

APPLICATION NUMBER: RECON 24/0756

PROPOSAL: 30NO AFFORDABLE HOUSING APARTMENTS AND ASSOCIATED EXTERNAL WORKS AND PARKING

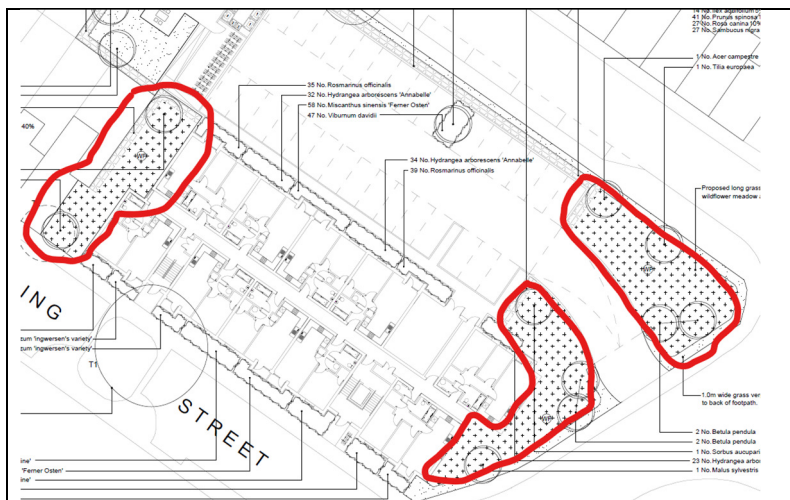
SITE: Land Formerly Known As 21 Kelvedon Street Newport

APPLICATION TYPE: Full

Some additional missing information has now been submitted. A number of key concerns remain, some can be dealt with by condition, but I advise the impact on street trees needs to be resolved at this planning stage along with a landscape drawn section through the north boundary to illustrate the proposals.

Street Trees

The impact of the proposals on the street trees needs professional arboricultural consultant input and the proposal needs to be referred to the Tree Officer. There will be impacts on category A and B trees, some already compromised as they are in tarmac. In addition T1 will require crown reduction as the crown spread extends beyond the building line as shown below, note this is not accurately shown on the Site Plan.



Levels

The Proposed Site Plan shows very occasional proposed levels and no existing street levels, areas of banking and retaining structures and height are not clear. The landscape drawn sections referred to in the covering letter only show a tree pit detail. A landscape drawn section on the north boundary is needed to show the relationship between raised car parking, mixed native hedge, grass verge, and pedestrian path.

Soft landscape proposals

Very large areas (highlighted in red above) are proposed to be seeded at a low rate with a meadow mix for wetlands. There is no indicative drainage strategy, rain gardens are mentioned in the application but not shown on any plans. The wetland mix treatment is extensive, risky, and will appear out of character in the urban context.

Rosmarinus (rosemary) requires full sun but is proposed to the north side of high buildings and so will be full shade.

Mixed native hedging - this will be difficult to maintain given the room available. Incorporating beech or hornbeam and removing Prunus spinosa (blackthorn/sloe which has large thorns and readily suckers ie is not suitable for an urban residential setting adjacent to footpath) may be a better option.

The landscape management plan does not cover the landscape types proposed, eg wetland meadow, mixed native hedge (including height) etc.

If full planning is granted I would advise the following is conditioned:

1. A revised soft landscape plan and maintenance plan is required, to follow on from a drainage strategy, incorporating rain gardens and comments above.
2. A hard landscape plan showing existing and proposed levels information, covering level changes, retaining structures, surfacing, boundary treatment, street furniture etc is required and could be conditioned. this should also indicate treatment at the centre of the amenity space shown below.

