

APPLICATION NUMBER: 25/1004

PROPOSAL: DEMOLITION OF BUILDINGS AND CONSTRUCTION OF 6NO DWELLINGS, ACCESS ROAD AND ASSOCIATED WORKS

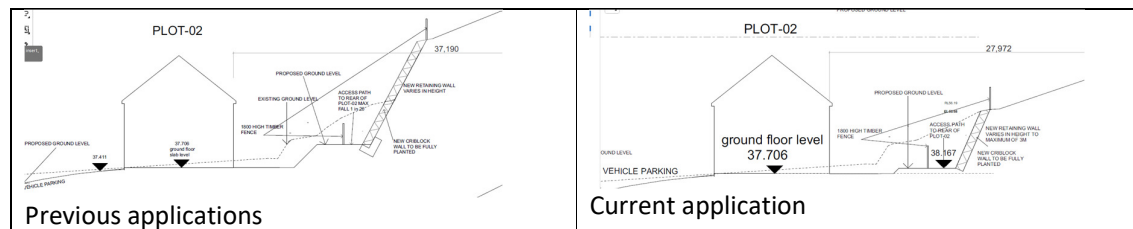
SITE: Kensington Court Day Centre, Oaklands Road, Newport

APPLICATION TYPE: Full

CONCERNS

The site struggles to accommodate 6 dwellings and as a result there is no room for meaningful structural landscape areas at the plot frontages where it would help soften the slightly elevated building mass particularly of plots 1-3.

Previous applications showed crib wall sections at an overbearing height to the rear of plots 2 and 3 (similar to the proposed house ridge height). For this application, this has been reduced to a more human scale of max 3m height but it is not clear how this change has been achieved - there is a significant discrepancy from previous applications as shown below.



Are levels beyond the site in neighbouring properties accurate? Topographic information which the site needs to tie into is not made available.

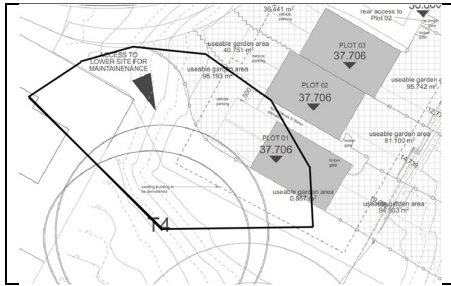
Management responsibility for the crib wall, wall planting, planting between wall top and fence line, and the top level safety fence to protect against the drop are not clearly set out.

Hard surfacing is only shown on the outline drainage plan by WL Squared. All parking areas to the frontages are proposed for 'grasscrete or equivalent surface' – I have not seen this approach for an intensively developed residential scheme and would have concerns: for example the ease of use for all users; the success of grass cover given likely frequent use of parking areas.

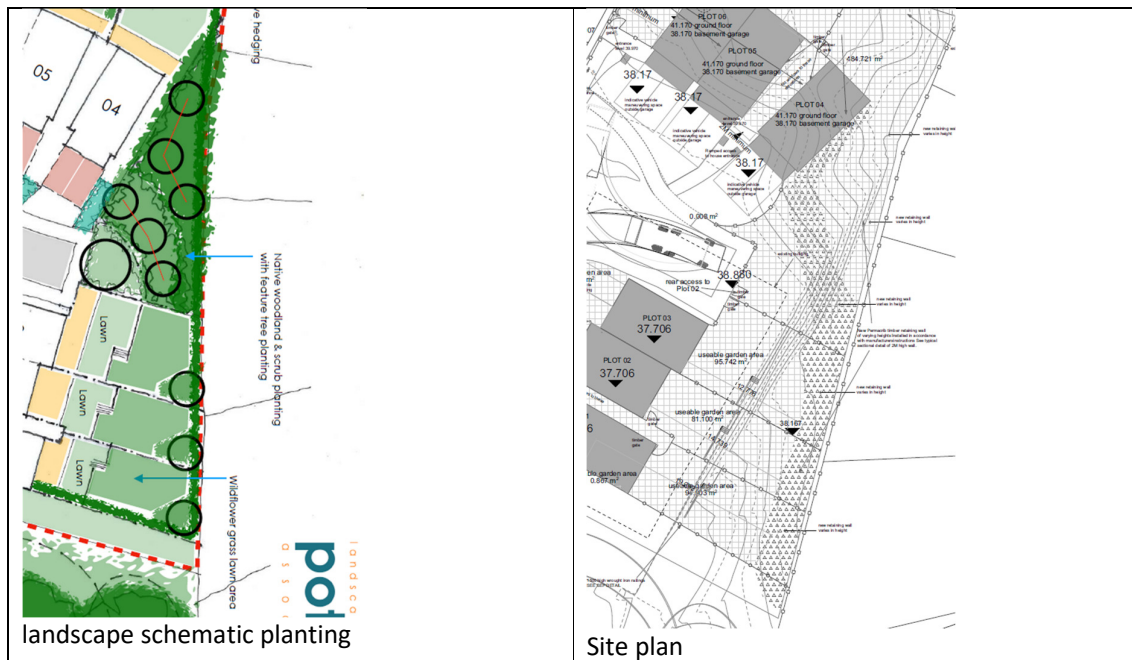
I am still unclear on how the proposed timber fence would relate to the existing stone wall onto public access woodland beyond. A section to show the relationship between stone wall and fencing and photos of the existing boundary would be helpful as previously requested.

Trees (T3, T4, T9 and T10) are within the ownership. Management objectives and responsibility for this area should be clear but this is not covered in the application.

Plot 1 dwelling and front garden area will be in shade for part of the day – the tree shadows from an earlier 2023 layout should be translated onto the revised site plan. Appreciating that tree T4 is on lower ground, I have shown a quick overlay for the revised site plan, note that shade will still affect dwelling rooms and front garden planting.



A 'Landscape Schematic' by landscape architects Potterton Associates Ltd has been submitted. This is a site with challenging levels, however no levels are shown, the crib wall run and width [horizontal extent] is not shown, no planting for the crib wall is indicated. I am not convinced that the tree and scrub locations along the east boundary are deliverable as shown.



As outlined at pre-application stage, the following detail is required at full planning:

- any constraints to planting
- to include crib walling planting
- steep slopes and retaining structures clearly identified
- detailing plant species, size, density, location, seed mixes; SUDs planting; tree pit details
- specification for ground preparation and planting: planting season; plant protection; watering of newly planted stock; mulching; specification of topsoil quality and depth

I would strongly recommend the soft landscape is detailed at this full planning stage and not conditioned for the reasons given above in summary the landscape schematic is not deliverable given the site topography and extent of the retaining wall.

As highlighted at pre-app, a soft landscape maintenance and management plan for five years is also required. This should cover new planting until established, crib wall planting, and site trees and green space area to the south. This could be conditioned.

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