

**APPLICATION NUMBER:** 25/0924

**PROPOSAL:** CONSTRUCTION OF AN OFFICE CENTRE (B1) AND ASSOCIATED WORKS

**SITE:** Land To North Of Phoenix House Buchanan Way Newport

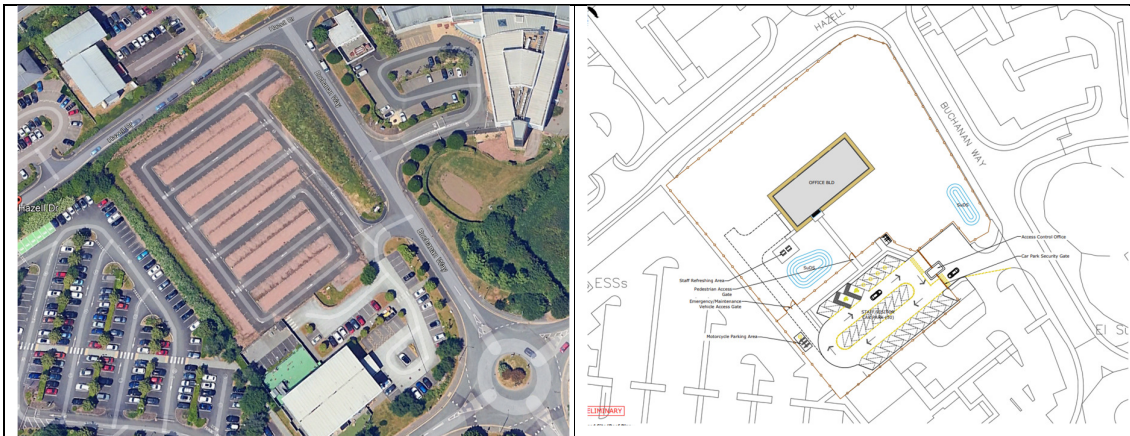
**APPLICATION TYPE:** Full

There is an issue with the proposed boundary treatment and I query the central location of the office building.

#### **Proposed Site/Roof Plan by Sauro**

The location of the office building is placed centrally within the site within a large open grassed space and this appears to make poor use of the space, also resulting in long path lengths from the car parking.

A 2.4-2.8m high fence is shown at the back of the public footpath along Buchanan Way. This would not be acceptable visually and in line with the rest of the estate the fence line should be set back, there is plenty of space to achieve this. The height and fence type and colour should be confirmed.



#### **Soft Landscape Proposals by Dp landscape architecture**

Vegetation is shown as retained along the north boundary onto Hazell Drive, but there is no description of this – see photo below which shows bramble dominating and an issue onto the public footpath. Please advise on what the vegetation composition is and how this will be managed.



The wider estate and road corridor character is **grass verge with trees and hedges** set back – see photo below, however this is not reflected in the proposals which show a new hedge line at the back of public footpath along Buchanan Way.



Tree planting consists of occasional standard trees in large areas of 'WFG18 Butterfly & Honeybee' to be trimmed twice a year. Additional tree planting (including feathered trees in informal groups) would help better visually ground the building.

The native hedge target height is unclear or whether this will be allowed to grow on, please confirm.

Site preparation is key to establishing a successful meadow as the site is currently hard surfaced but this is not included in the outline planting specification.