APPLICATION NUMBER: **25/0220**

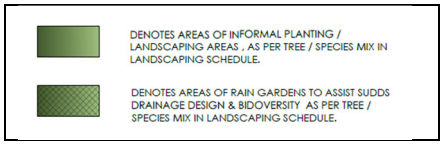
PROPOSAL: **26 AFFORDABLE DWELLINGS, NEW ACCESS WORKS, LANDSCAPE PLANTING, A NEW PUMPING STATION AND ASSOCIATED WORKS**

SITE: **Land at Traston Lane Newport**

APPLICATION TYPE: **Full**

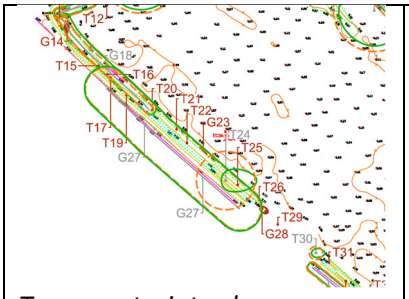
SIGNIFICANT CONCERNS

There is no input from a professional landscape architect unless there is information missing from the submission (as the site plan refers to below) which is unusual given the scale of development and planning history, even high level proposed landscape treatment of trees, hedges, shrubs, grass is not clear.

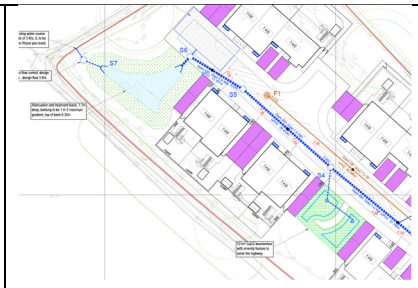


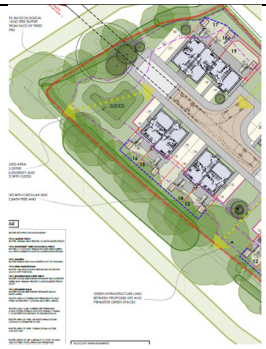
The 5m ecological buffer includes rear gardens, sheds, level changes etc – I'm not sure this meets the definition of an ecological buffer.

It is difficult to interpret the impact of the proposals. The tree constraints plan is not showing all tree canopies, the site plan appears to do this but doesn't match the tree survey or engineering plan. I also have concerns about tree shading onto the very small rear gardens and would recommend an indicative shade plan is produced.



Tree constraints plan


Engineering plan


Architects site plan

The layout allows insufficient space for planting around the pumping station, but I appreciate the position maybe fixed: the red line is very restrictive, the station is frontage by a large expanse of hard surfacing and this will be the entry feature of the development and on clear view to Traston Lane users.

A tree survey schedule and tree constraints plan has been provided by a professional arboricultural consultant, Tree Scene, but there is no Arboricultural Impact Assessment or Tree Protection Plan. A tree removal plan is provided by Le Trucco but the basis is unclear. Tree impacts and protection measures needs professional input, an AIA and protection plan should be submitted at this full planning stage.

The AIA should include a schedule of the trees to be removed should be provided so that the level of canopy removal is clear, appreciating this is often due to Dutch elm, ash die-back, crack willow in poor condition for the proposal, or diseased oak, as the canopy loss as a whole due to the proposed use is significant.

There is no submitted Green Infrastructure Statement to outline the GI context, impacts, and provide both mitigation and enhancement.

Previous applications I think proposed layering of the reen-side trees, although I was not supportive of this I could understand the rationale. Are these trees now just outside the red line boundary? The relationship between the views out from the sports club, reen-side trees, and new raised gardens and dwellings needs to be clear and sections would help.

Good to see levels, retaining walls, and tree root protection areas all clearly shown on the engineering plan.

Rear boundary proposal onto the reen includes the use of hemp boundary walls. It is not clear how this relates to the 1.2m high retaining walls. The proposal may result in maintenance issues as hemp will biodegrade before planting establishes. Is there a reason why is a timber fence with climbers is not proposed instead.

In addition to an AIA and Tree Protection Plan the following should be provided at this planning stage rather than conditioned as the lack of landscape input may mean there is insufficient space for planting and the site plan may require amendment:

1. Soft landscape plan by a professional landscape architect input showing: any constraints to planting; detailing plant species, size, density, location; tree pit details; specification for ground preparation; specification of topsoil quality and depth. A specification for planting and seeding within tree protection areas.
2. Five year soft landscape maintenance plan to include management of existing vegetation and management of the area landlocked beyond the retaining wall to the south-west where garden clippings may be dumped.
3. Landscape sections to show the reen to the south-west, existing and proposed vegetation treatment, rear garden boundary treatment, rear garden levels and building elevation. This will help determine whether there is a need for/scope for screen planting.
4. A Green Infrastructure Statement to summarise the PEA baseline and provide quantifiable mitigation and enhancement.
5. An indicative shade plan for properties facing onto the reen.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services April 2025