

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

THE APPLICATION HAS NUMEROUS INCONSISTENCIES AND GAPS

The detailed soft landscape plan (by TDA) should pull together input from a number of other disciplines so that the proposal is clear, but this is not the case. The following should be shown:

- trees and tree groups to be retained - accurately shown
- site red line boundary
- reens
- key retaining walls
- SuDS

Tree removal including for 'arboricultural reasons' should also be shown on the landscape plans and clearly shown in the GIS so that losses and gains are clear.

Extensive private rain gardens and public bioretention areas are shown on the Engineering Layout by phg but not reflected on the planting plan or in the planting species selection or turf proposal.

A 1.2m wall is proposed along the access road – section below - but with no planting to soften.



Several plans show public open space with a circular seat – this is not shown on soft landscape plan.



GIS and tree losses

The AIA states 'Of the 62no individual trees and tree groups recorded within and adjacent to the site over 60% of these trees are in a dead, dying or dangerous condition, unsuitable for safe retention in relation to proposed residential development' and lists the following for removal on arboricultural grounds.

- *Arboricultural Reasons Trees G5, T6, T7, T9, T12, T13, G14, T15, T16, T17, T19, T20, T21, T22, G23, T25, T26, G28, T29, T31, T32, T33, G34, T35, T37, T38, T39, T43, G44, T48, T49, T50, G51, T52, T53, T54, T55 and G60 are recommended for removal in the Tree Survey due to poor quality (U category). These are mainly Crack Willow trees that are in serious decline with many stems having collapsed and further structural failure imminent. These trees are not in a suitably safe condition to be retained in close proximity to residential dwellings.*

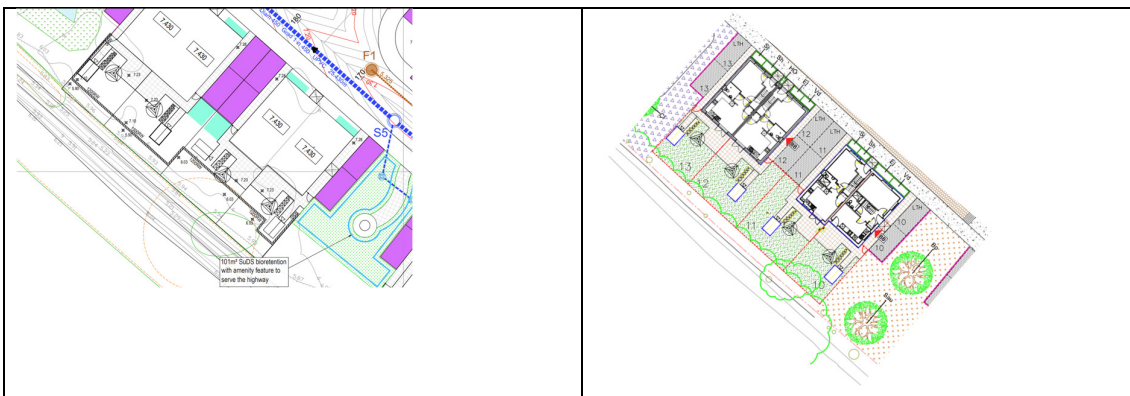
These proposed losses are not included within the GIS losses – this should be included as their removal is required because of the residential development proposals and suitable compensation should be provided.

South-west boundary concerns

It is not clear what effect removal will have visually if any given retained tree groups but no landscape drawn sections have been provided to evidence this as previously requested.

There is no information on how the following retained tree groups will be managed: Groups 8 and 11 to the north-west (beyond public accessible areas); Groups 27 and 41 to the south-west (beyond rear garden fence line). As previously highlighted if this is within the land ownership, these are important buffers onto adjacent land uses. Future issues are very likely to include dumping of grass cutting etc over the south-west fence, how this buffer will be managed should be included in the GIS and landscape management plans.

It is not clear how is access is possible to the rear of the rear gardens onto the south-east boundary? Engineering plan shows retaining walls – see below. Retaining walls will result in very small areas of grass to be managed.



The topographic survey shows reens along the south-west and north-west boundaries, these are shown on the engineering plans but not on the PEA habitat plan or soft landscape plan.