



**Caerleon University
Campus**

**Landscape
Management Plan -
SABs Application
Phase 2b**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Redrow Homes Ltd

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APPENDICES

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Appendix EDP 2	Detailed Landscape Proposals Conveyance Plan (CAER-01-21-10-Rev V- Conveyance Plan – 16.01.25)
Appendix EDP 3	Landscape Management, Maintenance and Monitoring Schedule

PLANS

Plan EDP 1: Detailed Landscape Proposal for the Residential Plots (edp5601_d031af 19 December 2025 LCH/DR)
Plan EDP 2: Detailed Soft Landscape Plan (edp5601_d025ag 19 December 2025 LCH/DR)

Section 1

Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Redrow Homes Ltd to prepare a Landscape Management Plan (LMP) for SABs in relation to the proposed development at Parc Y Coleg (hereafter referred to as 'the Site').
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk).

PURPOSE AND STRUCTURE OF THIS LMP

- 1.3 The purpose of this LMP is to provide details and guidance for the management of proposed on-site habitats for Sustainable Drainage Systems (SuDS) related to the SABs application.
- 1.4 The LMP will:
- Set out the reports aims and objectives, as detailed below;
 - Identify the roles and responsibilities for management in **Section 2**;
 - Provide information on habitat creation and management provisions in **Section 3**, which will include;
 - Details of operations that covers the establishment phase;
 - Details of future management, following successful establishment of habitats; and
 - Provisions for adaptive management that will cater for changing Site conditions.
 - **Section 4** details the requirements for Sustainable Drainage areas
 - Detail the ongoing monitoring and review of the LMP throughout its lifetime in **Section 5**; and
 - The Appendices provide supporting plans and schedules for the various management prescriptions.
- 1.5 This LMP has been created for the management of habitats and landscape features associated with SABs features only.

AUTHOR OF THE REPORT

- 1.6 This report was written by an employee of EDP, who specialise in landscape.
- 1.7 The report was reviewed by a Chartered Member of the Landscape Institute (CMLI) who is trained and experienced in undertaking Landscape, Management Plans. EDP is a Landscape Institute registered practice. All work is prepared and reviewed internally by senior highly experienced landscape architects.

THE SITE

- 1.8 The Development Site comprises the former Caerleon Campus of the University of South Wales. It is situated at approximate Ordnance Survey Grid Reference (OSGR) ST 33496 91290 and measures approximately 12.7 hectares (ha) in size. The Development Site is situated in the town of Caerleon, circa 1.1km west and north of the River Usk, beyond which lies the city of Newport.
- 1.9 The detailed Landscape Proposals are included at **Plan EDP 1**

PLANNING CONTEXT

- 1.1 This LMP has been prepared to specifically support the SABs application and should be read in conjunction with the Proposed SABs Adoptions Plan Conveyance Plan and illustrated at **Appendix EDP 1 and EDP 2.**

Section 2

Roles and Responsibilities

ROLES AND RESPONSIBILITIES

Landowner

- 2.1 The legal owner of the Site is Redrow Homes Ltd.

Developer

- 2.2 The Developer, or a Principal Contractor acting in their stead, will be responsible for:
- Compliance with legal consents relating to nature conservation;
 - Compliance with planning conditions relating to nature conservation;
 - Appointing a suitable experienced and qualified landscape consultant to undertake Site inspections;
 - Implementing the details of this LMP including prescriptions of the management actions. Although the Developer will retain responsibility, the management can be through the appointment of a management company, or passing it onto a third party as detailed below; and
 - Legal and Funding mechanisms.

Landscape Consultant

- 2.3 A suitably experienced and qualified Landscape Consultant will be appointed by the Developer or the Principal Contractor acting in their stead.
- 2.4 The appointed company will undertake monitoring and assessment landscape features set out within this LMP.

Statement of Competency

- 2.5 EDP has experience producing LMPs, advising on their implementation, monitoring their success and advising on remedial actions.

LEGAL AND FUNDING MECHANISM

- 2.6 The Developer will provide all relevant details of the legal and funding mechanism(s) by which long-term implementation of the LMP will be secured.
- 2.7 Ongoing funding and management will be the responsibility of the end user tasked with overseeing the Site post-completion. They will be responsible for all communication, monitoring, audit mechanisms and reporting of control measures outlined in this report.

- 2.8 The Site by its very nature will be split into various sections managed by different organisations, this report focuses on areas to be adopted by SABs. The areas that they are responsible for are shown on **Plans EDP 1 and 2**. This document will be passed on to all relevant parties as part of the hand-over or commissioning.

The Establishment Period

- 2.9 Following completion of the proposed development, an aftercare period is generally included and covered by the requirements set out in the defect's liability period specification, included in the implementation contract to cover post-installation maintenance requirements for the whole of the landscape works.
- 2.10 For the duration of this period, the contractor shall be responsible for all operations including replacement of dead, dying or diseased plants. At the end of the period all defects in soft landscape due to materials or workmanship shall be rectified by the contractor, and all responsibility handed over to SABs.

Section 3

Requirements for Sustainable Drainage Features

OVERARCHING OBJECTIVES FOR SUSTAINABLE DRAINAGE FEATURES (SUDS)

- 3.1 Contribute to an attractive setting for the development through the provision of range of landscape features that control the flow, volume and frequency of water leaving the development area to minimise impacts downstream.
- 3.2 Prevent pollution by intercepting silt and cleaning run-off from hard surfaces before it enters the agreed discharge point (potentially existing water course).
- 3.3 The Sustainable Drainage Systems (SuDS) features are designed to fulfil the four pillars of a SuDS system – quantity, quality, biodiversity and amenity.
 - The quantity pillar controls the volume and rate of runoff to reduce flooding and mimic natural drainage;
 - Quality focuses on filtering pollutants and treating stormwater before it reaches watercourses;
 - Biodiversity aims to create habitats that support wildlife and enhance ecological networks; and
 - Amenity provides social, recreational, and aesthetic benefits through attractive, multi-functional green spaces.
- 3.4 Together, these pillars ensure that SuDS deliver both effective hydrological performance and environmental and community value.
- 3.5 SuDS features have been incorporated within the development which include bioretention planters along road edge. These are located along highways adjacent to central public open space (POS) area, adjacent to plot 111 and 98-101, and along the shared access road for plots 91-98 and, 76-77 and 87-90 within Phase 2b.
- 3.6 The SuDS have been designed for easy maintenance to compromise:
 - Regular day to day care: in line with soft landscape maintenance requirements elsewhere on Site; litter collection/grass cutting, but also to include checking of inlets and outlets of SuDS features;
 - Occasional tasks: managing vegetation and removing any silt that builds up within the features; and
 - Remedial work: repairing damage where necessary.

BIORETENTION

- 3.7 Bioretention planters are planted areas with engineered topsoil over drainage layers that allow water to soak into the ground, they have been provided along road verges and adjacent to areas of hard standing within areas of POS.

Objectives

- 3.8 To maintain features ability to provide source control and interception of storm water run-off to provide treatment and slow flow by providing attenuation, whilst creating attractive planted areas within the development.

Management

Regular (monthly visit)

- 3.9 Refer to **Section 4** for details of establishment and management of meadow grassland and ornamental planting.
- 3.10 Remove litter and surface debris and weeds.
- 3.11 Inspect inlets and outlets for blockage.
- 3.12 Remove sediment, litter and debris build-up from around inlets or from forebays.

Occasional (quarterly)

- 3.13 Refer to **Section 4** for details of establishment and management of meadow grassland and ornamental planting.
- 3.14 Inspect infiltration surfaces for silting and ponding, record de-watering time of the facility and assess standing water levels in underdrain (if appropriate) to determine if maintenance is necessary.
- 3.15 Check operation of underdrains by inspection of flows after rain.
- 3.16 Assess plants for disease infection, poor growth, invasive species etc and replace as necessary.
- 3.17 Replace any plants, to maintain planting density.
- 3.18 Infill any holes or scour in the filter medium, improve erosion protection if required.
- 3.19 Repair minor accumulations of silt by raking away surface mulch, scarifying surface of medium and replacing mulch.

Remediation

- 3.20 Remove and replace filter medium and vegetation above storage layer - as required but likely to be > 20 years.

MONITORING

- 3.21 The monitoring of the SuDS network in regard to its flooding and pollution prevention purpose is not within the remit of this document.

Section 4

Habitat Creation and Management Prescriptions

- 4.1 We recommend that a detailed National Building Specification (NBS) is produced to provide details regarding ground preparation, topsoiling, cultivation and details of planting/seeding.
- 4.2 The management of all landscape and ecology elements will be undertaken in line with the following:
- All work is to be carried out by appropriately skilled, qualified and experienced operatives for the type and quality of work, and in accordance with good horticultural practice and ecological techniques in line with Legislation, Regulations and Code of Practice;
 - Carry out work while soil and weather conditions are suitable. Soil in which planting is present should be moist, friable and not waterlogged;
 - Only tools suited to Site conditions and work carried out are to be used;
 - Transport and handling of plants will comply with 'Handling and Establishing Landscape Plants' (Horticultural Trades Association), including protection from desiccation or any other damage prior to planting out;
 - Soil debris and arisings will be swept from adjacent hard surfaces after each operation where relevant;
 - Ensure Site is kept free of any vandalism or damage; where this occurs ensure issues are reported and appropriate action taken to rectify;
 - Ensure Site is kept free of litter, dog foul, etc. Fly tipping should be reported, and appropriate action taken; and
 - Regular leaf clearance should occur during autumn in areas designed for frequent public use. Ensure paths are kept free of leaves and remove arisings off-site or to an agreed composting area.
- 4.3 The proposed management regime detailed below is summarised in the Landscape Management, Maintenance and Monitoring Schedule, which includes a visual summary of actions and timings for long term management (see **Appendix EDP 3**) and should be referred to when programming works.

New Ornamental Shrub Planting to Bioretention Systems

Objectives:

- 4.4 To ensure satisfactory establishment and growth of new ornamental shrub planting.

- 4.5 To help slow runoff and reduce erosion, filter pollutants through their roots and soil microbes, stabilize the soil, provide habitat for wildlife, and improve the planter's visual appeal.

Habitat Creation:

- 4.6 Specimens will be of the following species: *Cornus alba* 'Elegantissima', *Cornus stolonifera* 'Kelsey', *Crocosmia* 'Emily McKenzie', *Deschampsia cespitosa* 'Goldtau', *Dryopteris filix-mas*, *Epimedium* 'Amber Queen', *Euphorbia martini*, *Geranium Rozanne*, *Hebe albicans* 'Red Edge', *Luzula nivea*, *Persicaria amplexicaulus* 'Firetail', *Polypodium vulgare*, *Rudbeckia fulgida sullivantii* 'Goldstrum', *Sisyrinchium striatum* and *Stipa tenuissima*.
- 4.7 Planting will be of local provenance (if available) and sourced from a supplier in county to minimise transportation distance and costs where possible. The initial planting and any re-stocking operations will be carried out between November and the end of March, avoiding periods of frost, extreme cold and waterlogged conditions. Plants should be inspected on delivery.

Establishment Phase (Years 1- 5):

- 4.8 All pruning/cutting works to only occur between September and February inclusive to avoid the breeding bird season.
- 4.9 Formative pruning of deciduous shrub to encourage bushy growth: in winter in first two years cut back leading upright shoots by one-third, cutting just above a bud to encourage bushy growth. Cut back side shoot which extend out from main hedge plant also just beyond a well-placed bud.
- 4.10 Formative pruning of evergreen shrub: Leave the leading shoot unpruned. For the first two years after planting, trim back any straggly side shoots only to encourage bushy growth, in summer for conifers and in spring for other evergreen hedging plants.
- 4.11 Water to field capacity if plants start to wilt during periods of low rainfall.
- 4.12 For a period of five years, stock is to be replaced if lost. Thereafter advice from landscape consultant should be sought to advise on whether losses impact the design intention for the scheme.

Management Phase (Year 6 onwards):

- 4.13 All pruning/cutting works to only occur between September and February inclusive to avoid the breeding bird season.
- 4.14 All ornamental shrub to be pruned to ensure it is kept clear of pavements and parking spaces.
- 4.15 Ensure the satisfactory establishment and growth of new planting, trim to required height/width/shape to develop structure and form as required:
- Maintain planting in a healthy and attractive condition on all sides of their designated position;

- Weed monthly by hand during growing season from March to October inclusive or used an approved herbicide. All weeds to be removed after they have died;
- Top up bark mulch to a depth of 75mm where there is bare soil visible below shrub; and;
- If disease becomes evident within stock, advise from landscape consultant is to be sought. This may require the need for inspection, appropriate treatment or removal of impacted stock.

Monitoring

- 4.16 Monitoring of landscape features will be undertaken by a landscape consultant annually.

New Wildflower Meadow to wider bioretention area

Objectives:

- 4.17 The wildflower meadow to be created within the Site is to be of moderate species diversity. It is designed to promote the floral and structural diversity (sward height) of the area.
- 4.18 Wildflower Meadow to be created to manage water by reducing runoff through evapotranspiration and improving water quality as soil micro-organisms break down pollutants. It enhances biodiversity by providing habitats for insects, birds, and other wildlife, while also offering amenity value as an attractive, green space for recreation and visual enjoyment.

Habitat Creation:

- 4.19 The management prescriptions listed below are for generic wildflower meadow creation. If the particular seed manufacturer's instructions differ, then these should be followed.
- 4.20 No herbicides or pesticides should be used in this area, except on the direction of an ecologist.
- 4.21 Areas of grassland should be sown with a species mix that will enable the creation of moderately diverse grassland. EG8 Meadow grass mixture for wet soils has been specified.
- 4.22 The wildflower mixtures should be shallow sown on a seed bed, which is free from other vegetation, this can be undertaken through scarification or turning over the soil. The following should apply:
- Sowing should take place in the late summer/autumn (late August-September) or spring (April-May).
- 4.23 Seeds must be surface sown at a rate of c.5 g/m², using a seed broadcaster:
- Seed must not be covered but should be 'firmed in' to give good soil-seed contact using either a roller or by treading.

Establishment Phase (Year 1):

- 4.24 For the first year only, the grassland will be cut frequently between May and October, aiming to keep the grass short (30–50mm), to stop grass becoming dominant and encourage species diversity.

Management Phase (Year 2 onwards):

- 4.25 Areas of wildflower grassland are to be managed via rotational light grazing or cutting based around a traditional summer hay cut, with spring/autumn cutting/grazing as required and no grazing or cutting between April and mid-July unless required and agreed with the Ecological Clerk of Works (ECoW).
- 4.26 Cutting or grazing will be undertaken once a year and based around a traditional summer hay cut. No grazing or cutting between March and August. In any one year, 25% of the extent of this area should be left uncut/un-grazed. The uncut/un grazed portion should be rotated on a four-year cycle, so as to ensure that each section will be subject to cutting for no more than three years before being left uncut for one year. This will result in mosaic of rough grassland achieving differing sward heights and structures.

Monitoring

- 4.27 Monitoring of landscape features will be undertaken by a landscape consultant annually.

Section 5

Ongoing Management, Monitoring and Review

- 5.1 The long-term success of the scheme is dependent on its management regime. Therefore, to protect the investment in the quality of the ecological enhancements, soft and hard landscape works, a competent contractor, appropriately qualified and equipped to carry out the expected high standard of maintenance, must be appointed.

MONITORING

- 5.2 Monitoring for each habitat type is set out within **Section 4** of this LMP.
- 5.3 In addition, monitoring of ornamental planting associated with SABs features will be undertaken immediately after creation and then in Years 1, 2 and 5 following creation, to allow for defects inspections and compliance with potential planning conditions.
- 5.4 In addition to the habitat specific monitoring requirements set out above the following information should be recorded for each monitoring visit:
- Date the monitoring visit took place;
 - Who carried out the visit;
 - Weather;
 - Success of the operation(s) within that area;
 - Necessary alterations that affected the operation(s) (e.g. to prevent disturbance);
 - Photographic records capable of showing operations and seasonal comparisons of vegetation composition and the success of management taken starting from Year 1; and
 - Remediation required or suggestions for the future that may improve success next time the operation is carried out.

MONITORING REPORT

- 5.5 A Monitoring Report will be compiled by the landscape consultant annually.

ADAPTIVE MANAGEMENT

- 5.6 The outcome of each monitoring visit will be fed back to the SABs. This will include clear advice on any remedial action required.

- 5.7 If SABs recognise any impacts to habitats or additional risks between monitoring visits, these will be discussed with the responsible party as required.

REVIEW OF DOCUMENTATION

- 5.8 At the end of the implementation period a full handover should be made from the contractor to the maintenance team. The provisions and responsibilities for this LMP will be reviewed on an annual basis during the first five years, by those responsible for landscape management and maintenance, with adjustments made as required to reflect the state of the Site, the progress of plant establishment, and any other relevant factors that arise. A review by an ecologist as well as those responsible for landscape management and maintenance will be completed every five years thereafter, or as required.
- 5.9 Any substantial amendments will be approved in writing by the Local Planning Authority.

Appendix EDP 1
SABs Plan (10338-SAB-107C-SAB Adoptions Plan)



- KEY**
-  SURFACE WATER MAINLINE & SEWER (SAB ADAPTABLE)
 -  SURFACE WATER CHAMBER & LATERAL TO BE UNLESS STATED OTHERWISE (SAB ADAPTABLE) 150mm
 -  SURFACE WATER CHAMBER & LATERAL TO BE 150mm (PRIVATE)
 -  HIGHWAY CULVERT (SAB ADAPTABLE)
 -  BIORETENTION AREA - (PRIVATE)
 -  BIORETENTION AREA (SAB ADAPTABLE)
 -  PERMEABLE PAVING - (SAB ADAPTABLE)
 -  ATTENUATION TANK - (SAB ADAPTABLE)
 -  EXISTING CULVERT
 -  EXISTENCE

DRAWING SUBJECT TO CHANGE FOLLOWING
COMMENTS/APPROVALS FROM:

- SAB
- PLANNING
- HIGHWAYS AUTHORITY

SAB ADOPTABLE ASSESTS	LENGTH (m)	AREA (m2)	NUMBER
SURFACE WATER SEWERS	593.00	–	20
SURFACE WATER MANHOLES (DIAMETER VARIES)	–	–	28
SURFACE WATER LATERAL TO BE 150ømm (UNLESS STATED OTHERWISE)	419.50	–	70
SURFACE WATER INSPECTION CHAMBERS (450mm)	–	–	45
ATTENUATION TANKS	–	363.25	4
RAIN GARDENS	–	1022.36	9
PERMEABLE PAVING	–	160.00	1
FLEX MSE HEADWALLS	–	–	1

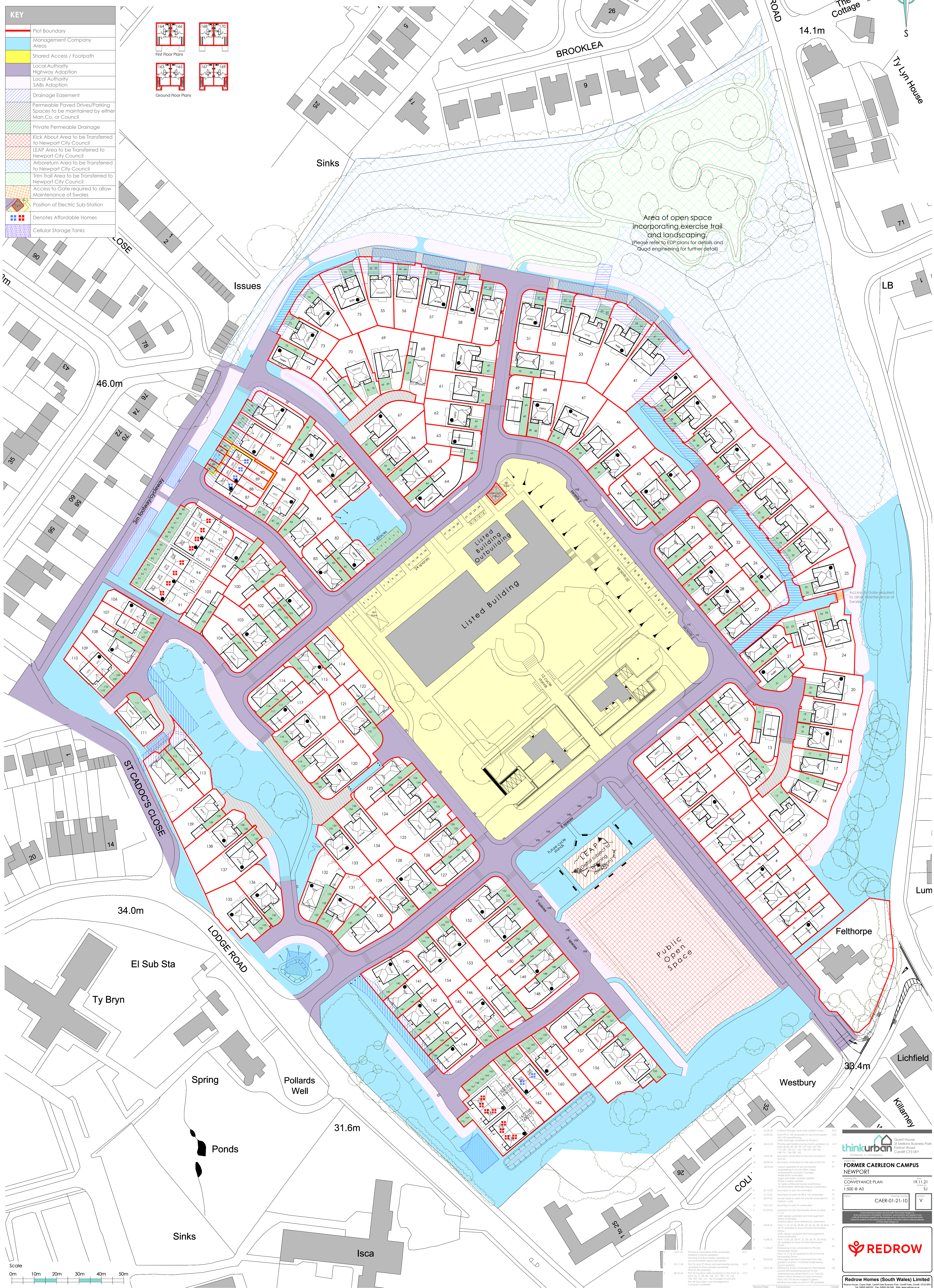
Unit 9, Westway Garage,
 1111 Westway Drive, Suite 100,
 Westbury, NY 11591

Don't Hesitate

FOR APPROVAL

Appendix EDP 2
Detailed Landscape Proposals Conveyance Plan (CAER-01-21-10-Rev V-
Conveyance Plan – 16.01.25)

CAERLEON CAMPUS REDEVELOPMENT.



Appendix EDP 3

Landscape Management, Maintenance and Monitoring Schedule

- A3.1 This Appendix needs to be read in conjunction with the management prescriptions set out in the above sections of this LMP.
- A3.2 **Table EDP A3.1** sets out the optimal timings of the actions required for the creation, establishment and long-term management of newly created and retained habitats. This also identifies any seasonal restrictions that need to be followed to avoid impacts on specific protected or notable species.
- A3.3 Darker cells represent optimum timings, lighter cells represent suitable, but sub-optimal timings.

Table EDP A3.1: Seasonal timings

Task	Year after creation	Person	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Meadow Grassland														
Sowing of meadow grassland	Creation year	Management Company												
Grazing or cutting of meadow grassland- Year 1	1	Management Company												
Grazing or cutting of meadow grassland- Year 2 onwards	2-30	Management Company												
Monitoring of grassland	Annually	Suitably Qualified Person												
Ornamental Planting														
Initial Planting	1	Management Company												
Pruning/Cutting	2-30	Management Company												
Monitoring of planting	Annually	Suitably Qualified Person												
Bioretention														
Remove litter, surface debris and weeds	Monthly	Management Company												
Inspect inlets and outlets for blockage	Monthly	Management Company												

Task	Year after creation	Person	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Remove sediment, litter and debris build-up from around inlets or from forebays	Monthly	Management Company												
Inspect infiltration surfaces for silting and ponding	Quarterly	Management Company												
Check operation of underdrains by inspection of flows after rain	Quarterly	Management Company												
Assess plants for disease, infection, poor growth, invasive species and replace as necessary	Quarterly	Management Company												
Infill any holes or scour in the filter medium, improve erosion protection if required	Quarterly	Management Company												
Repair minor accumulations of silt by raking away surface mulch, scarifying surface of medium and replacing mulch.	Quarterly	Management Company												
General monitoring and Reporting														
Monitoring of general landscape areas	Annually	Landscape Consultant												
Monitoring Report	Annually	Suitably Qualified Person												

Plans

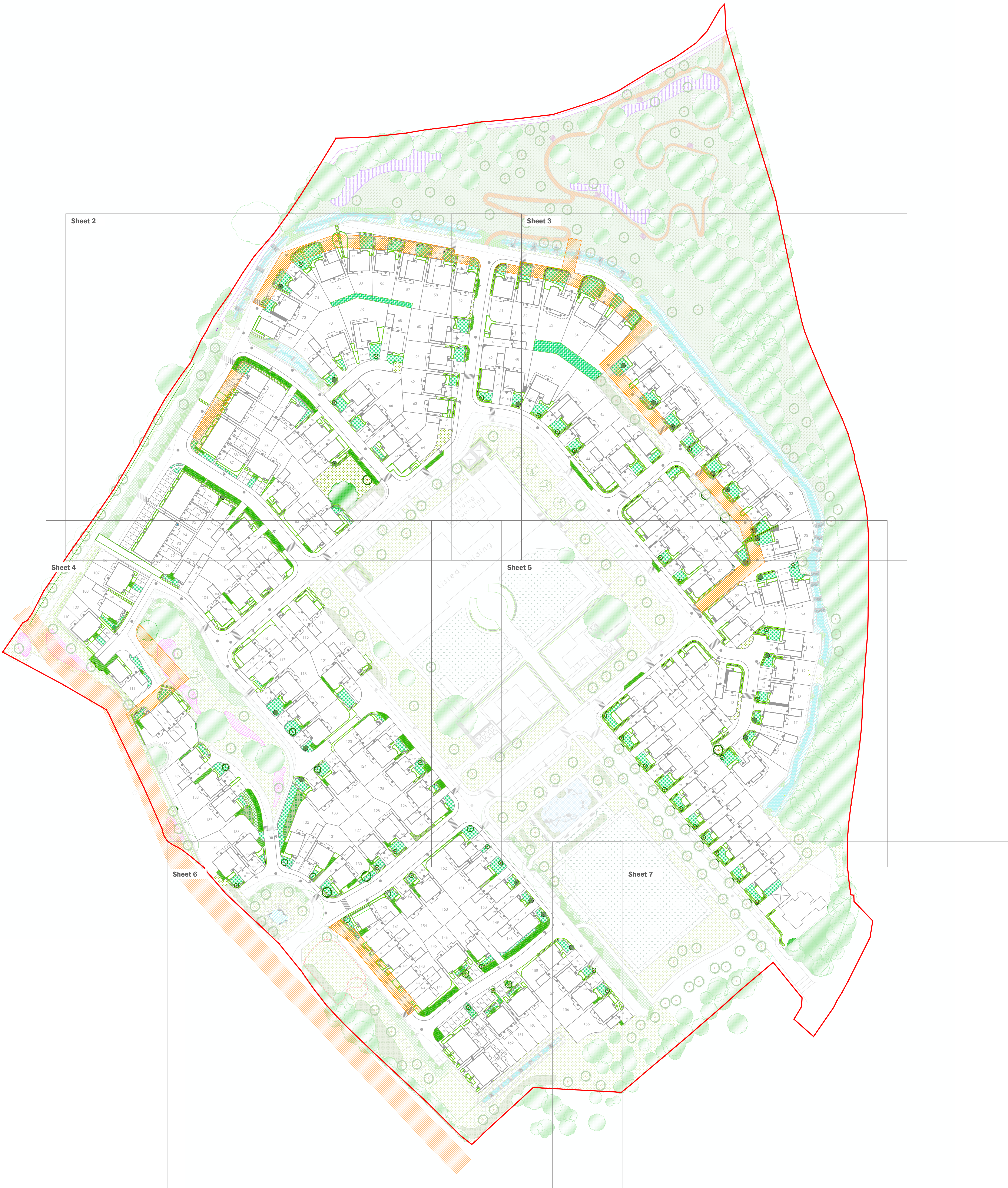
Plan EDP 1: Detailed Landscape Proposal for the Residential Plots
(edp5601_d031af 19 December 2025 LCH/DR)

Plan EDP 2: Detailed Soft Landscape Plan
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NOTE:
No planting operations to be undertaken within RPAs for trees designated under a TPO. Refer to arboricultural report and plans for details on locations of such trees.



Site Boundary



This drawing is to be read in conjunction with all other drawings and specifications within the package.
These drawings have been prepared for design development and design purposes only.
All dimensions are in millimetres unless otherwise stated.
Do not scale off this drawing, written dimensions to be taken only.
All trees shown are to be planted by the client and verified, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential.
This drawing must not be copied or used in whole or part without prior written consent from EDP.

purpose of issue: PLANNING			
rev	description	date	by
01	Updated to reflect new layout	19-12-2025	JCH
02	Planting added to road block between plots 75/90	22-05-2025	MMW
03	Original	14-08-2020	DR

client
Redrow Homes (South Wales) Ltd

project title
Caerleon University Campus

drawing title Detailed Landscape Proposals for the Residential Plots			
date	19 DECEMBER 2025	drawn by	LDH
drawing number	edp5601_0031af	checked	DR
scale	1:750 @ A1	QA	JTF



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