

APPLICATION NUMBER: 25/0700

PROPOSAL: RESIDENTIAL DEVELOPMENT INCLUDING THE ERECTION OF 32NO UNITS, ACCESS, CAR PARKING, ENGINEERING, LANDSCAPING AND ASSOCIATED WORKS

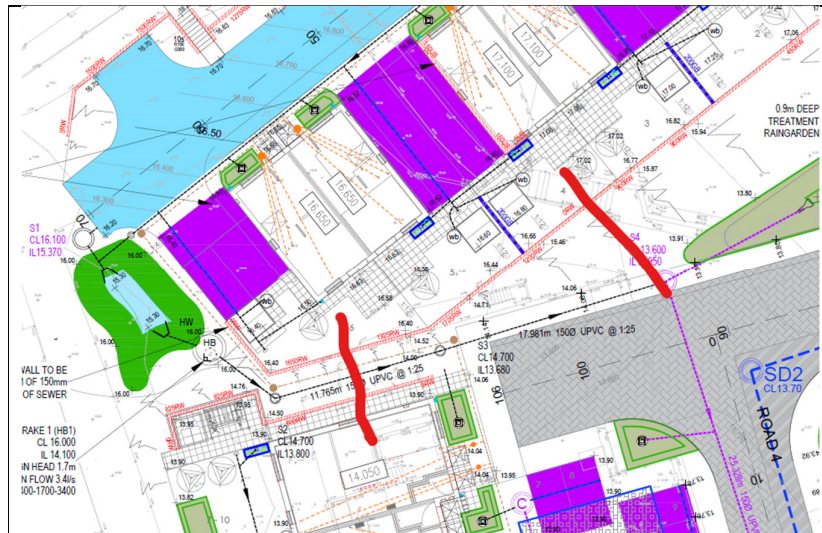
SITE: Land formerly The Open Hearth, Hendre Farm Drive, Newport NP19 9LH

APPLICATION TYPE: Full

I have a number of detailed comments and queries rather than on the general arrangement of the site plan.

The site has a number of challenges which are not shown on the planting plan or landscape strategy. The engineering plans reflect this in the complexity and number of retaining walls and easements.

1. The planting plan should show easement constraints to tree planting, and at least top and bottom of slope levels as shown on the Site Plan by Le Trucco along with confirmed gradient for steep grass slope banks.
2. Grass maintenance to steep slopes needs some assessment from a H&S point of view. Grass slopes often end with retaining walls, some upstand or rail will be needed, this would include for example retaining walls around visitor parking and bin stores along Hendre Drive boundary.
3. Retaining walls south of plots 1-6 have retaining walls of up to 1.9m, are these topped by a 1.8m timber fence as shown on the boundary plan? Sections by the landscape consultant are needed to show the detail including hedge planting or grass, suggested section lines are shown below.



4. The substation is shown with hedge planting to three sides but there would be open views from the access road into the development, can access be reoriented and hedging used to the east?

5. The proposals may result in poor quality views from the eastern footpath link:
 - open views onto the substation with no hedging as above.
 - bin store is located immediately alongside the path.
 - views alongside plots 24-32 will be of mown grass behind 1.8m galvanised flat top railing with no planting – can small trees, specimen shrubs be introduced? Can the railing be painted?. Note that a knee rail rather than 1.8m railing is shown on the landscape strategy along this boundary.
6. Visitor parking north of plots 24-32 is close to flats with no planting or other method to reduce headlight glare into ground floor rooms.
7. All trees are shown as 12-14cmg. Note that in 'Trees, Woodland and Hedgerows and Development Site SPG 2017' street trees in verges are to be 14-16cmg extra heavy standard as a minimum.
8. For the open culvert section, the site plan shows 'fence reinforced shrub boundary' but this is shown on the planting plan as post and rail fencing onto meadow grass. Does this need further review from a H&S access point of view?