

APPLICATION NUMBER: 25/0333

PROPOSAL: 40NO. HOMES AND ASSOCIATED WORKS

SITE: Former Depot, Coverack Road, Newport

APPLICATION TYPE: Full

The following comments relate to the Detailed Soft Landscape Plan by edp rev B:

Good to see SUDs incorporated and planted.

The lack of communal amenity space has been acknowledged which is also good to see. Flats will have balconies but access to quality amenity space outside the site will be important.

The height of a proposed privet hedge alongside the River Usk walkway is 40-60cm at planting, a larger stock size should be reviewed to ensure a more immediate robust visual line between private and public space. The one species is used for the whole wrap-round hedge to the building, a more diverse treatment should be considered for visual/seasonal change for residents and walkway users but also to reduce risks associated with mono-culture planting.

No tree planting is proposed to the riverside hedge, I appreciate there is very little room but query whether there is scope for a narrow crowned species to help break up the building elevation both from the walkway but also when viewed from the west bank of the river.

Check shade tolerance of species for the SUDs bio-retention strip and shrub bed along the north boundary as this will be in building shade.

Tree size is uniformly 14-16cmg, I would advise a larger semi-mature size is needed at least at either end of the riverside elevation to help better visually ground the building mass and reduce vandalism risk.

There is no indication on the objective for privet hedging, an approximate height would be useful, is this for screening or providing a lower barrier etc.

There is potentially a clash between the species proposed within the visibility splay, edp to review height of planting proposed.

