

Countryside and Conservation
Landscape Comments

REFERENCE: RECON 26/1004

PROPOSAL: DEMOLITION OF THE FORMER DAYCARE CENTRE BUILDINGS AND THE CONSTRUCTION OF 6 NO DWELLINGS, ACCESS ROAD, TURNING AREA AND ASSOCIATED WORKS

SITE: Kensington Court Day Centre Oaklands Road Newport NP19 8GQ

APPLICATION TYPE: Full

CASE OFFICER: Vicky Quinn

RECOMMENDATION: NO OBJECTION subject to changes or conditions

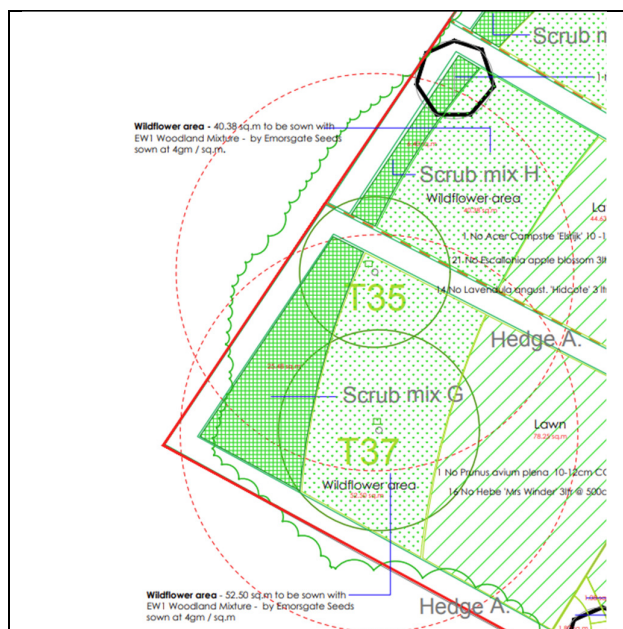
Comments:

As previously the layout will result in no room for meaningful structural landscape areas at the plot frontages.

The revised Landscape Scheme now rev B by landscape consultants Potterton Associates has responded to my previous concerns and queries although some remain as detailed below.

Soft landscape proposals

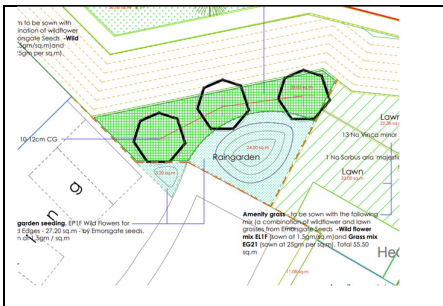
1. Significant areas of scrub and new wildflower seeding are still shown within the root protection areas of TPO'd trees – T35 and T37 at plots 5 and 6; **please refer to the Tree Team for advice** as a method statement for planting/seeding is likely to be required or proposals revised.



- ### Site boundary onto existing rear gardens

3. Proposed buildings or planting will screen the wall from public views, however the wall finish is unclear – is this backfill with stone? Is crib to be timber or concrete or plastic?

4. The larger rain garden is set behind a fence – could this be visually more open? or the fence set back and planted in front to soften hard surfaces meeting boundary treatment. Access is also unclear for maintenance.



- [illegible]

6. A plan for five years to cover new planting until established and existing trees is required and could be conditioned.