

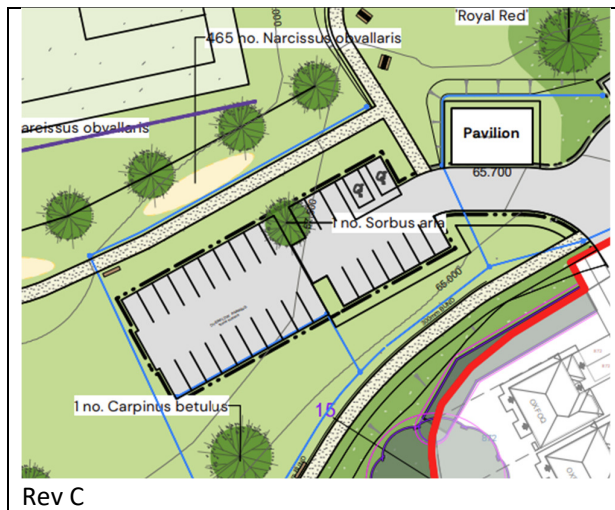
APPLICATION NUMBER: RECON 24/0467

PROPOSAL: RESERVED MATTERS APPLICATION FOR SPORTS PITCHES, CHANGING FACILITIES AND ALLOTMENTS, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING PURSUANT TO OUTLINE PLANNING PERMISSION 16/0864

SITE: Llanwern Village Development Site Phase 1 Cot Hill Llanwern Newport NP18 2DP

APPLICATION TYPE: Reserved Matters

The key landscape plan is 'Sports park & northern public open space' soft landscape plan by Pegasus, revised to rev C – see extract below.



1. My previous comments on the lack of planting to soften or enclose the car parking, pavilion building, and site entrance has been responded to by adding 1no rowan tree. In my view this is inadequate and will not help to create a welcoming and human-scale landscape. In addition, the main car park has been extended significantly from the original but there is no additional planting to soften views for park users or for overlooking properties. A more detailed planting scheme by Pegasus is needed for what will be the central hub of the wider park. The applicant has indicated this could be **secured via an appropriately worded condition** – I would agree.
2. The fruit varieties are unchanged and still require review, for example as the apples are not in adjacent pollinating groups and no crab apples are proposed to extend the pollination period, I would guesstimate that fruit production would be low. In addition I have yet to see 14-16cm girth fruit trees and suggest this would be very expensive. Again the applicant has indicated this could be **secured via an appropriately worded condition** – I would agree.

A detailed planting plan would be required for the car parking, pavilion building and site entrance area to include 5 year outline maintenance.