

REFERENCE: 26/0459

PROPOSAL: ERECTION OF ONE DWELLING

SITE: 20 High Cross Drive Rogerstone Newport NP10 9AB

APPLICATION TYPE: Outline ALL MATTERS RESERVED

CASE OFFICER: Marnie Ostler

RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Comments:

No topographic survey is provided. I would recommend this is provided as the site is small, not level, and contains trees and hedges to be retained.

The tree survey at this stage is welcome.

Established vegetation provides visual screening and grounding of proposals which would take 5+years to achieve by new planting:

- The pine tree is a feature visible along the street scene and if possible should be retained.
- I would suggest retention of the frontage hedge and brick walling where this is not removed for parking.
- I would suggest retention of the beech hedge onto the sports ground at the year.

Recommendations:

- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes **an appropriate landscape scheme** which enhances the site and the wider context including green infrastructure and biodiversity networks. As this is currently urban, and is/and will be used as a garden, planting can be a mix of native and ornamental.
- If a SAB application is required, a joined up landscape-drainage plan would help to demonstrate sufficient space at suitable locations can be allocated for above ground SUDs to meet the Sustainable Drainage Regulations 2018 Standards 4 [Amenity] and 5 [Biodiversity].

The following detail will be required through conditions:

1. Topographic survey with root protection areas for trees and hedges to be retained shown.
2. Soft Landscape/Planting Plan showing planting type, species, size, density
3. Hard landscape plan including new levels and any retaining structures or ramps/steps.
4. Boundary plan.