

REFERENCE: 26/0099

PROPOSAL: CONSTRUCTION OF A NEW FULL-SIZE 3G SYNTHETIC SPORTS PITCH, SPECTATOR VIEWING AREAS INCLUDING 2NO 125-SEATER STANDS, TV GANTRY, CHANGING FACILITIES, PARKING AREA, ACCESS IMPROVEMENTS AND ASSOCIATED WORKS

SITE: Dragon Parc, Spyttty Boulevard, Newport International Sport Village, Newport, NP19 4RA

APPLICATION TYPE: Full

CASE OFFICER: Geraint Roberts

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

COMMENTS:

Overview/Summary:

A replacement natural turf sports pitch with synthetic 3G type and associated proposed ancillary buildings, spectator stands, TV gantry, changing room facilities and extensive carpark. Located within the Lliswerry ward and part of Environmental Space: Newport International Sports Village.

Context:

The site is part of an existing sports village, and the proposal would be located on the same footprint as the existing pitch.

The existing residential area to the south appears to be well screened by existing trees, and vegetation which lies within a ditch and beyond a footpath. The eastern boundary consists of verge alongside a major dyke, the northern part of which features some mature Weeping Willow trees on grassed banks. The southern section, alongside the same dyke (broken only by a man-made vehicular bridge) features a low managed hedgerow with native scrub vegetation beyond.

Observations:

Beyond both boundaries, views are apparent for both public passers-by and existing private residents.

Landscape Comments

The proposals would not have an impact on the existing urban landscape character. They would however have an impact on visual amenity from Nash Road to the east as well as potentially from the housing area to the south.

The vegetated belt to the south does provide some screening to the development and proposed new structures but the effectiveness is not clear and views from here should be suitably assessed by a landscape consultant. Although there are some trees along the eastern boundary, their health and aesthetic value is questionable. There is potential to improve the screening of the along this eastern boundary through appropriate planting and management regimes.

A tree survey to BS5837 is needed for individual trees to the east and south-east, the band of vegetation to the south could be treated as a group. I would refer this matter to both our tree and ecological consultants for further advice. This information should be illustrated in proposed plans submitted for approval.

Not only is there no clear ‘application/extent of works boundary’ on the submitted drawings, but ongoing maintenance of the proposed development’s landscape has not been addressed. Clarification is also required as to who will maintain which aspect of the landscape henceforth, depending on the various land ownership boundaries. There is no north sign on the submitted plans which makes them difficult to read.

The proposed ancillary buildings and car park would replace what is currently amenity turf on the southern and eastern edges. This would have an adverse effect on biodiversity and should be mitigated for.

There are currently insufficient details hard and soft/planting details for this application to be assessed properly. Sustainable approaches to design would be strongly encouraged and therefore likely be supported, such as:

- Sustainable Drainage System (SuDS) components (I would refer this scheme to our SAB team).
- Permeable paving
- Native planting
- Use of reclaimed and recycled materials
- Habitat creation
- Any other green infrastructure

Relevant policies applicable to this application are as follows:

- GP5 General Development Principles – Natural Environment

DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE:

- i) THE PROPOSALS ARE DESIGNED AND MANAGED TO PROTECT AND ENCOURAGE BIODIVERSITY AND ECOLOGICAL CONNECTIVITY, INCLUDING THROUGH THE INCORPORATION OF NEW FEATURES ON OR OFF SITE TO

Landscape Comments

FURTHER THE UK, WELSH, AND/OR NEWPORT BIODIVERSITY ACTION PLANS;

- ii) THE PROPOSALS DEMONSTRATE HOW THEY AVOID, OR MITIGATE AND COMPENSATE NEGATIVE IMPACTS TO BIODIVERSITY, ENSURING THAT THERE ARE NO SIGNIFICANT ADVERSE EFFECTS ON AREAS OF NATURE CONSERVATION INTEREST INCLUDING INTERNATIONAL, EUROPEAN, NATIONAL, WELSH SECTION 4232 AND LOCAL PROTECTED HABITATS AND SPECIES, AND PROTECTING FEATURES OF IMPORTANCE FOR ECOLOGY;

Obligations:

Further details are required to be submitted for approval:

- Landscape Visual Assessment
 - Analysis of views by a suitably qualified landscape specialist/professional is needed to identify potential impacts and mitigation measures for overlooking residents, users of Nash Road outside the site, users of the macadam path through the site.
- Soft Landscape/Planting (Plan & Schedule)
 - Type
(trees/shrubs/bulbs/native/ornamental/marginal/aquatic/green roof/wildflower meadow etc.)
 - Species
 - Size/specification
 - Position
 - Spacing/density
 - Accessories – Tree stakes/watering bags/wire support/trellis/planters
- Hard Landscape/Materials (Plan)
 - Surfacing (type/colour/finish)
 - Edging
 - Street furniture
 - Boundary Treatment (type/colour/finish)
 - Enclosures
 - No dig construction
- Landscape Management and Maintenance Plan
 - Hard Landscape
 - Soft Landscape/Planting (including retained existing vegetation)
 - Up to 5 and 15 years
 - Year-round Maintenance Schedule

Landscape Comments

- As SuDS is not an option, above ground SuDS will be needed to meet national standards:
 - Ideally a joined-up landscape-drainage plan would help to demonstrate sufficient space at suitable locations can be allocated for above ground SUDs to meet the Sustainable Drainage Regulations 2018 Standards 4 [Amenity] and 5 [Biodiversity].

Conclusion:

- No objections in principle subject to the above comments being addressed and necessary mitigation and compensation measures are put in place to offset the negative impact on visual amenity and loss of green space.
- It would be advised that a suitably qualified landscape specialist/professional is appointed to satisfy the above.