

REFERENCE: RECON 26/1004

PROPOSAL: DEMOLITION OF THE FORMER DAYCARE CENTRE BUILDINGS AND THE CONSTRUCTION OF 6 NO DWELLINGS, ACCESS ROAD, TURNING AREA AND ASSOCIATED WORKS

SITE: Kensington Court Day Centre Oaklands Road Newport NP19 8GQ

APPLICATION TYPE: Full

CASE OFFICER: Vicky Quinn

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

Comments:

I still have a number of concerns, I appreciate the covering letter which feeds back on my earlier comments but the fact remains there is no room for meaningful structural landscape areas at the plot frontages.

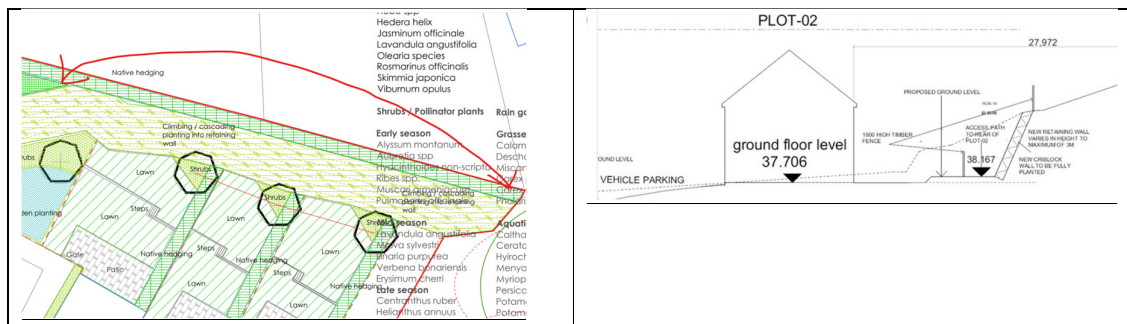
The more detailed Landscape Scheme rev A by landscape consultants Potterton Associates is welcome, the planting will be drawn from the list shown which is fine for most areas although the following further detail is required:

- All planting stock size and densities to be shown in addition to:
- For the very narrow planting beds fronting plots 1-3: the width is to be dimensioned and planting mixes and densities detailed to ensure the key frontage will be successful
- Planting to the retaining wall although indicative species are listed more detail is needed on size of plants, densities and mixes, again to provide more certainty this will be successful
- I would not advise the use of *prunus spinosa* [sloe] on this site, it has very long thorns and readily suckers
- Rain garden species are not appropriate – aquatic species are shown these require a permanent water depth which will not be available. Please review.
- Significant areas of new planting (hedge and shrub) are shown within the root protection areas of TPO'd trees – T35 and T37 at plots 5 and 6; **please refer to the Tree Team.**
- The red line excludes the lower site but there is a strip of white space between plot 1 and the red line – treatment needs to be clearly shown.
- No north point is shown – orientation needs to be clear as the plan is not oriented correctly North-South.
- Proposed trees need to be individually located and nursery stock size stated.
- Tree pit detail needs review and appears outdated [this appears to indicate a 1m depth of topsoil?].

Site boundary onto existing rear gardens

The submitted sections have remain unchanged but the soft landscape plan now shows a native hedge. It is unclear how this is to be achieved given the space, and particularly as the crib wall is to be in separate plot ownership, how will the hedge be reached in order to maintain the height given this is potentially 3m above ground level and set behind the sloping crib?

Unmaintained a native hedge will outgrow to 4m+ so there is a risk of shading existing rear gardens. A maintenance plan for these boundaries should be conditioned but the proposal needs to be bottomed out at this full planning stage – I strongly recommend a section drawn by the landscape consultant so that boundary treatment is clear and realistic.



Soft landscape maintenance and management plan

A plan for five years to cover new planting until established and existing trees is required and could be conditioned.