

REFERENCE: 26/0379

PROPOSAL: SECURITY FENCING AT SITE PERIMETER

SITE: Land adjacent to and South of Matalan Newport Retail
Park Seven Stiles Avenue Newport

APPLICATION TYPE: Conditions of 24/0604

CASE OFFICER: Ben Webster

RECOMMENDATION: REVISIONS REQUIRED

I question whether the correct version of the Planting Plan by DEP has been submitted?

Rev A is submitted but rev C was submitted for the 24/0969 application. If there has not been a reversal in the site layout then the incorrect Planting Plan version has been submitted.

The following comments I made in December 2024 for 24/0969 rev C layout are below and have not been responded to in the current submission.

1. There are differences between the location and extent of drainage swales shown on the Drainage Layout rev A and those shown on the Landscape Planting Plan rev C by DEP Landscape Architecture Ltd. The plans need to align.
2. The proposed height of hedge 1.2- 1.5m to define the boundary and provide screening is proposed to be trimmed twice per year to achieve a neat and tidy appearance, this will provide little biodiversity benefit and limited screening of the vans. Can this be reviewed and relaxed eg. to a minimum 1.8m with a cut every 3 years or rotation of faces and top.
3. Treatment along Seven Stiles Avenue appears to be dominated by trees in mown grass. The planting proposal offers no mitigation to the open views onto the extensive surfacing proposed for van storage but shows retention of boundary 'dense overgrowth' which appears on Streetview to be dominated by bramble. Please review as tree planting and hedge planting would be expected to define the west boundary unless there are service run constraints.
4. My other comments related to the impact of swales on trees along the east boundary – **please refer to the Tree Team for advice**. Note that the ArbTS Arboricultural Report works to a completely different drainage layout to the submitted planting plan and there may be an impact on the woodland edge that has not been assessed.

 <i>ArbTS Arboricultural Report no swale shown along east boundary onto woodland</i>	 <i>Planting Plan by DEP showing east boundary swale</i>
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