

**APPLICATION NUMBER:** RECON 24/0610

**PROPOSAL:** CONDITIONS OF 21/0184 RESERVED MATTERS APPLICATION  
OUTLINE PERMISSION 16/0864 FOR RESIDENTIAL DEVELOPMENT  
OF UP TO 1100 DWELLINGS AND ASSOCIATED INFRASTRUCTURE

**SITE:** Llanwern Village Development Site, Phase 1 Cot Hill, Llanwern

**APPLICATION TYPE:** Conditions

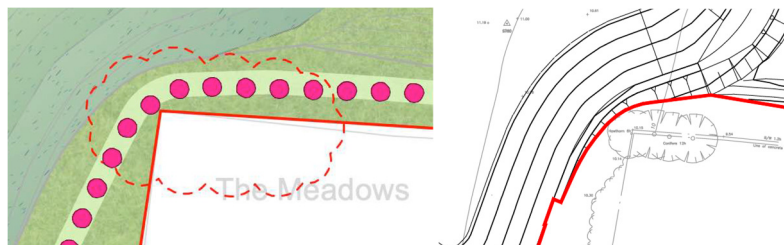
A cover letter 8<sup>th</sup> November from Redrow and revised landscape plan to show path gradients has been submitted.

The cover letter confirms planting height to screen the pumping station will be maintained at 1.8m – which is fine.

The cover letter confirms planting has previously been approved so not subject to comments. Can the planning officer confirm as the planting proposal by Pegasus does not integrate the parking area and attenuation basins into the landscape.

#### **Condition 4: Circular Pathway**

My previous comment stands ie it is feasible to provide a circular pathway but as shown below this is very tight to the south and if mowing is not sufficient, the path will become unusable.



#### **Condition 3 (fencing details)**

The cover letter states:

In relation to the comments made in terms of Condition 3 – the location of the fencing is consistent with the location on the drawing referenced in the planning condition.

My previous comment stands that the 1.2m ranch rail is **not shown** around the entirety of the attenuation basins alongside the circular path route.

The cover letter states:

In regard to Condition 3, the extent of fencing is consistent with the drawing referenced in the condition and the condition does not require the fencing to be subject to a ROSPA assessment.