

APPLICATION NUMBER: RECON 25/0220

PROPOSAL: 26 AFFORDABLE DWELLINGS, NEW ACCESS WORKS, LANDSCAPE PLANTING, A NEW PUMPING STATION AND ASSOCIATED WORKS

SITE: Land at Traston Lane Newport

APPLICATION TYPE: Full

FURTHER REVISION OR CLARIFICATION REQUIRED

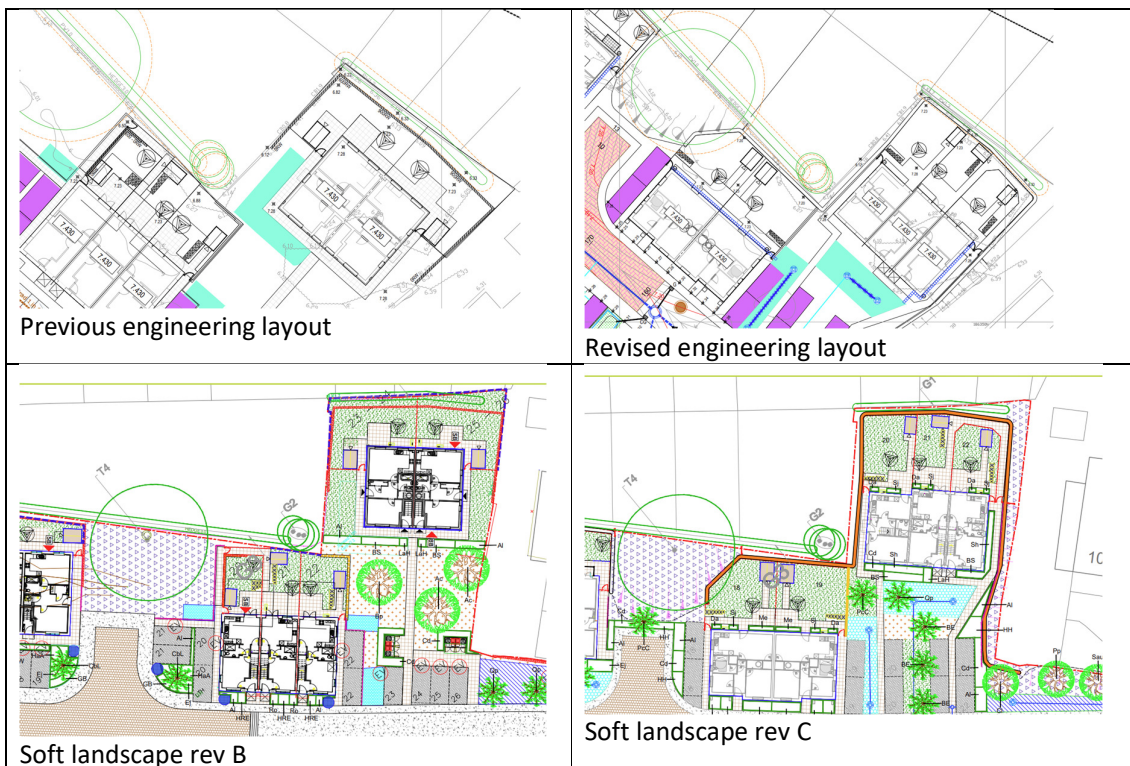
Soft landscape proposals (rev C), soft landscape management (rev B) and GIS (rev B) all by TDA have been revised in line with the revised site planting, generally the changes to the layout and planting are welcome.

1. Tree stock size

Tree size is uniformly small at 12-14cmg, there are areas where larger scale nursery stock would have immediate impact and advise this is reviewed.

2. New north-east boundary issues

The hydroseeded retaining wall detail along the south-west boundary makes sense as this is onto the reen corridor. However this is now proposed along parts of the north-east boundary which were previously proposed as retaining walls – the retaining height is low at 1-1.2m so retaining walls would not be unduly costly or visually intrusive.



A hydroseeded wall results in awkward left-over area, some sections are NE or NW facing and may be difficult to establish as these will be in shade with some facing straight onto retained semi-mature vegetation. All sections back onto existing housing and the proposal is likely to result in poorly maintained areas including a higher risk of garden clippings being dumped. The issues would be avoided if the original proposal for retaining walls was used.

3. The hydroseeded wall also encroaches into the root protection area for T4 oak from both sides as highlighted below – I advise the arb consultant reviews the impact, offsetting maybe an option but the revised layout is not reviewed in the submitted AIA.

