

REFERENCE:	26/0084
PROPOSAL:	ERECTION OF FLATS OF 19/0420
SITE:	7 Stow Park Circle Newport NP20 4HE
APPLICATION TYPE:	Conditions
CASE OFFICER:	Jacob Cooke
RECOMMENDATION:	ADDITIONAL INFORMATION & REVISION REQUIRED (Please re-consult when received)

CONDITION 10 (LANDSCAPING AND TREE PLANTING)

This is a very tight site for the development scale proposed, with challenging levels and mature trees to retain [and several tree related conditions to meet].

The 'Landscape Plan' 21A by Hector Estates shows an ornamental planting scheme of shrubs and ground cover. The following comments relate to these proposals:

1. Only one new tree is proposed – an Amelanchier [proposed at a small nursery stock size]. Bed P5 also offers opportunity for small tree planting to soften views of the flats and I would advise a more mature nursery size is required to provide mitigation.
2. It would help if the tree survey was accurately shown with narrative. Hedge G15 at the southern boundary will be coppiced, others will be retained at full height. Trees shown on the Landscape Plan include those in the tree report for removal [eg T2, T5, T6] and tree canopies are not shown accurately in size or shape which gives the impression of a more tree-lined boundary to the east than will be the case post-development.
3. Photos of the boundaries would help. The boundary to the east has no existing hedges and only a short section of laurel is proposed. Is the rest of the boundary fenced from neighbouring view in? Coppicing of the southern boundary hedge will not only open up views out but equally views into the site of the four storey elevations - no trees are proposed to help break up the south facing building elevations.
4. The extent of ground cover and grass within areas H1, H2, H3 is not sufficiently clear.
5. Planting bed P6 will be in shade from the building but this is not reflected in the planting mix.

Recommendation:

A revised landscape plan responding to the above points is required.