

REFERENCE: RECON 25/0909

PROPOSAL: 5NO. FLATS, PARKING, LANDSCAPING AND ASSOCIATED WORKS

SITE: The Old Post Office 2 Tregarn Road Langstone NP18 2JS

APPLICATION TYPE: S73 to vary conditions of 23/0418

CASE OFFICER: Grant Hawkins

RECOMMENDATION: NO OBJECTION SUBJECT TO REVISION

Comments:

The soft landscape plan revision has again been undertaken by Cotswold Architectural and is insufficient. Certainty is needed on such a small scheme that is open to public views, as previously I advise a planting professional is used.

The planting plan fails to show:

- location of species
- species mix
- nursery size at planting
- density at planting

The highway frontage is now confirmed as a low wall with planting at just above ground level which is a welcome change. Note the continuous block paving under planting areas will require removal. I understand there are highway constraints regarding planting height at the frontage, ideally pedestrian splays should be shown.

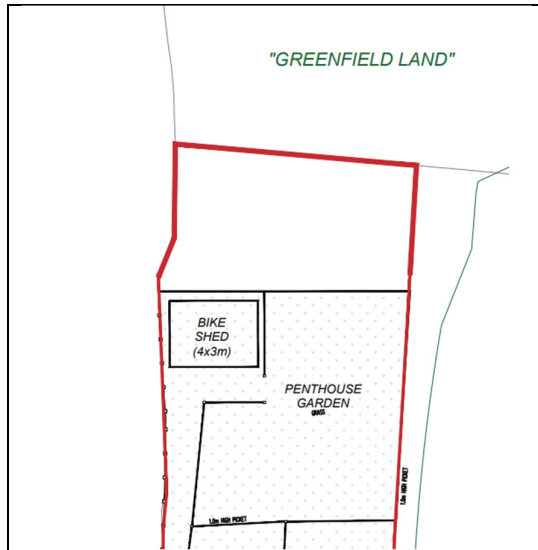
There is **scope for taller planting within the grass area** away from the frontage and for this area to incorporate small trees which will break up views of the main elevation - leaving this to grass is insufficient.

The 5 year soft landscape maintenance/management and monitoring plan is fine but will need updating to accord with the revised planting.

The following comments raised in November 2025 remain as they have not been responded to:

1. The 'scheme of ecological enhancement' by Cotswold architecture + design states a new native hedge and new pollinator friendly planting will be provided, this is not reflected in the submitted planting plan. This inconsistency has previously been raised.

2. The bike shed is to be relocated from the front to the rear, as previously this is a large structure (4 x 3 x 3m height). What is the landscape treatment within the red line between bike shed and 'greenfield land' to soften views from the elevated footpath? Photos are required to show the current site condition along with any robust proposals for planting.



3. As previously the SuDS plan by PHG shows rain garden in different locations. I don't know which is correct but there is inconsistency in the layout that needs to be resolved.