

APPLICATION NUMBER: 25/0827

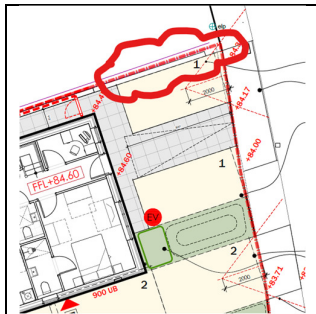
PROPOSAL: PROPOSED ERECTION OF 2 NO. BUNGALOWS WITH ASSOCIATED ON SITE PARKING AND GARDENS (RESUBMISSION OF PLANNING APPLICATION 25/0161)

SITE: Land adjacent to 18 Ridgeway Hill Newport NP20 5DG

APPLICATION TYPE: Full

ISSUES WITH EXTERNAL DETAILING & GIS

1. The road frontage treatment is not clear – is this to be railings with or without a wall?
2. Plot 1 parking is shown hard against retaining structure – highlighted below. Redesign would enable hedge planting to soften the retaining wall.



3. The key on the 'Proposed Site Layout' by LeTrucco states 'as per landscape drawings by others' so it may be the intention is for planting to be conditioned?
4. Shrub planting is shown in large mono species blocks (all evergreen) and note the block of Choisya at around 7 x 2m on the south boundary is very large. I would advise input from a planting specialist. Groundcover, bulbs etc should be indicated.
5. There is no rear garden planting proposed – small garden trees/specimen shrubs should be added to extend above the 1.8m fence line and soften views from neighbouring properties. Note that the GIS para 3.2 states 'New landscaped rear gardens and shrubs are also proposed' but this is not the case.
6. The rain garden planting mix is unclear – the risk is this could be 85% Alchemilla.
7. The Site Layout key states shrubs include native species (this is also stated in the GIS) but none are native, I don't have an issue with ornamental but the inconsistency needs to be clarified.
8. The GIS needs rewriting to reflect the proposals.

GIS para 3.3 'Areas of native structure planting and hedgerows feature fronting the development contributing to the overall soft landscape areas and diversifying GI features'.

GIS para 4.2. 'Native species will be used throughout the scheme to enhance peripheral corridors, connect to central development spaces, and diversify SUDS features improving biodiversity, providing important ecological habitats and enhancing the amenity value of the site'.

GIS para 3.5. 'Planting – Native and Ornamental planting proposes mixed shrub, planting throughout the development. Evergreen structure provided by shrubs is balanced with seasonal flowering plants, grasses and bulbs enhancing visual amenity and providing habitat and foraging opportunity'.