

APPLICATION NUMBER: 18/0293

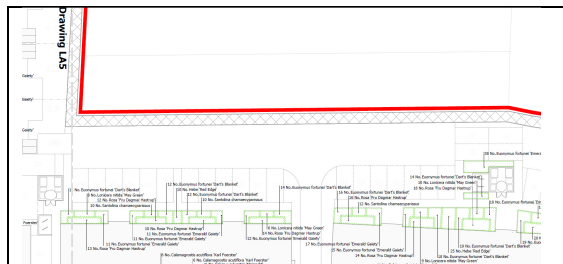
PROPOSAL: DEVELOPMENT OF 206NO. RESIDENTIAL UNITS, INTERNAL ROAD NETWORKS, PARKING, LANDSCAPING AND ASSOCIATED WORKS AFFECTING PUBLIC RIGHT OF WAY 407/1

SITE: Land To South Of Glan Usk Primary School, Herbert Road, Newport

This is a large residential development with public access river frontage to consider, in addition the river and banks are within the River Usk Special Landscape Area.

Professional landscape input has been provided and generally proposals are acceptable. I have concerns over small areas which are outlined below.

1. Boundaries to the east are defined by gabions or earth bank retaining walls, generally these are 2.5m high structures topped by a 1.8m fence. Where these are within rear gardens no planting is proposed (see extract below), where these are visible to the public realm planting is proposed but often this is mass planting of low evergreen shrubs such as *Lonicera nitida* or *Prunus Otto Luyken* (refer plans LA4 and LA6). The development density has presumably resulted in the need for retaining structures. I feel the planting plan should address the visual impact of these retaining structures and also identify any opportunities to provide a Green Infrastructure route along the site boundary.



2. I have read through the LVIA which provides mitigation recommendations at a strategic level. However as there is no green infrastructure strategy, the level of detail jumps from the LVIA to a detailed planting plan. A green infrastructure strategy with zoning of the site linked to objectives would help with future maintenance and management.

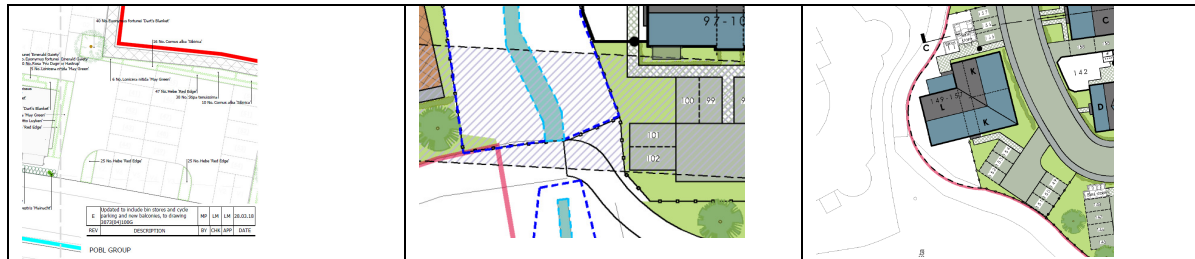
3. A maintenance and management plan is required, of particular interest is the River Usk frontage, Lotterys Reen, and the sites relationship with adjacent land uses. The planting mixes contain a high proportion of amenity grasses which will have a high M&M requirement in order to maintain their form.

4. I have concerns with the extensive use of *Carex pendula* (pendulous sedge) in particular along the site frontage with the River Usk (refer plan LA5). This is an aggressive free seeding plant and could cause a maintenance issue within the site and impact on the adjacent SSSI.

5. The tree size for multi-stemmed *Betula pendula* along the west frontage should be increased from the current proposed pot size of 70L. There are no other trees along the frontage, these will be the only significant green vertical elements to break up the building elevations. The Streetscene elevation is mis-leading, showing single stem trees at 10m+ height. In order to provide instant

impact, trees of at least 100L and ideally 150L should be specified (especially as these are multi-stemmed).

6. There are some isolated areas where the River Usk walk will have open views onto car parking or building, most of the examples are shown below. An adequate planted visual buffer should be provided.



7. It is not clear what the proposals are for Lottery Reen. The LVIA refers to a TDA Plan for Lottery Reen ref TDA 2283.01 but I can't see this in the submitted information on-line.



8. The hedge bank has already been implemented along the River Usk. The M&M Plan should incorporate this feature. It is not clear how views for pedestrians of the Usk will be conserved. In addition the photos below show that the 'soil' contains a high proportion of brick and other waste and water is ponding.



9. Although outside the site, it is not clear how the surfaced riverside path continues north between the river and school. This is an important missing walking/cycling link to access recreation amenities – will this remain as grass or are there proposals for surfacing?