

APPLICATION NUMBER: 25/0058

PROPOSAL: RECONSTRUCTION OF A FIRE DAMAGED PORTAL FRAMED BUILDING

SITE: Unit 3A to 3B Nash Mead Newport NP19 4SU

APPLICATION TYPE: Full

FURTHER INFORMATION REQUIRED - the application contains inconsistencies and gaps.

Protecting existing vegetation

The CEMP states 'The Site is bounded by a hedgerow with mature trees to the west and east. There is no requirement nor proposal to alter the existing vegetation to these boundaries as part of the application.'

The site does not appear to have any hedgerows with mature trees to the west and east. There are semi-mature trees to the south as shown on the aerial below. These appear to be south of the reen, so the reen would act as a tree protection barrier eg to storage of materials etc. **Can this be confirmed.**

Meeting LDP policy GP5

The GIS states 'Net benefit will be achieved through the SAB application with improvements in biodiversity and amenity'. There is no indicative drainage strategy submitted to demonstrate the extent or locations or whether above ground SUDs are suitable for this site.

The GIS states enhancement will be delivered by 'Improving the **condition** of the habitats around the Site by bringing the Site under long term conservation management'. There is no mention of how this will be achieved.

The proposal does not 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.

