesign-wales.com)

**PROPOSED CHANGE OF USE**  
16 CLUB LANE  
BLAINA  
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**PROPOSED FLOOR PLAN**

DATE: <b>May 2026</b>	DRAWN BY: <b>P.P.</b>
SCALE(S): <b>1:50 @ A3</b>	DRAWING NO: <b>26-057/P/03</b>
	REV: <b>-</b>




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 E-mail: info@creationdesign-wales.com

**PROPOSED CHANGE OF USE**  
 16 CLUB LANE  
 BLAINA  
 NP13 3JJ

**SITE LOCATION PLAN**

DATE: <b>May 2026</b>	DRAWN BY: <b>P.P.</b>
SCALE: <b>1:500 @ A3</b>	DRAWING NO.: <b>26-057/P/01</b>
	RIV: <b>-</b>

Item 4b)

# DESIGN AND ACCESS STATEMENT



**North East Elevation - to road**

**1:100 scale**

## **PROPOSED NEW INFILL DEVELOPMENT FOR TWO SEMI-DETACHED TWO BEDROOM HOUSES**

**29, Surgery Road, Cwmcelyn, Blaina**  
for Mr. and Mrs. Lane

**November 2025**

**Griffiths Design Limited**

Architectural Technologists

## 1.0 The site and location

- 1.1 The site is located opposite no.29 Surgery Road in the Cwmcelyn area of Blaina and at the south eastern end of Surgery Road. The site sits at the end of a row of terraced houses on the south side of the road. The wider area is characterized by residential properties to the north and east and a park and wooded area to the south and west.
- 1.2 The site is accessed directly off of Surgery Road and provides a number of off-street parking spaces raised on hardstanding at pavement level, for no. 29 opposite the site, with vacant land to the remainder of the site.
- 1.3 The site contains two existing sheds used for storage. There are a number of trees together with shrub planting to the remainder of the site.
- 1.4 The location of the site is identified on the satellite image below.



The site (in centre)

### **3.0 Planning Policy – The Principle**

3.1 The Blaenau Gwent Local Development Plan (LDP); November 2012 was adopted on 22<sup>nd</sup> November 2012. A recent announcement of a full review of the plan stated that this has been delayed until the autumn of 2026.

#### **Blaenau Gwent Local Development Plan**

3.2 The key LDP policies concerning the principle of the development are as follows:

- DM1 New Development
- DM2 Design and Placemaking
- DM14 Biodiversity Protection and Enhancement
- DM15 Protection and Enhancement of the Green Infrastructure
- DM16 Trees, Woodlands and Hedgerow Protection
- SB1 Settlement Boundaries
- SP10 Protection and Enhancement of the Natural Environment

3.3 The above policies are discussed in more detail, to show how they relate to the proposal, in section 4.0 below.

#### **National Planning Policy and Guidance**

3.4 The adopted development plan policies are also supported by national planning policy, in particular, Planning Policy Wales and Technical Advice Notes (TAN). TAN 12 titled 'Design' (2016) is of particular relevance.

3.5 Design in Planning Policy Wales (PPW) is defined as:

*"the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings."*

3.6 PPW emphasises that:

*"Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone."*

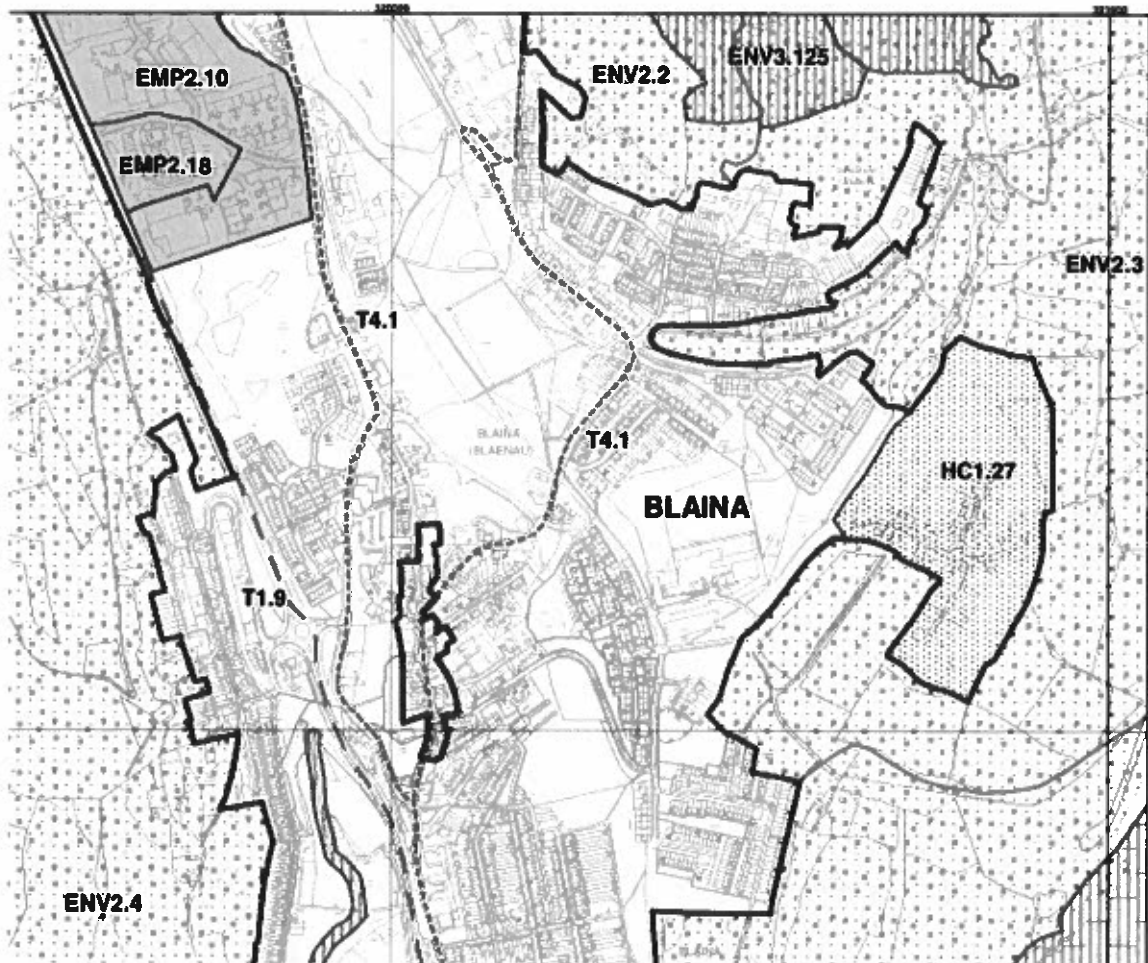
3.7 Paragraph 5.11.1 of TAN 12 'Housing design and layout' states that:

*'Achieving more sustainable residential environments is dependent on linking development to public transport and other uses and services (e.g. district heating), providing access to local services, and securing the most efficient use of land. For a successful residential area, the design of housing should be to establish a sense of place and community, with the movement network used to enhance these qualities, and to incorporate features of environmental sustainability'.*

## 4.0 Design and Planning Policy Assessment

### Policy SB1 – Settlement Boundaries

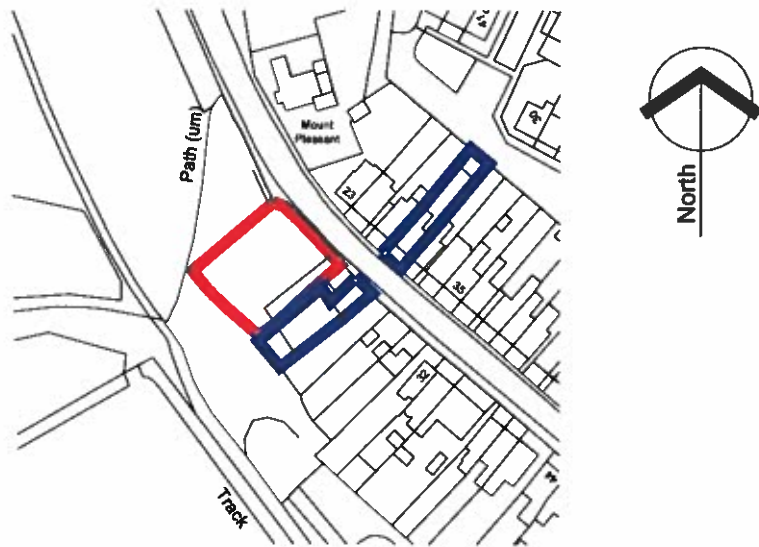
- 4.1 Study of the Blaenau Gwent LDP shows that the application site lies within the settlement boundary, referred to in policy SB1, and sits to the south west edge of the Cwmcellyn residential area of Blaina (see map below).



### Policy DM1 – New Developments

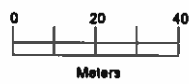
- 4.2 New developments will be permitted providing proposals are of a sustainable design that makes efficient and effective use of resources including energy and materials. It should also incorporate sustainable drainage systems (SuDS) and does not result in a net loss of biodiversity. Foul drainage will be connected to the main sewer in Surgery Road.
- 4.3 The new development will be compatible with other uses in the locality and will not impact the amenity of neighbouring properties.
- 4.4 Regarding accessibility the proposal has regard to safe, effective and efficient use of the transportation system and prioritises the interests of pedestrians, cyclist and public transport before the use of the car. The site is located on the route of the Brynmawr to Newport Bus Corridor that has the key objective of increasing sustainable modes of transport and improving connectivity across the locality.





**Site location plan**

1:1250 @ A3



<b>Griffiths Design.</b> Architectural Technologists. Tel: 07869448821 Email: griffithsdesign@outlook.com	
Client	Mr. & Mrs. Lane
Project	New Development Surgery Road Cwmcelyn Blaina
Drawing	Site location plan
Date	November 2025
Scale	1:1250 @ A3
Drawn by	dp
Checked by	***
Revision	
Drawing No	
[PP]	03

# GREEN INFRASTRUCTURE STATEMENT



## 29 Surgery Road, Blaina

**Prepared By:** Steele Landscape Design  
10 Dunstan Road, Burnham on Sea, TA8 1ER

**Contact:** [REDACTED]

**Date of Report:** 09 December 2025

## 2. On-Site Green Infrastructure Assets

The existing site is currently part of the wider landscape but also associated with the adjacent housing along Surgery Road.

The development site is set within an area of mature trees and an area of grass land. The northern boundary faces onto Surgery Road and the southern/western section backing onto Cwm-Celyn woodland.



Figure 1: Existing Block Plan PP02

GI functions are the roles that assets can play if planned, designed and managed in a way that is sensitive to, and includes provision for, natural features and systems. Each asset can perform different functions, a concept known as multifunctionality. Multifunctionality Understanding multifunctionality is central to the GI approach to land use planning. Where land performs a range of functions it affords a far greater range of social, environmental and economic benefits than might otherwise be delivered.

Underpinning the multiple functions that GI assets perform is the concept of ecosystem services. Health and wellbeing depends on the range of services provided by ecosystems and their constituent parts: water, soils, nutrients and organisms. These services include: support: necessary for all other ecosystem services, e.g. soil formation and photosynthesis; — provision: food, fibre, fuel; regulation: air quality, climate control, erosion control; and culture: non-material benefits for people, including aesthetic qualities and recreational experiences.

A GI Statement has been prepared to consider the effect of menage development within a study area which is agricultural in character but already containing many man-made structures, large agricultural barns and residential areas of Penyrheol and Caerffili/Caerphilly.

The majority of the local area is made up of agricultural fields mainly used for sheep grazing. Field boundaries of native species tree and hedge are found throughout the area and are either maaged to a good order to ensure stock proofing with other bboundariars found to be degraded and fragmented with the field secured with post and wire fencing. The onsite field boundaries do not at present connect to any woodland or more diverse habitats.

This Green Infrastructure Statement will show how the existing green infrastructure and biodiversity will be protected and enhanced by following the following steps.

**Step 1: Avoidance** – The house has been located close to Surgery Road, and away from the main woodland block and would retain, protect and maintain the vast majority of on-site trees.

**Step 2: Minimise** – The construction of the houses, has where appropriate, only removed a small of trees.

**Step 3: Mitigation measures** – There would be a variety of planting areas including tree planting, hedgerow, amenity shrub and perennial planting as well as amenity grass lawns.

**Step 4: Compensation on Site/ off Site** – The loss of trees to development would be compensated with an area of mixed native species trees in the southern section of the development site that would increase biodiversity on site.

## **5. Opportunities for Enhancement of Green Infrastructure**

The step wise approach to providing opportunities for infrastructure enhancements can be provided in the following measures.

- **Diversity:** maintaining and enhancing diversity at every scale, including genetic, structural, habitat and between-habitat levels. This supports the complexity of ecosystem functions and interactions that deliver services and benefits. The proposed enhancements include the provision of new wild flower grassland and additional 'infill' hedgerow planting using locally sourced native species which would improve the species diversity of the hedgerow.

- **Extent:** incorporating measures which maintain and increase the area of semi-natural habitat/features and linkages between habitats. In general, smaller ecosystems have reduced capacity to adapt, recover or resist disturbance. The proposed hedgerow 'infill' planting would provide linkage between on site woodland GI assets.

- **Condition:** The condition of an ecosystem is affected by multiple and complex pressures acting both as short term and longer-term types of disturbance. Both direct and wider impacts should be considered, for example avoiding or mitigating pressures such as climate change, pollution, invasive species, land management neglect etc. The on going / future management of the grassland and hedgerow and woodland areas would enhance the development site for local fauna using these GI assets for foraging, nesting, and roosting, including the provision of bat and bird boxes.

- **Connectivity:** This refers to the links between and within habitats, which may take the form of physical corridors, stepping stones in the landscape, or patches of the same or related vegetation types that together create a network that enables the flow or movement of genes, species and natural resources. The development site would provide mitigation measure opportunities to develop functional habitat and ecological networks within and between ecosystems, building on existing connectivity.

- **Aspects of ecosystem resilience (adaptability, recovery and resistance):** ecosystem resilience is a product of the above four attributes. Adaptability, recovery and resistance to/from a disturbance are defining features of ecosystem resilience. The provision of a variety of landscape habitats would increase adaptability and resilience for local ecosystems. the newly planted hedgerow would provide a feeding resource and connectivity corridor between on-site boundaries and the wider countryside.

The existing woodland to the south of the development site requires continued management as part of the development activities. There may be an opportunity to enhance the GI with 'infill' tree planting with the following tree species;

Hazel (*Corylus avellana*)

Holly (*Ilex aquifolium*)

Field Maple (*Acer campestre*)

*Fagus sylvatica* (Beech)

*Quercus robur* (Oak)

Hornbeam (*Carpinus betulus*)

## **6. Green Infrastructure Trends and Constraints.**

As the boundary tree and hedgerows continue to mature there will be occasion to carry out work to the hedge and it may require formal 'layering' to ensure that the field continues to match the local hedge character of the local area.

Similarly, the trees may suffer complications of old age or storm damage and may require removal. If this is necessary then a similar species tree (preferably 'standard' size) should be planted in its place and protected with tree guard and staking etc.

**NOTE: All birds are protected by the Wildlife and Countryside Act 1981 and the protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most bird species is between March and September.**

The management of the Green Infrastructure Assets should be carried out on a yearly bases with a least two cuts of the hedge per year and regular yearly inspection of the existing hedgerow and trees, or after a storm event etc. with any remedial works to be carried out after the bird nesting season.

Every ten years, the management prescriptions should be re-assessed in order to identify significant changes that would affect the field boundaries to continue as a local Green Infrastructure Asset. Any identified changes should be implemented in the following appropriate season.

It is anticipated that the implementation of the GI management tasks would be carried out by the client or landscape contractors working on their behalf.

REPORT END



**Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent**

General Offices  
Steelworks Road  
Tylwyn, Ebbw Vale, NP23 6AA.  
Tel: 01495 355555 Fax: 01495 355598  
Email: [planning@blaenau-gwent.gov.uk](mailto:planning@blaenau-gwent.gov.uk)

Swyddfeydd Cyffredinol  
Heol Gwaith Dur  
Tŷ Llwyn, Glyn Ebwy, NP23 6AA.  
Ffon: 01495 355555 Ffacs: 01495 355598  
E-bost: [planning@blaenau-gwent.gov.uk](mailto:planning@blaenau-gwent.gov.uk)



[www.blaenau-gwent.gov.uk](http://www.blaenau-gwent.gov.uk)

**Application for Planning Permission****Town and Country Planning Act 1990****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**Site Details**

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Land opposite No 29

Address Line 1

Surgery Rd

Address Line 2

Town/city

Blania

Postcode

NP13 3AZ

**Description of site location (must be completed if postcode is not known)**

Easting (x)

320175

Northing (y)

208661

Description

**Applicant Details**

Name/Company

Title

Mr

First name

James

Surname

Griffiths

Company Name

Griffiths Design Limited

## Address

Address line 1

31

Address line 2

31

Address line 3

Castle Oak

Town/City

Usk

Country

United Kingdom

Postcode

NP15 1SG

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the site area?

740.00

## Materials

Does the proposed development require any materials to be used in the build?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

**Proposed materials and finishes:**

Smooth sand cement render with paint finish

**Type:**

Roof

**Existing materials and finishes:**

**Proposed materials and finishes:**

Blue/black cement fiber slates

**Type:**

Windows

**Existing materials and finishes:**

**Proposed materials and finishes:**

Double glazed units - colour to be agreed

**Type:**

Doors

**Existing materials and finishes:**

**Proposed materials and finishes:**

Double glazed units - colour to be agreed

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

**Proposed materials and finishes:**

Stone dwarf wall to roadside.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

**Proposed materials and finishes:**

Permeable hardstanding

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes  
 No

If Yes, please state references for the plans, drawings and/or design and access statement

## Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes  
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes  
 No

## Employment

Will the proposed development require the employment of any staff?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes  
 No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

**Renewable energy type:**

Solar

**Energy capacity:**

0 Megawatts

**Renewable energy type:**

Ground/water/air heat pumps

**Energy capacity:**

0 Megawatts

In the broadest terms, because of its location, the development of the site to provide residential dwellings may be acceptable.

### Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes
- No

### Ownership Certificates

#### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
- No

#### Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

James

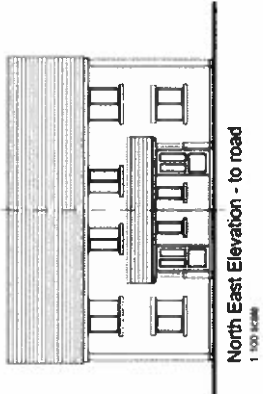
Surname

Griffiths

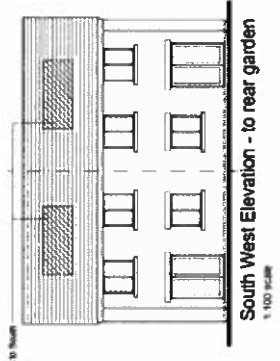
Declaration Date

08/12/2025

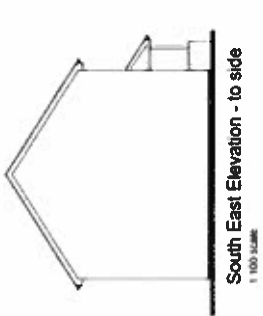
- Declaration made



North East Elevation - to road  
1:100 scale



South West Elevation - to rear garden  
1:100 scale

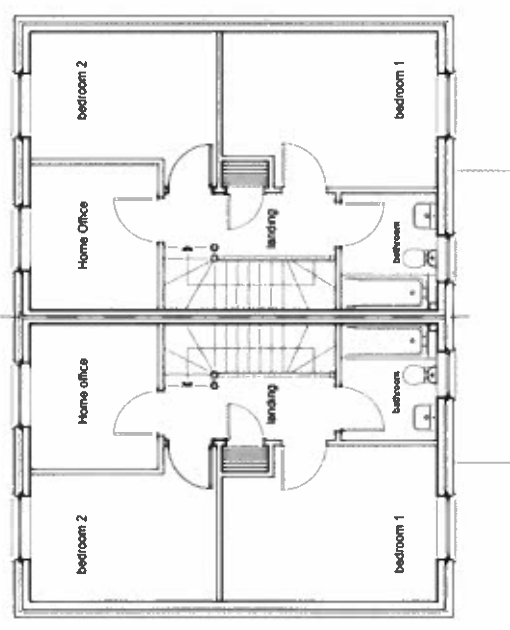


South East Elevation - to side  
1:100 scale

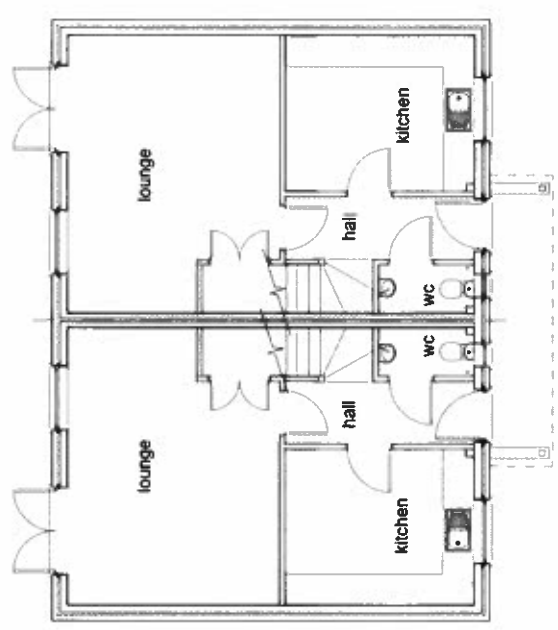


North West Elevation - to side  
1:100 scale

**Materials - as Proposed**  
 Roof - Blue/Black cement floor slates  
 RW Goods - Coloured UPVC half round gutters with circular downpipes  
 Walls - Smooth sand cement render with paint finish to match street scape  
 Windows and Doors - Coloured UPVC double glazed units.



First Floor Plan - as proposed  
1:50 scale



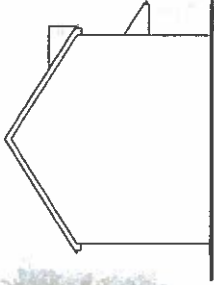
Ground Floor Plan - as proposed  
1:50 scale

<b>Grimthorpe Design Architects</b>		Date: November 2023		Scale: 1:100/20 @ A1	
Client: Mr. & Mrs. Case		Drawn: [Signature]		Project: New Development	
Project: New Development		Checked by: [Signature]		Drawing: Proposed plans and elevations	
Project: Surgery Road		Drawn by: [Signature]		Drawing: 01B	
Project: Cumbria		Checked by: [Signature]		Drawing: 01B	
Project: Cumbria		Checked by: [Signature]		Drawing: 01B	





North East Elevation - to road  
1:100 scale

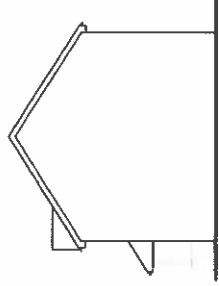


South East Elevation - to side  
1:100 scale

Solar PV panels to south west elevation

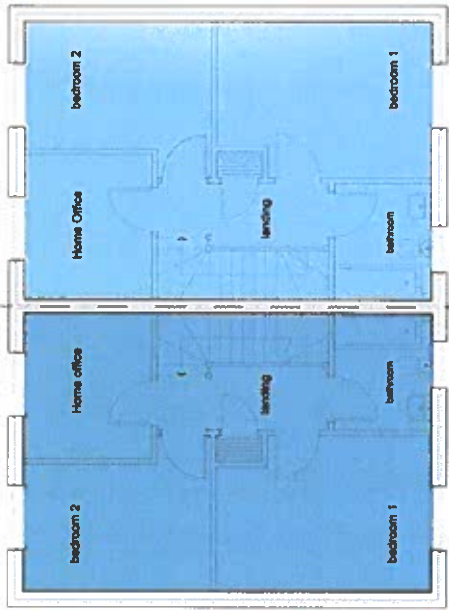


South West Elevation - to rear garden  
1:100 scale

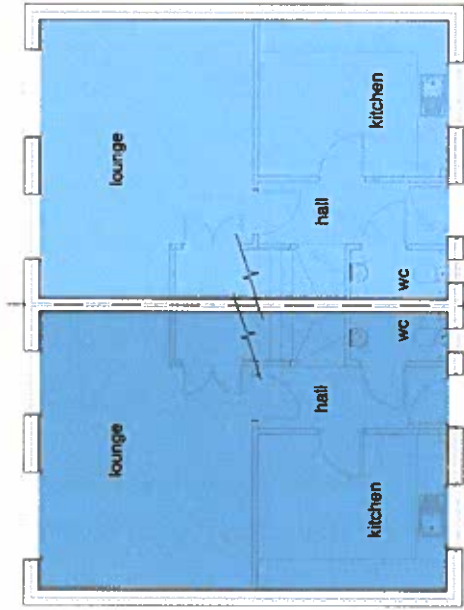


North West Elevation - to side  
1:100 scale

**Proposed materials**  
 Roof - Blacklock cement fibre slates  
 RW gables - Coloured UPVC half round gutters with circular downpipes  
 Walls - smooth sand cement render with paint finish to match street scene  
 Windows and doors - colour UPVC double glazed units



First Floor Plan - as proposed  
1:50 scale



Ground Floor Plan - as proposed  
1:50 scale

<b>Griffiths Design</b> Architectural Technologists. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		Client: Mr. & Mrs. Lane	Date: 14 November 2025	Scale: 1:100 @ A1
Project: New Development Rearway Street Cambridge CB2 3RQ	Drawn: Proposed plans and elevations	Drawn by: [PP]	Checked by: [PP]	
Sheet No: 01	Revision: 01			

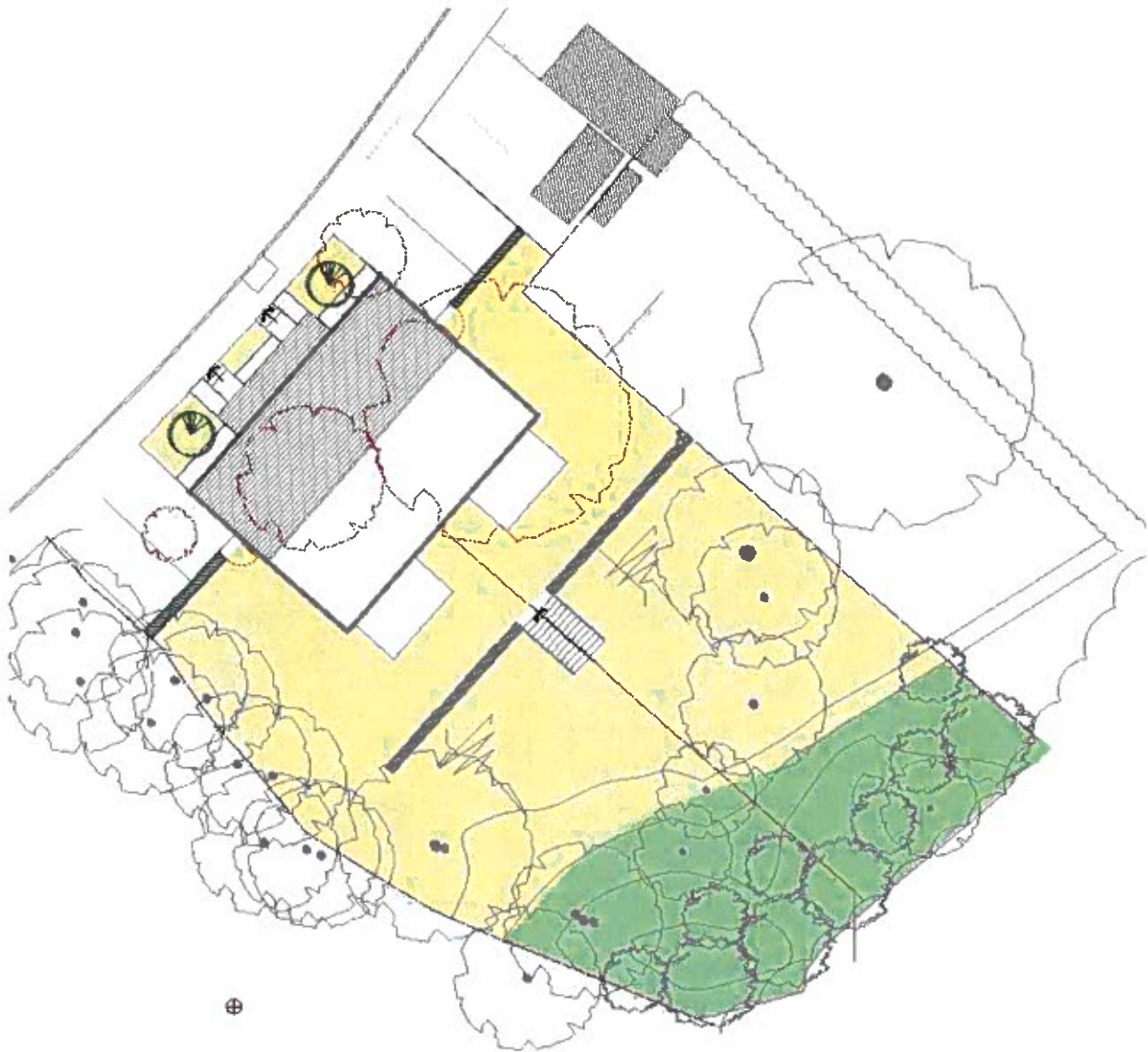
# TREE AND PLANTING SCHEDULES

**PROJECT NAME:**

29 Surgery Road, Cymcelyn, Blaina

**PROJECT DOCUMENT NO.:**

220 270 Plant Schedule



DATE: 09 December 2025

# TREE AND PLANTING SCHEDULES

**PROJECT NAME:** 29 Surgery Road, Cymcelyn, Blaina  
**PROJECT DOCUMENT NO.:** 220 270 Plant Schedule



## Trees

Refer to Planting Plan – SLD 095 210 rev C PROPOSED LANDSCAPE PLAN

INITIALS	SPECIES	COMMON NAME	SIZE		Height	No.	RATE	TOTAL
			Girth	Breaks/branch				
BP	Acer campestre	F.Maple	10-12 cm	Clear stem 2m	H – 2.4-3.5m	3		
	Corylus avellana	Hazel	NA	Multistem	H – 1.4-2m	3		
	Ilex aquifolium	Holly	6-8 cm	Clear stem 2m	H – 1.4-2m	2		
	Fagus sylvatica	Beech	8-10 cm	Clear stem 2m	H – 2.0-2.5m	1		
	Quercus robur	Oak	8-10 cm	Clear stem 2m	H – 2.0-2.5m	2		
	Carpinus betulus	Hornbeam	8-10 cm	Clear stem 2m	H – 2.0-2.5m	1		

## Shrub Area 1 (7 plants per m<sup>2</sup>) – 02 m<sup>2</sup>

INITIALS	SPECIES	COMMON NAME	SIZE			NOTES	No.	RATE	TOTAL
			Pot size/litres	size/cms	Height				
CaP	Choysia 'Aztec Pearl'	Choysia	5 Lt	40-50	L (1.5–2.5)		2		
FD	Fuchsia 'Doctor Foster'	Fuchsia	2Lt	20-30	S (0.1–0.5)		1		
HH	Hedra helix	Ivy	2Lt		Groundcover		5		
HM	Hebe majorie	Hebe	5Lt	30-40	L (1.5–2.5)		2		
Hide	Hypericum 'Hidcote'		2Lt	30-40	Groundcover		3		
VD	Viburnum davidii	Viburnum	5Lt	30-40	M (1–1.5)		2		
VM	Vinca major	Periwinkle	9cm pots	10	Groundcover		4		

Amenity planting to be planted in single species groups of 3 and at 5 plants per metre<sup>2</sup>.

## Shrub Area 2 (7 plants per m<sup>2</sup>) – 01 m<sup>2</sup>

INITIALS	SPECIES	COMMON NAME	SIZE			NOTES	No.	RATE	TOTAL
			Pot size/litres	size/cms	Height				
GL	Genista lydia	Broom	3Lt	30-40	S (0.1–0.5)		3		
GM	Geranium macrorrhizum	Geranium	2Lt	10-20	S (0.5m)		3		
Hide	Hypericum 'Hidcote'		2Lt	30-40	Groundcover		1		
LM	Lavandula 'Munstead'	Lavender	2Lt	20-30	S (0.1–0.5)		4		
SC	Santolina chamaecyparissus 'Nana'	Santolina	2 Lt	20-30	S (0.1–0.5)		3		
SJG	Spirea jap. 'Goldflame'	Spirea	2Lt	10-20	S (0.5m)		1		
VD	Viburnum davidii	Viburnum	5Lt	30-40	M (1–1.5)		1		

Amenity planting to be planted in single species groups of 3 and at 5 plants per metre<sup>2</sup>.

# Tree Survey, Categorisation and Constraints Report

In accordance with BS5837:2012 and current LPA requirements  
(Sections 4.4–4.6 – Feasibility and Planning phases).

Site: Opposite 29 Surgery Road

On the instruction of: [REDACTED]

Date Submitted: 08/12/2025



Survey and Report undertaken by: Richard Baron BSc Hons, MA ArborA  
Principal Consultant and Director of  
Larboratree Ltd. Company Number: 16057719

Mobile: [REDACTED]

Signed: Richard Baron	[REDACTED]
Date:	08/12/2025

## **Introduction**

Larboratree Ltd is instructed by [REDACTED] to provide a tree-focused planning report to the BS5837:2012<sup>1</sup> (pg2. Phases 4.4 - 4.6) standard to present tree survey data and outline tree protection measures for trees within the boundary and immediately abutting opposite 29 Surgery Road, Cwmcelyn, Blaina, NP13 3AZ. This information will be used by the Local Planning Authority (LPA) in their decision-making process in the context of design and Construction / Demolition. It should be used to inform the design of any development prior to any such submission.

The information provided in this report is as factual and objective as reasonably possible without reference to any site layout proposals.

The Weather conditions were overcast with rain when the survey was undertaken on 7/12/2025.

This survey and report was undertaken and created by Richard Baron, who holds the following relevant qualifications:

- A BSc Hons degree in Arboriculture and Tree Management from the University of Worcester
- LANTRA Professional Tree Inspector Certificate
- BS5837 - Tree Surveying and Categorisation Certificate from the Arboricultural Association
- Professional Membership with the Arboricultural Association (PR10328)

Richard is familiar with and experienced with the British Standard 5837:2012 and applies it routinely on development and planning sites. Over 10 years of experience in the arboricultural industry and practical experience surrounding the planning process with trees, during his work as an Arboricultural Consultant and for over half a decade as a Local Authority Tree Officer. Our aim is to bring his knowledge and experiences into the report, which then aims to help the planning process for successful development.

**This report provides baseline data and recommendations to inform layout design, planning decisions, and future tree protection measures.**

**Unless otherwise stated, this report is valid for 12 months from the issuing date.**

**Where recommendations are given within this report for further investigation, such as climbing assessments, diagnostic testing or vegetation removal for a follow-up survey, the responsibility remains with the client to instruct such works.**

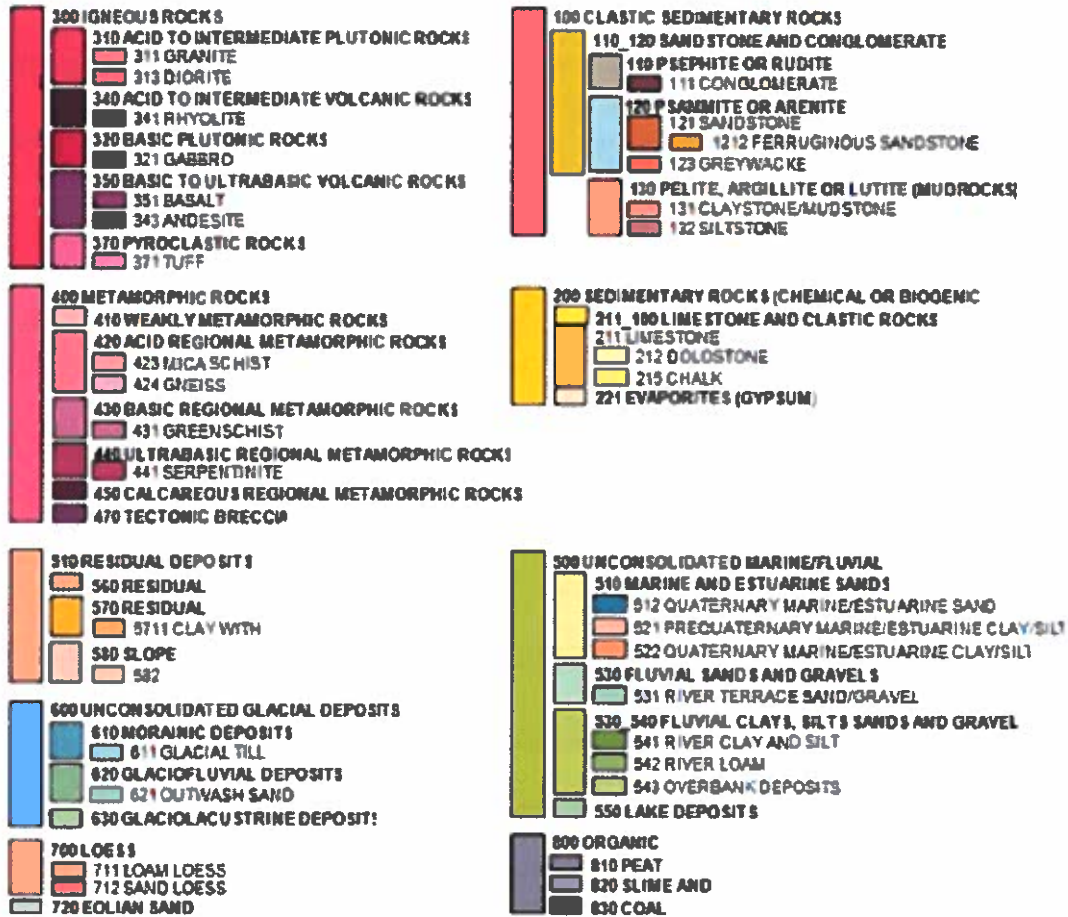
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<sup>1</sup> British Standard Institute Publication "Trees in Relation to Design, Demolition and Construction Recommendations" 2012

**Soil Map :**

## Map Key

mySoil (1:50k)



Due to the Soil Type<sup>3</sup> of the site, it is unlikely to require guidance from a structural engineer regarding foundation depths due to a lack of potentially shrinkable clay as per the UK Soil Observatory - My soil map.

<sup>3</sup> UK Soil Observatory: <https://www.ukso.org/>

Care is required when considering the quality and value of young and category C grade trees, particularly individual specimens, as they should not dictate site layout considerations.


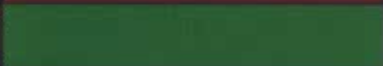


Stem Diameter measured at 1.5 m is rounded to the nearest 10 mm as per BS 5837: 2012 4.4.2.6 B.

Stem Diameters, accessible Crown Spreads (North, East, South, West), and Tree Height are measured. First Significant Branch and Average Canopy Height are estimated unless stated otherwise.

N.B. - In situations where a tree's exact position is critical (regarding clearances), all dimensions should be checked on the site, not off the provided plan.

Please see Appendix 5 for further information.

Trees will be coloured according to their assigned category and will be in line with BS 5837:2012 Table 2 identification of the Tree Categories.

Category (From Table 1)	Colour Example	RGB Code
U		127-000-000
A		000-255-000
B		000-000-255
C		091-091-091

*N.b. All RPAs and category colours correspond to those used in the Tree Constraints Plan (Appendix 1).*

Tree Survey, Categorisation and Constraints report at opposite 29 Surgery Road

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements	Recommendations
T1	Maple (Acer sp.)	Tree	Height (m): 16 Stem Diameter (m): 56 Spread (m): 5M, 7E, 8S, 8W Crown Clearance (m): 5 Lowest Branch (m): 3(N) Life Stage: Mature Rem. Contrib.: 40+ Years	Excavations from the north to north west. Roots up to approx 8 cm diameter. Compression spike down hill. Nedz are dried and in crown	C1	Radius: 6.7m Area: 149 sq m	Other Reference: Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: N/A N/A	Prune damaged roots to minimise wood surface area
T2	Alder (Alnus sp.)	Tree 2 stems	Height (m): 18 Stem Diameter (m): 41, 41 Spread (m): 5M, 5E, 5S, 5W Crown Clearance (m): 5 Lowest Branch (m): 5(N) Life Stage: Mature Rem. Contrib.: 11 years	North east stem canopy 10% crown loss. Hole. Hole, poor pruning Could make stem from 0.5 m to 1.0 m from stem	C1	Radius: 6.9m Area: 150 sq m	Other Reference: Physiological Condition: Poor Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: N/A N/A	Remove North East Stem to union
T3	Cypress (Cupressus sp.)	Tree	Height (m): 16 Stem Diameter (m): 41 Spread (m): 7M, 7E, 8S, 8W Crown Clearance (m): 3 Lowest Branch (m): 1(N) Life Stage: Mature Rem. Contrib.: 40+ Years	Canopy to north west. Union hole. Historically unpruned.	C1	Radius: 6.5m Area: 127 sq m	Other Reference: Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: N/A N/A	
T4	Ash (Fraxinus sp.)	Tree	Height (m): 16 Stem Diameter (m): 41 Spread (m): 7M, 7E, 8S, 8W Crown Clearance (m): 6 Lowest Branch (m): 6(NW) Life Stage: Mature Rem. Contrib.: 10 years	As a feedback stage 1	C1	Radius: 4.5m Area: 66 sq m	Other Reference: Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: N/A	Feed the tree leave the stem at 1 m.
T5	Sycamore (Acer pseudoplatanus)	Tree	Height (m): 15 Stem Diameter (m): 80 Spread (m): 5M, 5E, 6S, 6W Crown Clearance (m): 5 Lowest Branch (m): 5(NW) Life Stage: Early Mature Rem. Contrib.: 40+ Years	Non tensile Co elaborate union 1 m. Moderate dead wood	C1	Radius: 4.6m Area: 66 sq m	Other Reference: Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: N/A	

Tree Survey, Categorisation and Constraints report at opposite 29 Surgery Road

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
T12	Holly (Ilex sp.)	Tree	Height (m): 6 Stem Diameter(m): 150 Spread (m): 28, 25, 35, 21W Crown Clearance (m): 3 Lowest Branch (m): 31F / Life Stage: Semi Mature Rem. Contrib.: 20+ Years		C1	Radius: 1.8m Area: 10 sq m.	Other Reference Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: N/A	
T13	Sycamore (Acer pseudoplatanus)	Tree 2 stems	Height (m): 13 2 stems (m): 350, 380 Spread (m): 68, 51, 75, 61W Crown Clearance (m): 2 Lowest Branch (m): 21SE Life Stage: Mature Rem. Contrib.: 40+ Years	215 Empty tree	B3	Radius: 6.2m Area: 122 sq m)	Other Reference Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: N/A	

## **Definitions**

### **Access facilitation pruning**

one-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.

### **Arboricultural Implications Assessment (AIA)**

An assessment made by the arborist to identify, evaluate, and possibly mitigate the effects of the construction process on trees.

### **Arboricultural Method Statement (AMS)**

A written or toolbox talk applied method of ensuring the contractor (construction) can implement design safely adjacent to existing trees.

### **Arboriculturist**

A person who, through relevant training, qualifications, and experience in the arboricultural world, is able to form an opinion on how trees may be affected through development and construction processes.

### **BS 3998: 2010 (Tree Work - Recommendations)**

Revised in 2010 and now supersedes the 1966 & 1989 editions. This document covers good practice and guidance for undertaking tree works to ensure their long-term health and retention.

### **BS 5837 2012 (Trees in relation to Design, Demolition and Construction - Recommendations)**

Revised in 2012 and now supersedes the previous 1991 & 2005 editions. Within the newer BS, many definitions are given so that professional arboriculturists are able to give an indication to planners and architects, so that a common understanding of trees and how building new structures may affect the health and support of trees can be given.

### **Competent person**

A person who has had training and experience relevant to the matter in hand and is able to recognise whether it is safe to proceed with a specific site process.

### **Construction**

site-based operations with the potential to affect existing trees.

### **Construction exclusion zone (CEZ)**

An area clearly marked both on site and on a site plan. This area must have no construction operations carried out within it.

### **Root protection area (RPA)**

A site layout design tool that enables a pictorial representation of a tree's required rooting area. It is deemed to contain sufficient roots and rooting volume to maintain the tree's viability at its present size, and where the protection of the roots and soil structure is treated as a priority.

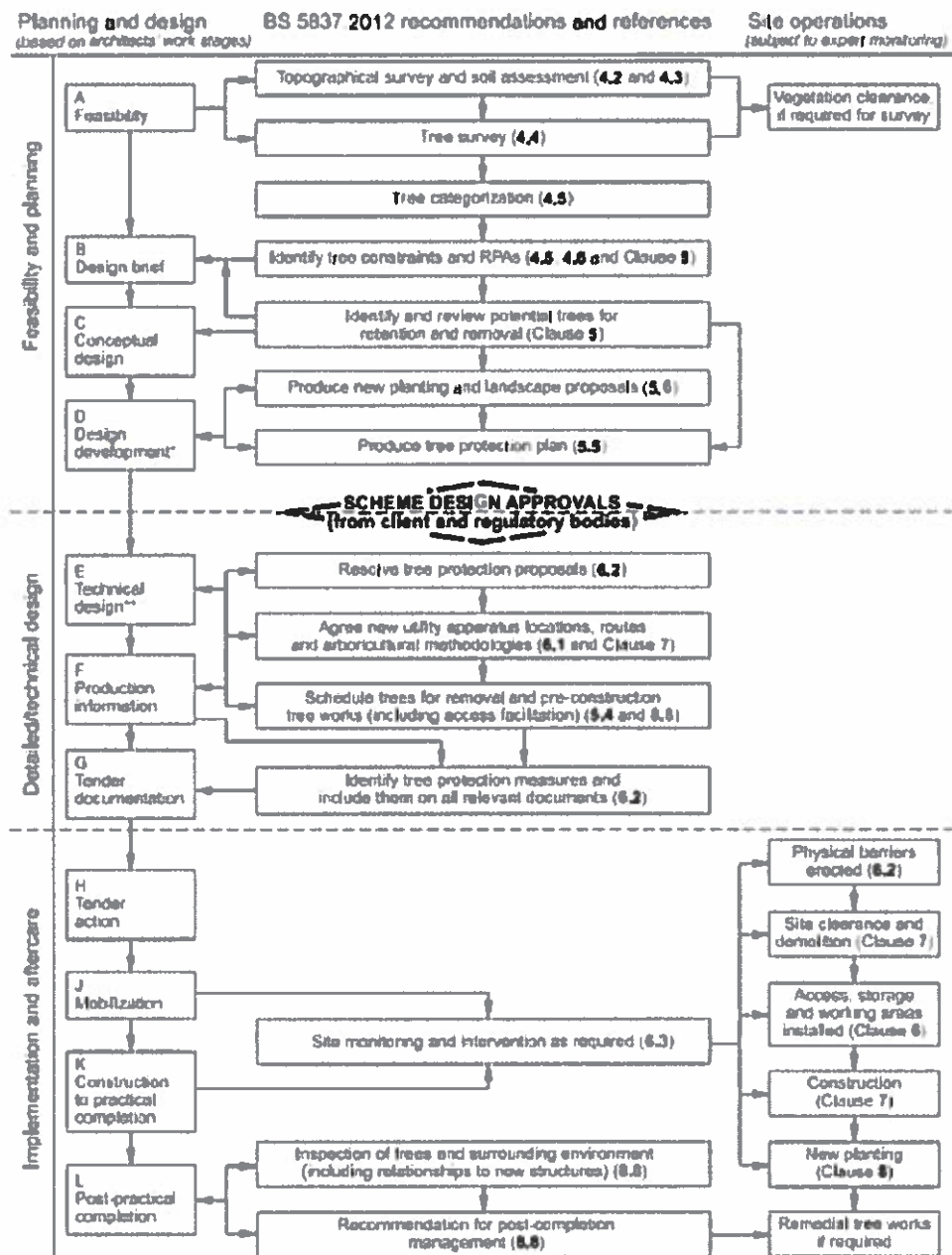
### **Service**

any above- or below-ground structure or apparatus required for utility provision (NOTE: Examples include drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.)

# Avoiding damage to trees during construction

The flow diagram below (Figure 1) shows the process that should be followed to help reduce the risk of damaging trees during the design and construction process. Due consideration must be given to retained trees and their rooting areas. Where any confusion lies or something is not understood, the query must be resolved before proceeding.

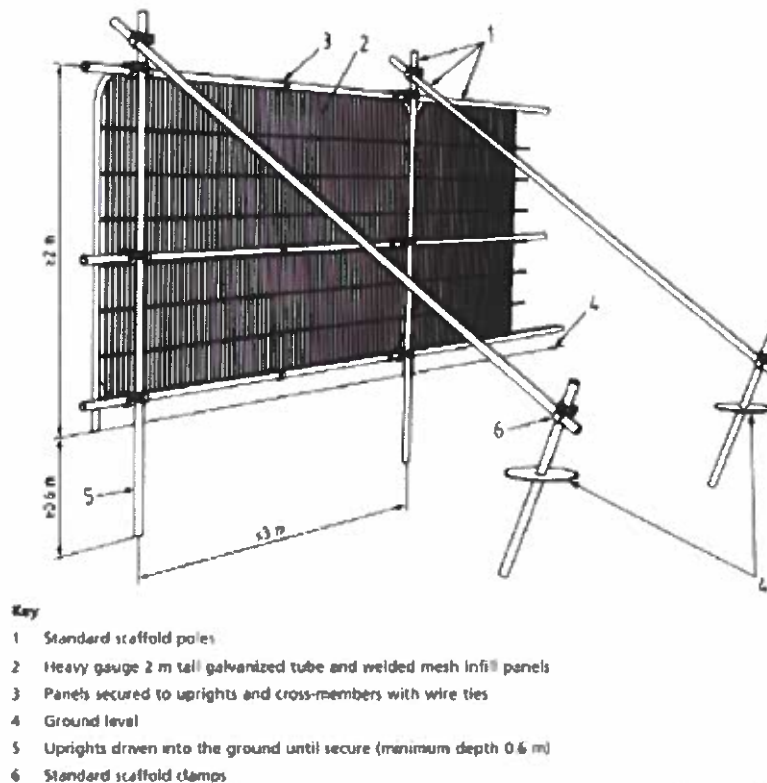
The arboriculturist should be consulted and, as a minimum, a verbal discussion must take place to clarify any detail that is misunderstood.



**BS5837:2012 Figure 1- the design and construction process and tree care**

## **Rooting areas and how to protect trees from preventable damage**

The BS 5837: 2012 document provides various diagrams on how to protect tree rooting areas. The fence needs to be erected before construction traffic presence & site occupation, and often with the arboriculturist present to ensure correct placement.



**BS5837:2012 - Figure 2: Default specification for protective barrier**

The rooting area is calculated by using a stem measurement. For single-stem trees, the diameter of the stem is measured at 1.5m above ground level or the point of even stem taper. This figure in millimeters is then multiplied by twelve, and this will then give the radial measurement from the stem to the edge of the rooting area. A circular area is created around the tree at the radial measurement. This is where the fencing should be located. Multi-stemmed trees now require average stem size calculations based on 2-5 stems or 5+ stems.

The design of RPA or CEZ fencing should be so that it cannot be moved during work. It must also be robust enough to withstand minor knocks and scrapes from plant equipment. The fence must be in place before site occupation by plant equipment and should be removed once the site has been vacated by construction traffic.

Should there be a requirement to place pedestrian walkways across an RPA, a suitable method of ground protection should be used. A geotextile layer, compressible material such as mulch, and then boards should suffice as a walkway. This specification will need to be Agreed upon by the arboriculturist before installation. It should also be laid in front of the direction

## **Ground Protection**

All site ground protection must be installed before construction activity, material storage, or vehicular or pedestrian access is required within or immediately adjacent to Root Protection Areas (RPAs). The system should remain in place until all construction works have been completed. Its purpose is to prevent soil compaction and structural damage to the soil profile, which would otherwise inhibit gaseous exchange and water infiltration essential for healthy root function.

Any ground protection system must be capable of supporting the anticipated load without deformation or rutting of the underlying soil. The final specification should always be agreed upon with the project engineer and arboriculturist before installation.

Existing soil structure and texture must not be destroyed or altered in the vicinity of trees. Future planting sites should also have their structure preserved by the use of ground protection plates. This will allow the mechanical plant to move around the site and allow access through areas of high root occupancy or proposed planting zones of high value.

### **Acceptable Ground Protection Methods**

The following examples are suitable for use, depending on site conditions and loading requirements:

#### **Pedestrian Access Only**

Minimum specification: a layer of geotextile membrane laid over the ground surface, covered with 50–100 mm of woodchip or bark mulch, and finished with interlocking ground protection boards (e.g. 18 mm plywood, TrakMats, or equivalent).

The surface must be level, and materials secured to prevent movement.

#### **Light Vehicle and Plant Movement**

Install a geotextile membrane followed by 150–200 mm of compressible material (e.g. woodchip), overlaid with interlocking ground protection panels designed to spread load (e.g. aluminium or HDPE ground protection mats rated for vehicular use).

Where a firm, level surface is required, scaffold boards can be used on top of a supporting framework resting on ground-bearing spreaders.

#### **Heavier Construction Traffic or Storage Areas**

Use a temporary load-bearing surface designed by an engineer, such as a cellular confinement system (e.g. Cellweb® or similar) filled with clean angular stone (no fines).

The system should sit above a geotextile layer to prevent soil displacement while allowing gas and water movement.

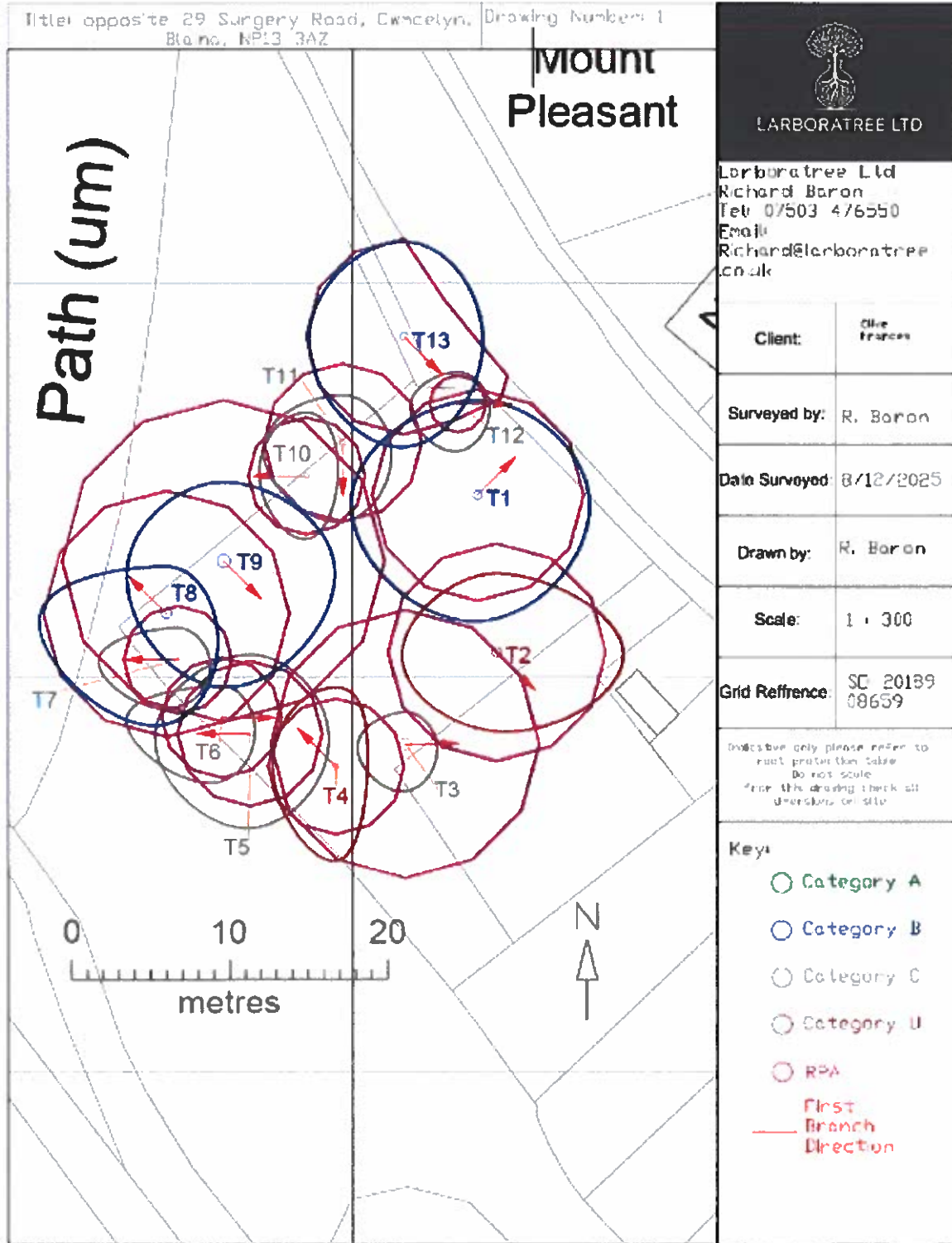
Edging or kerbing should not penetrate the existing soil surface within RPAs.

Particular attention must be paid when using ground protection for surface runoff.

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## Appendix 1 - Tree Constraints Plan



## Appendix 3 - General Legal Constraints Regarding Trees

### Tree Preservation Orders and Conservation Area Status in Wales

#### TPO's

In Wales, the law on Tree Preservation Orders (TPOs) is set out in [Sections 198 to 214 of the Town and Country Planning Act 1990](#) and the [Town and Country Planning \(Trees\) Regulations 1999](#), as amended by the [Town and Country Planning \(Trees\) \(Amendment\) \(Wales\) Regulations 2017](#).

In England, the equivalent provisions are set out in Sections 197–214 of the same Act and the [Town and Country Planning \(Tree Preservation\) \(England\) Regulations 2012](#), which consolidate and replace earlier legislation.

These provisions empower Local Planning Authorities (LPAs) to make TPOs where it is expedient in the interests of amenity to preserve trees or woodlands.

#### A TPO makes it an offence to:

- Cut down
- Uproot
- Top or lop
- Wilfully damage
- Wilfully destroy

any tree protected by an order **without the written consent of the LPA**, except in limited circumstances provided by law (e.g., where the tree is dead, dangerous, or exempt under the Act Section 198-6). It is essential that this can be demonstrated; an expert report is the best defense for this. However, alerting the Local Planning Authority (LPA) as soon as possible is highly recommended. It is for the individual or company using the exemption to prove it applies, not the LPA to prove it did not.

**Failure to comply can result in significant penalties, including unlimited fines in the Crown Court and a duty to replace removed trees.**

#### Conservation Areas:

Trees in Conservation Areas (with a stem diameter over 75 mm at 1.5 m height) are also protected. **At least 6 weeks' written notice** must be given to the LPA before carrying out works, unless exempt. The LPA has until the end of the notice period to TPO the tree or allow the works to be undertaken.

## The Wildlife and Countryside Act 1981

### Nesting Birds

Tree work operations may impact protected species, particularly birds. Under the Wildlife and Countryside Act 1981, it is an offence to:

- Intentionally kill, injure, or take any wild bird.
- Intentionally take, damage, or destroy a nest while it is in use or being built.
- Take or destroy eggs of any wild bird.

Certain species listed on Schedule 1 of the Act receive additional protection, making it an offence to intentionally or recklessly disturb them while nesting or caring for dependent young.

The bird nesting period is generally considered from mid-February to September; however, it may start before this and end after. Tree felling or pruning can occur during this period, provided the legislation above is not breached.

Caution is required when scheduling work during the nesting season. If nesting birds are found:

- Non-essential work must be postponed.
- For essential work, if a nest is present, guidance must be sought from Natural Resources Wales (Wales), Natural England (England), or a qualified ecologist.

Penalties for disturbing or destroying a bird or nest include an unlimited fine and/or up to six months imprisonment.

### Bats

Bats are closely associated with trees, particularly mature trees and those with veteran features, and can be impacted by tree work operations. In the UK, all bat species are protected and are in decline both nationally and globally.

#### Legislation:

- Conservation of Habitats and Species Regulations 2017 (as amended): Full protection for all bat species.
- Wildlife and Countryside Act 1981 (as amended): Partial protection for bats.

#### Offences include (with limited exceptions):

- Deliberately taking, injuring, or killing a bat.
- Intentionally or recklessly disturbing a bat in its roost.
- Deliberately disturbing a group of bats.
- Damaging or destroying a place used by bats for breeding or resting (roosts), even if unoccupied.

## Appendix 4. Planning Policy

### National

#### [Wales - National Planning Policy Wales 2024 12th edition](#)

Planning Policy Wales (PPW) sets out the land use planning policy of the Welsh Government. It is the principal guiding document for development sessions in Wales for Local and National Planning authorities across Wales. It integrates economic, environmental, and social objectives.

The Current edition of National Planning Policy Wales refers to trees in planning in the following relevant sections:

#### Green Infrastructure

**4.1.21** - *"Well integrated green infrastructure, such as SUDS, street trees and verges, not only create a pleasant environment but can also achieve a range of other benefits, including pollutant filtering, urban cooling, water management and habitat creation. Such features should be included as part of a well-designed street layout."*

**6.2.1** - *"Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways, peatlands and mountain ranges or be connected networks of mosaic habitats, including grasslands. At a local scale, it might comprise parks, fields, ponds, natural green spaces, public rights of way, allotments, cemeteries and gardens or may be designed or managed features such as sustainable drainage systems. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks."*

#### Tree Protection and Retention

**6.4.37** *"Trees, hedgerows, groups of trees and areas of woodland are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make an essential wider contribution to landscape character, culture, heritage and sense of place, air quality, recreation and local climate moderation. They also play a vital role in tackling the climate emergency by locking up carbon, and can provide shade, shelter and foraging opportunities, wider landscape benefits such as air and diffuse pollution interception, natural flood management, and building materials. The importance of trees, in*

**6.4.42** - *"Ancient woodland, semi-natural woodlands, individual ancient, veteran and heritage trees and ancient hedgerows are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees, woodlands and hedgerows are to be afforded protection from development which would result in their loss or deterioration unless very exceptionally there are significant and clearly defined public benefits; this protection must prevent potentially damaging operations and their unnecessary loss<sup>139</sup>. In the case of a site recorded on the Ancient Woodland Inventory, authorities should consider the advice of NRW. Planning authorities should also have regard to the Ancient Tree Inventory, work to improve its completeness and use it to ensure the protection of trees and woodland and identify opportunities for more planting as part of the Green Infrastructure Assessment, particularly in terms of canopy cover."*

**6.4.44** - *"The protection and planting of trees and hedgerows should be delivered, where appropriate, through locally-specific strategies and policies, through imposing conditions when granting planning permission, and/or by making Tree Preservation Orders (TPOs)<sup>140</sup>. They should also be incorporated into Green Infrastructure Assessments and plans."*

**6.7.3** - *"Certain sounds, such as those created by trees, birds or water features, can contribute to a sense of tranquillity whilst others can be reassuring as a consequence of their association with the normality of everyday activities. Problematic forms of sound are generally experienced as noise pollution and can affect amenity and be prejudicial to health or a nuisance. Noise action plans<sup>159</sup> drawn up by public bodies aim to prevent and reduce noise levels where necessary and preserve soundscape quality where it is good. Noise levels used to identify priority areas contained in noise action plans are usually set quite high in order to focus resources on the most polluted areas and noise must meet a number of tests before it qualifies as a statutory nuisance. Lower levels of noise, however, can still be annoying or disruptive and impact on amenity and as such should be protected through the planning process wherever necessary. The planning system must protect amenity and it is not acceptable to rely on statutory nuisance under the Environmental Protection Act 1990 <sup>160</sup> to do so."*

#### The Step-Wise Biodiversity Approach

**6.4.11** - *"Planning authorities must follow a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact."*

**6.4.12** - *"Having worked iteratively, in line with Figure 12, through the stages of the step-wise approach below, and providing evidence in the Green Infrastructure Statement that the step-wise approach has been followed, a scheme of enhancements must be provided to ensure a net benefit for biodiversity. Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations*

## Appendix 7. Report Limitations

- 1) **Validity Period**- This report is valid for **24 months** from the date of the tree survey. Trees are **dynamic organisms**, and **biotic and abiotic factors** can cause **significant changes** within short periods of time.
- 2) **Scope of Report** - This report does **not consider** any proposed development layout or design. It is intended solely to provide **baseline tree data and constraints** in accordance with **BS5837:2012**.
- 3) **Access Restrictions** - Where access to trees was restricted (e.g., third-party land or dense vegetation), measurements may be estimated. These estimates should be verified if precise positioning or clearance is critical.
- 4) **Soil Assessment** - Soil descriptions are based on **general mapping resources and visual inspection only**. No **intrusive soil testing** was undertaken. Foundation design should be informed by a **qualified geotechnical engineer**.
- 5) **Ecological Considerations** - This report does **not constitute** an ecological assessment. Protected species (e.g., bats, nesting birds) may be present and require separate surveys before any works commence.
- 6) **Nature of Report** - This is a **pre-development report**, not a risk assessment or health and condition assessment report regarding the trees on site. Any immediately evident issues requiring action will be noted and suitable recommendations made on a **case-by-case basis**. These recommendations are not intended for short- or long-term management of any tree, group, or woodland.
- 7) **Tree Safety Disclaimer** - Trees are natural, dynamic organisms affected by **environmental and biological factors** that may not be visible. It is not possible to certify that any tree is completely safe. A tree that appears healthy and structurally sound can fail in part or whole when exposed to sufficiently powerful factors (e.g., extreme winds). This is due to the **biological trade-off** of trees having lightweight structures.
- 8) **Dynamic Site Conditions** - Site conditions may change due to weather, construction activity, or natural processes. Recommendations should be reviewed if significant changes occur before development begins.