

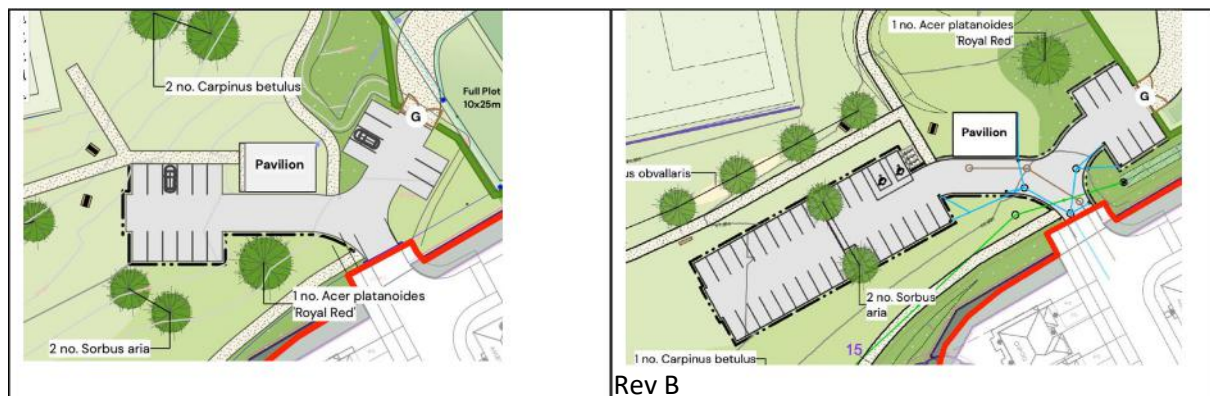
APPLICATION NUMBER: RECON 24/0467

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

1. The covering letter confirms my previous queries have been either answered or changes made for example to relax bank slopes from 1 in 2 to 1 in 3.
2. The covering letter confirms there will be no barrier around the attenuation basin. Generally a knee-rail would be expected or continuous hedge planting with post/rail fence and netting to deter dog and child access. The covering letter explains management will be the responsibility of a Residents Management Company and not the LPA but can the approach be queried. – **If a boundary treatment(s) is requirement for safety reasons, then such a requirement will be identified through the ROSPA process.**
3. The key landscape plan is 'Sports park & northern public open space' soft landscape plan by Pegasus, revised to rev B – see extract below. My previous comment on the lack of planting to soften or enclose the car parking, pavilion building, and site entrance has been responded to by adding 2 no trees. 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. – **Can be secured via an appropriately worded condition**

Additional queries not previously raised:

1. The pavilion design is very basic and will not enable any multi-functional use for the community other than for changing. A roof overhang and surfaced terrace underneath would provide space to hold community/allotment events. Is the current design in line with the Design Guide objectives? – **The design of the pavilion meetings the requirements of the S106 Agreement and there is no requirement to provide a community space.**
4. The fruit varieties 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. - Can be secured via an appropriately worded condition

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services February 2025