

**APPLICATION NUMBER:** 25/1048

**PROPOSAL:** DEVELOPMENT OF 2 NO. DWELLINGS

**SITE:** Land South of Cwrt Camlas Rogerstone Newport

**APPLICATION TYPE:** Full

The site is within the settlement boundary and within a residential area.

As highlighted at pre-app stage there are site and adjacent trees that could be a constraint to the layout – their location is not shown accurately on the submitted proposals. Existing trees require arboricultural assessment to BS3827, this should include trees on and adjacent to the site that may be affected by the proposals.

Google Streetview shows this is an area of informal open space, a green gap which is now part of a wider 'green corridor' separating residential use from the NHS Serrenu Childrens Centre. The green space benefits overlooking residents, visitors to the centre, and the wider community. Development would impact on amenity of residents and visitors.

The impact on views of different receptors and follow on mitigation measures has not been assessed by a professional landscape architect as advised at pre-app.



The submitted Block Plan showing retained and new planting does not respond to the landscape concerns, new planting is shown to the sides and rear but not along the plot frontages and professional input has not been provided. The planting mix is odd with a small area of lavender to the frontages and an odd mix of individual shrubs in grass elsewhere. At pre-app professional landscape architect input was advised.

There is no boundary plan. How is private space defined at the frontage? A hedge along the frontage would be expected outside visibility splays.

If planning for two dwellings is granted, the planting as shown on the Block Plan would not be acceptable and a detailed soft landscape plan should be conditioned.

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