

**APPLICATION NUMBER:** RECON 23/0404

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

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

**APPLICATION TYPE:** Full

The only change in the application is submission of a tree survey by Treecare Consulting November 2023, my comments below have been updated from June 2023 to reflect this.

The Tree Survey does not show either the proposals or the existing levels.

T3 is a 10m high field maple to be retained, however the location of the proposed retaining wall in relation to the RPA is unclear.

G1 is an outgrown hedge along the road frontage (see google earth below). The proposal is to remove dead/dying elm and ash and reduce the remainder to 1.3m, this will clearly open up views onto the proposed building from the road and overlooking residents which needs to be assessed as part of the application.



The tree survey states T2 which is a TPO'd cedar will require felling as this will conflict with proposals as the tree continues to grow and suggests replacement with 3-4no birch or field maple. Replacement trees should be located by the arb consultant or landscape consultant to avoid conflict with the proposals and with neighbouring property, for example a shadow line for replacement tree no1 may impact on neighbouring dwelling rooms to the west.

The tree survey includes Groups 2,3,4 which are outside the red line, please advise if these are within the blue line as they are important mitigation to views in from the listed building to the north.

Note that planning approval 18/1025 was given for one dwelling development of this challenging site.

For this 23/0404 application, the results of the tree survey now need to be shown on the proposals plan and as previously commented, professional 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 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.

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 following information is required at this full planning stage:

1. Translation of the Tree Survey root protection areas onto the proposals plan with existing and proposed levels clearly shown.
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 existing screening vegetation, 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