APPLICATION NUMBER: **23/0404**

PROPOSAL: **NEW DWELLING WITH CAR PARKING AND ASSOCIATED WORKS**

SITE: **The Fields, Land north of and adjcent to Milton Hill, Llanwern, Newport, NP18 2DU**

APPLICATION TYPE: **Full**

Planning approval 18/1025 was given for one dwelling development of this challenging site.

This application 23/0404 provides less information on the impact of the new proposal on site trees, hedges and views than the 18/1025 application and professional arboricultural and landscape input is required at this full planning stage to ensure the impacts at this challenging site are appropriately assessed and mitigated for rather than being conditioned.

The landscape and biodiversity of the site are dealt with in one paragraph in the DAS:

> Landscape and Biodiversity
>
> The site is currently predominantly improved grass land used as a garden lawn. Along the northern boundary is an existing hedge which will be maintained and improved with indigenous species. Three indigenous new trees have been agreed to be planted to allow the replacement of a poor quality non indigenous tree.

This is insufficient to meet policy requirements of GP5 General Development Principles – Natural Environment or to provide ecological conservation and enhancements in line with the Environment (Wales) Act 2016 to deliver a **net benefit** for biodiversity (also referred to in PPW 2021).

Landscape related issues

The challenging levels are likely to mean proposals will have a wider impact which has not been assessed.

The proposal is for a two storey split level house with viewing terrace with glass surround and large areas of glazing facing north and east which are not features of the village.

The steep site levels and boundary vegetation may result in shaded amenity space. Shading from levels and retained vegetation should be reviewed as part of the soft landscape proposals.

The view along Milton Hill to the south will likely change and the change in the view should be assessed as part of the application. Although this may not affect views from traffic as a one-way system is in operation, the proposal may break the skyline when viewed from the east, impacting on other users.

Trees affected by the proposal need to be professionally assessed, **this includes trees lying outside the site** that could be impacted.

SAB approval will be required, it is unclear how above ground amenity and biodiversity objectives would be met. A joined up landscape-drainage indicative plan would be helpful.

The site is steeply sloping and represents a challenge to any designer. It is strongly recommended that a design team provides the information necessary for a full application.

The following information is required at this full planning stage:

1. Professional survey of tree and hedges, including those outside the site which may be impacted.
2. Professional landscape architect input to advise on the layout and on any visual impacts and provide suitable mitigation and enhancement measures through:

- a detailed soft landscape plan incorporating retaining wall runs and heights, considering shadow lines, vegetation losses, visibility splay, any constraints to tree planting
- a plan to show boundary treatment, hard landscape surfaces, retaining wall finishes, which should be appropriate to the landscape character of the settlement
- a 5 year maintenance and management plan, to include new planting and trees and hedges to be retained

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services June 2023