

REFERENCE: 22/0341

PROPOSAL:

OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR THE ERECTION OF 2 NO. DETACHED DWELLINGS TO THE REAR OF THE EXISTING HOUSE (THE LONGHOUSE) WITH DOUBLE GARAGES

SITE: The Long House, Blacksmiths Way, Coedkernew, Newport, NP10 8TR

APPLICATION TYPE: Outline application (All matters reserved)

The following should be addressed within the landscape reserved matters:

A combined soft landscape and sustainable drainage plan including all existing and proposed levels must be supplied to deliver landscape and ecological benefits to satisfy policy GP5 of the local development plan and the Environment (Wales) Act 2016. Boundary planting to the adjacent properties should be informed by and respond to an analysis of views from the neighbouring property. In addition to this SuDS planting should be included around the proposed soakaways shown in the site drainage plan. This should be designed by an appropriately qualified Landscape Architect.

A hard landscape plan clearly showing existing and new surfaces including details of any works to be undertaken on the existing access drive and any associated works that may impact on the adjacent woodland.

A boundary plan clearly showing existing and new boundary treatment. Fences/walls are to include hedgehog gaps, as per good practice and to support the concept of 'Hedgehog Highways'. These should be shown on boundary plans and incorporated into any Ecological Management Plans.

A soil resource plan should be provided to ensure all reusable topsoil and subsoil resources are identified, recovered, and protected as part of the development planning process. Increasingly the soil resource is seen as an important element of carbon storage although there is no LDP policy to cover this aspect. The applicant is to confirm the topsoil and subsoil specification will meet BS8601:2013 for subsoil and BS3882:2015 for topsoil, with soil supply professionally tested and recommendations implemented to ensure successful establishment of planting.

The following Policies apply:

The proposal should meet the requirements of GP5 General Development Principles – Natural Environment:

- v there would be no unacceptable impact on landscape quality
- vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.

vii the proposal includes appropriate tree planting or retention where appropriate and does not result in the unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value

Additionally the proposals should include ecological enhancements in line with the Environment (Wales) Act 2016 (also mentioned in PPW 2021).

The proposal site is flanked to the south and east by semi-natural early mature woodland, listed as category B woodland within the tree report by EDP. This woodland is external to the proposal site but is critical in defining the character of the immediate landscape of between the M4 and A48 and provides key screening to the development site. The design proposals represent a substantial development of the site involving the construction of two detached dwellings within the rear garden of the Longhouse, with the arrangement of the dwellings positioned to be outside the shade path of the adjacent woodland.

Screening vegetation to the adjacent property is less significant in scale and density, being more residential in scale and character, compared to the woodland that surrounds both the development site and adjacent property. As such development would be highly visible to the neighbouring property. Views of the potential development from the residential properties opposite would likely be screened by the existing property and adjacent property and the relative positions of the proposed dwellings and the existing dwellings, though limited viewpoints may exist from the properties on the junction of Nant-Y-Moor close and Blacksmiths Way. It should also be noted that the proposed development will have a significant impact on the visual and residential amenity of Long house.

There is a contradiction between the Option 2 site plan proposal and site drainage plan, and the option 2 site plan shown in the site redevelopment strategy brochure, most notably in the absence of the SuDS detention basin to the south of the site. This is a key feature of the above ground SuDS as proposed in the redevelopment strategy and has the potential for substantial landscape-environmental benefits that would satisfy the requirements of policy GP5 of the Local Development Plan and the requirement for biodiversity enhancement within the Environment (Wales) Act 2016.

There are concerns over the proximity of the proposed access drive to the woodland trees along the eastern boundary of the site and the potential impacts development may have on their health. Reference is made to this in the ecological appraisal, with its ecological value noted. The tree constraints plan provided by EDP indicates that the root protection area of the adjacent woodland lies largely outside the development site, with the root areas extending under the access drive in some areas. The exact state of the existing driveway to the garage at the rear of the property is unclear, and as such it is unclear the extent of works necessary for the driveway and footpath and as such the level of disturbance to the rootplates.

The recommendations in the ecological appraisal regarding the opportunity for the removal of Cotoneaster and Cortaderia selloana from the site should be followed to reduce the risk of these spreading into the woodland area and degrading the quality of the woodland.

The need for a wide footpath along the access drive is queried as the drive is only proposed to serve two dwellings. A shared surface with a flush curb would provide a more acceptable finish in keeping with the scale of development and the woodland context of the site.