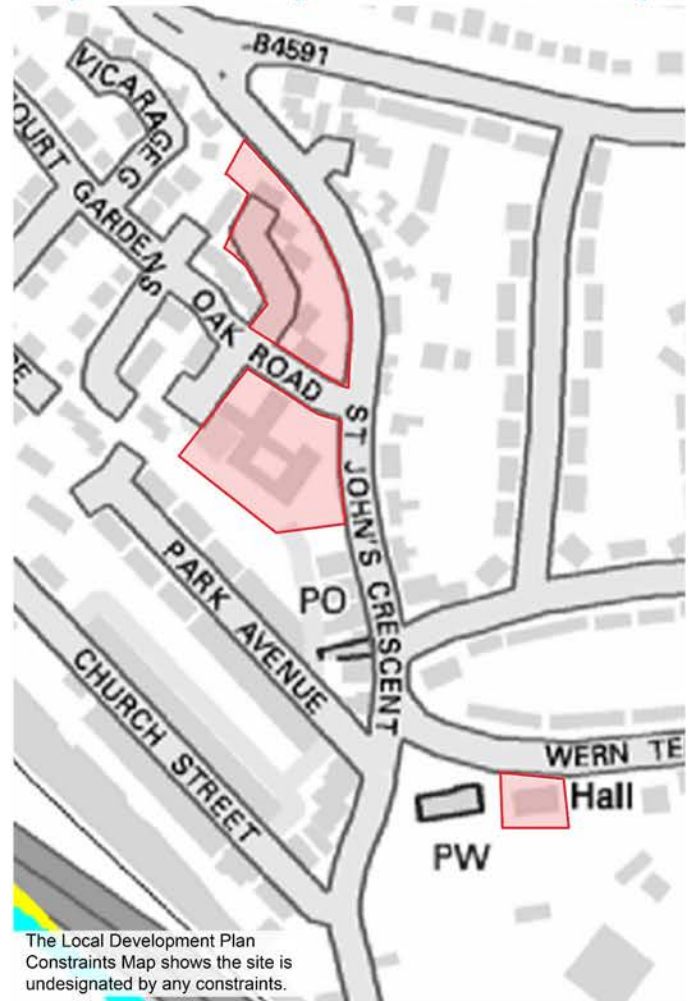


1. Site Context and Overview

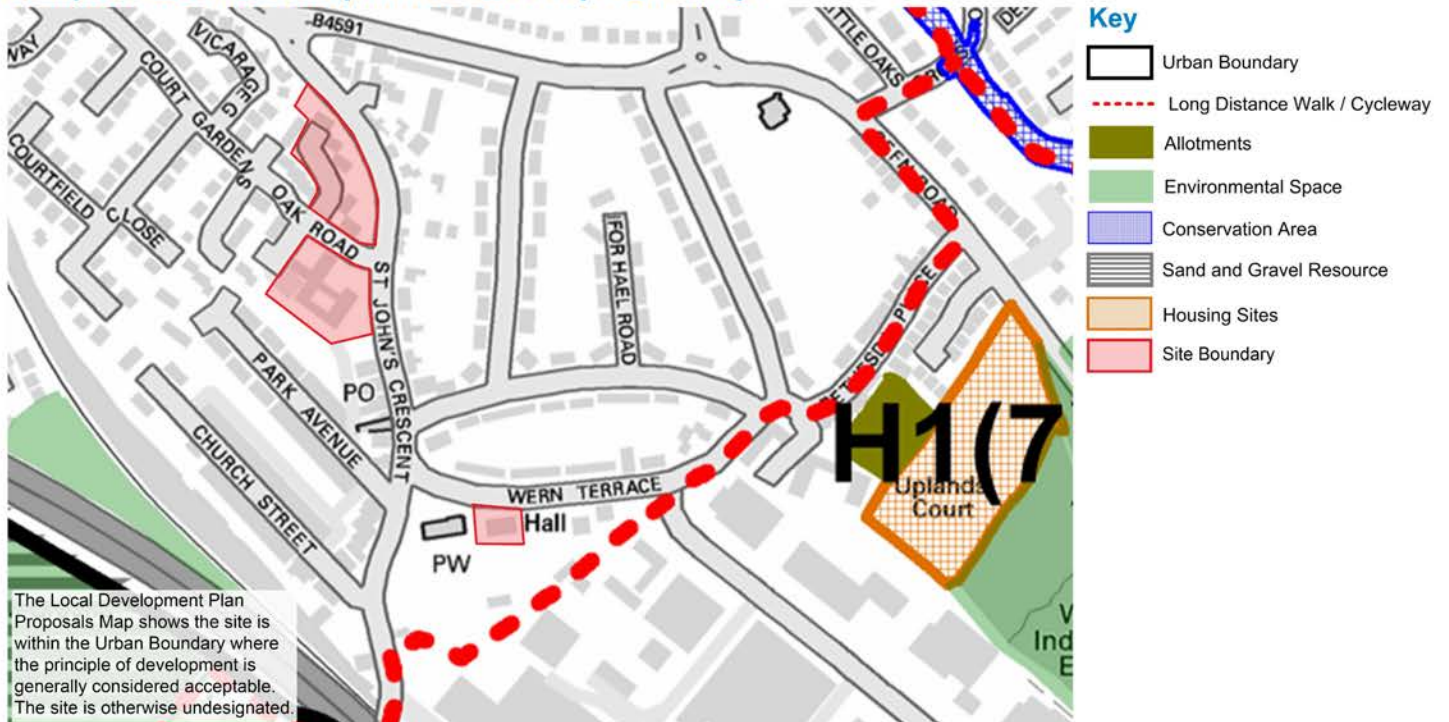
Aerial Image Demonstrating Site Boundary



Newport Local Development Plan Constraints Map



Newport Local Development Plan Proposals Map



2. Opportunities and Constraints



3. Proposed Site Layout



North Site

- 9 x 1B2P Flats
- 3 x 2B4P Flats
- 2 x 3B 5P Houses
- 3 x 2B 4P Houses

12 Parking Spaces (Flats)
2 Spaces per house

South Site (over 55)

- 6 x 2B3P bungalows
- 15 x 1B2P Flats
- 7 x 2B3P Flats

15 Parking Spaces

4. Proposed Visuals

Current Scheme



Proposed Houses Northern Parcel



Proposed Flats Northern Parcel



Proposed Central Courtyard Southern Parcel



Proposed Bungalows Southern Parcel



Proposed Over 55's Flats Southern Parcel



Proposed Over 55's Flats Southern Parcel

Precedent Images



1



2



3



4



5

5. You Said, We Did

Comments

1) Not enough parking spaces

Actions

1) Since the previous consultation event pre-application discussions have taken place with Newport Planning Authority and Local Highways Authority. The discussions have confirmed the Highways Authority have no issue in principle with the level of parking proposed subject to justification on the parking standards relevant to older persons accommodation. A Transport Consultant has been instructed to provide a Transport Statement and undertake parking surveys. Whilst these initial discussions have taken place the Local Highway Authority will have final determination of the acceptability through the planning application.

2) Like the design of the proposal

2) A number of residents offered their support for the scheme and commented that they like the proposal. These comments are welcomed.

3) No desire for Oak Road residents to maintain landscaped areas

3) Landscaped areas to be planted up with resilient long lasting planting that is low maintenance.



Comments

4) Overlooking issues

Actions

4) The proposed floorplans for northern flats have been altered to ensure that balconies do not look over St. Johns Court and are inverted rather than extending from the proposed building. This has also been altered for the southern block of flats all balconies on the southern block of flats are facing inwards to the central landscaped area.

The southern block has been moved 1m to west away from St. Johns Court and reorientated to address any conflict that may have been present with regard to trees.

5) Like that the Church Hall is being conserved

5) The definitive proposal for the church hall is for building to be maintained with 6 x 1 bed flats with the retention of the exterior facade.

6) Scale of the buildings too large

6) The scale of the proposed buildings was discussed during the pre-application discussion with the Planning Officer. The planning officer did not raise any significant concerns with the scale of the buildings proposed subject to a justification put forward in a Design and Access Statement with any forthcoming planning application.

Ultimately the Planning Officers within the council will have to determine the acceptability of the scale of the proposal via the planning application and are not bound by pre-application opinions.

6. Proposed Landscape Plan



SOFT LANDSCAPE KEY

- PROPOSED TREE PLANTING
(Refer to schedule for species)
- PROPOSED HEDGEROWS
(Refer to schedule for species/densities)
- PROPOSED SHRUB PLANTING
(Refer to schedule for species/densities)
- PROPOSED TURF AREAS
(Turf to be Rowlawn Medallion or similar approved. 200mm maintenance strip to be left clear between grass and structures & fences)
- PROPOSED GROUNDCOVER
(Refer to schedule for species/densities)
- PROPOSED WILDFLOWER
(Emorsgate EM1 - Meadow Mix)
- PROPOSED ARTIFICIAL TURF
(Type to be agreed)
- PROPOSED MODULAR SEDUM GREEN ROOF SYSTEM
(Wallbar M-Tray or similar approved)

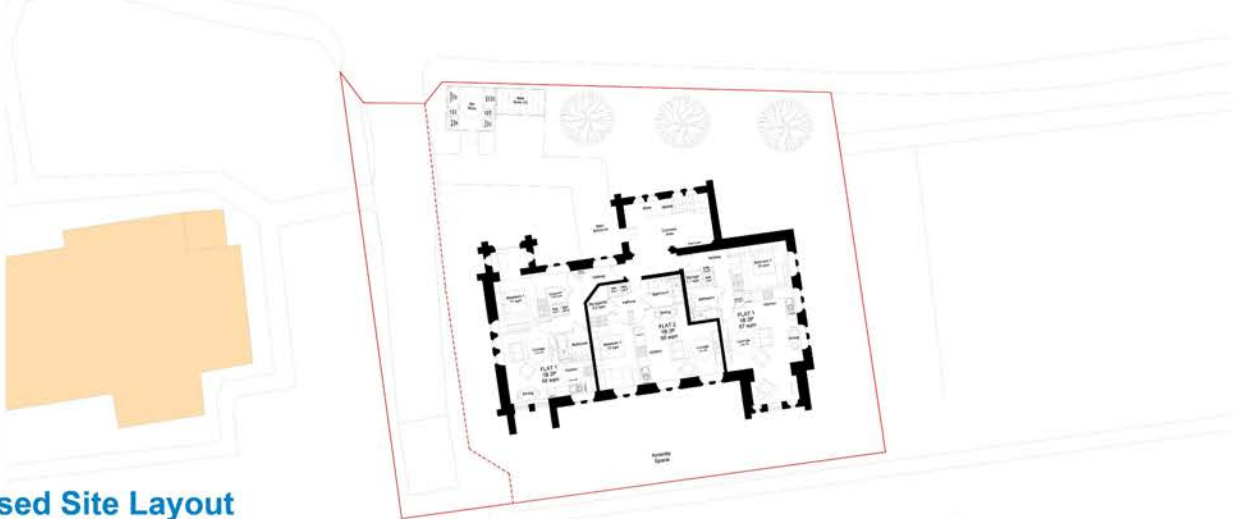
RAIN GARDEN PLANTING (density as shown)

- Calamagrostis brachytricha (30-40 Con 2-3L - density as shown)
- Carex pseudocyperus (30-40 Con 2-3L - density as shown)
- Deschampsia cespitosa (30-40 Con 2-3L - density as shown)
- Dryopteris affinis (30-40 Con 2-3L - density as shown)
- Helleborus foetidus (30-40 Con 2-3L - density as shown)
- Juncus effusus (30-40 Con 2-3L - density as shown)
- Leucothoe Scarietta 'Zebldf' (30-40 Con 2-3L - density as shown)
- Asplenium scolopendrium (30-40 Con 2-3L - density as shown)
- Polystichum setiferum (30-40 Con 2-3L - density as shown)
- Skimmia japonica 'Fragrans' (male) (30-40 Con 2-3L - density as shown)

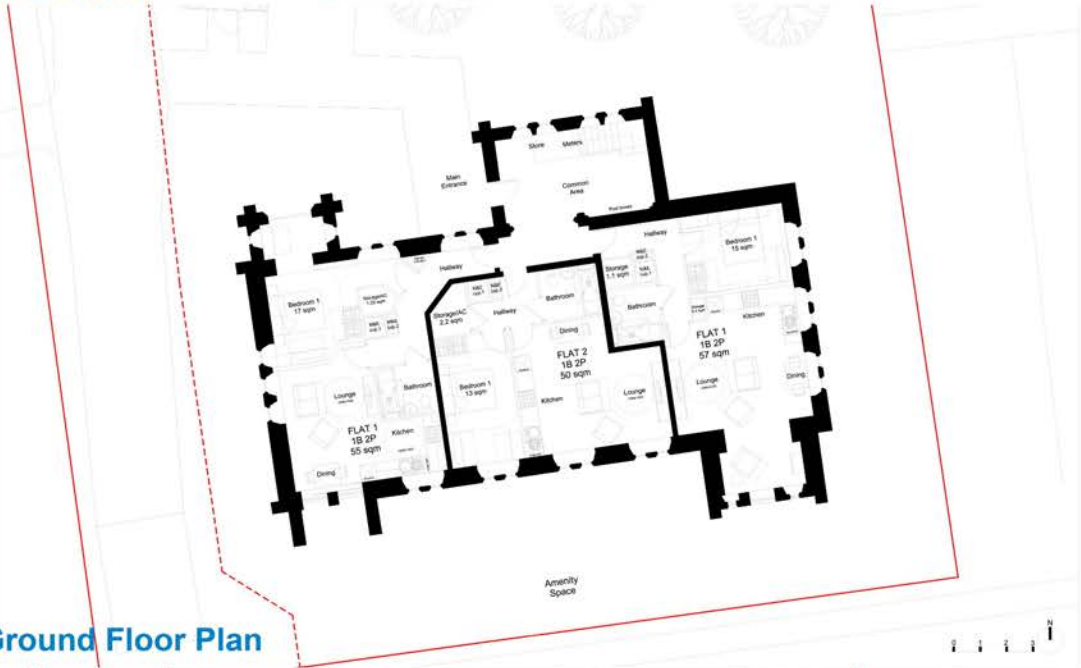
HARD LANDSCAPE KEY

- PROPOSED TARMAC
- PROPOSED PARKING BAYS
(Tobermore Hydropave Fusion. Size: 200x100x80mm. Colour: Silver)
- PROPOSED FOOTPATHS 1
(Tobermore Tegula. Size: 175x140x50mm. Colour: Slate)
- PROPOSED FOOTPATHS 2
(Tobermore Tegula. Size: 175x140x50mm. Colour: Bracken)
- PROPOSED PATIOS
(Tobermore Textured Flags. Size: 600x600x50mm. Colour: Natural)
- PROPOSED FEATURE PAVING
(Tobermore Tegula. Size: 175x140x50mm. Colour: Charcoal)
- PROPOSED TIMBER SEATS
(Type to be agreed)
- PROPOSED CURVED TIMBER SEATS
(Type to be agreed)
- PROPOSED 800mm HIGH RAISED ALLOTMENT BEDS
(Type to be agreed)

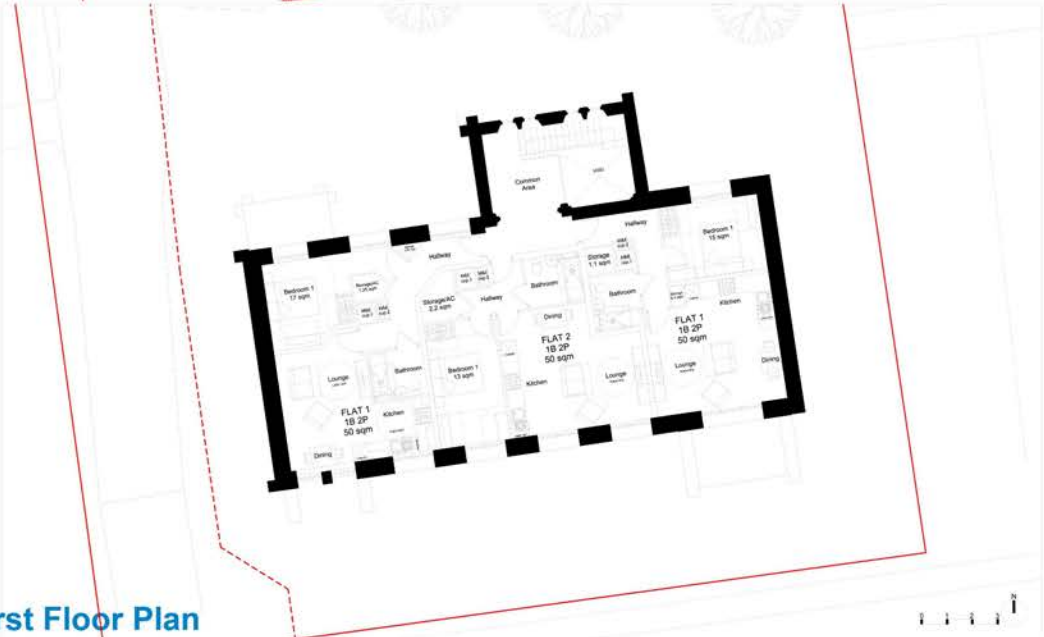
7. Proposed Church Hall Conversion



Proposed Site Layout



Proposed Ground Floor Plan



Proposed First Floor Plan

8. Feedback

What do you like about the proposals?

What do you dislike about the proposals?

What do you think?

What would you change / like to see in the design proposals?

How can we address any concerns?

Further comments?

9. Prospective Programme - What happens next?

The process and prospective timescales for the proposed development are set out below.

