

APPLICATION NUMBER: RECON 25/1052

PROPOSAL: RESERVED MATTERS APPLICATION RELATING TO LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING FOR RESIDENTIAL DEVELOPMENT AT PHASE4E/4G

SITE: Glan Llyn Development Site Phase 4E/4G Queensway Llanwern

APPLICATION TYPE: Reserved Matters/Conditions

CONDITIONS 01 (RESERVED MATTERS)

There have been further revisions to the soft landscape suite of plans by Liz Lake Associates. The changes are not clear and the comments below are still left unanswered from my comments in November 2025.

Soft landscape proposals

I think there could still be a significant disparity between the soft landscape proposals by Liz Lake Associates and the Engineering Layout plans 1-3 by Quad Consulting.

1. The engineering plans show a very high number of small bioretention areas to **all front gardens** which do not appear to be reflected in the Detailed Planting Proposals. The species proposed may not cope with the conditions. This needs clarification – **can the landscape architect please confirm.**
2. The engineering plans show a very high number of small bioretention areas to **all rear gardens** which are also not reflected in the Detailed Planting Proposals. The areas are not shown as planted so presumably these will be grassed. This needs clarification – **can the landscape architect please confirm.** Please note as bioretention proposals will have slopes at 1 in 3 max, this will remove significant useable space from already small rear gardens.

The context of Phase 4E and 4G is still not very clear.

3. The context of the site to the west is important to understand as the proposal offers a wide hard surface of path plus shared drive directly onto housing with **no structural planting.**

The southern boundary

4. Offers **no street tree or structural hedge planting** and the layout provides no room. As house elevations are set back only around 2m from the back of footpath and a similar design layout is shown on Bellway Phase 4H this will create a poorly designed residential corridor.