

5 Year Planting Management Plan

For: The Old Post Office, 2 Tregarn Road, Langstone, Newport, NP18 2JS
Application Reference: 23/0418 - CONSTRUCTION OF 5NO. FLATS, PARKING, LANDSCAPING AND ASSOCIATED WORKS (To satisfy condition II as part of Section 73 Variation of Condition application)
LPA: Newport City Council

1. Introduction & Objectives

Introduction

This document sets out the management and maintenance regime for the proposed planting scheme over a five-year period following practical completion. The plan ensures compliance with Welsh planning policy and biodiversity requirements. It secures the successful establishment of all planting, delivers long-term ecological value, and provides a framework for monitoring and reporting to the Local Planning Authority (LPA). The planting scheme comprises a sustainable raingarden, low-growing native car park beds, and a structural tree and shrub elevation bed in front of the main building elevation.

Objectives

- To establish a healthy and sustainable planting scheme with a minimum of 90% plant survival after five years.
- To maintain the ornamental, ecological, and functional qualities of all planting zones.
- To control invasive weeds and maintain soil health through mulching and appropriate horticultural practices.
- To encourage biodiversity by providing food sources, nesting/overwintering shelter, and varied habitat structures.
- To ensure strict adherence to safety and site height constraints (keeping car park planting under 600mm while breaking up building elevations with selective tall structural planting).
- To ensure monitoring and replacement planting are undertaken consistently, with clear records kept for reporting to the LPA.

2. Planting Areas & Species Specifications

Planting Zone	Area (m ²)	Specified Species & Cultivars	Design Intent & Constraints
Raingarden	21.5 m ²	<i>Euphorbia martinii</i> , <i>Polypodium vulgare</i> , <i>Deschampsia cespitosa</i> , <i>Luzula nivea</i> , <i>Iris pseudacorus</i> , <i>Lythrum salicaria</i> , <i>Campanula glomerata</i>	Adapted to fluctuating water levels; manages sustainable drainage and provides high pollinator value.
Low-Growing Native Car Park Beds	10.0 m ² total (Bed 1: 4.5 m ² Bed 2: 5.5 m ²)	<i>Genista pilosa</i> 'Procumbens' (Creeping Broom), <i>Vinca minor</i> (Lesser Periwinkle), <i>Armeria maritima</i> (Sea Thrift)	Hardy, native groundcover designed for dense weed suppression. Strict maximum height restriction of 600mm for vehicular sightlines.
Structural Planting (Front of Building)	26.6 m ²	Trees: <i>Sorbus aucuparia</i> (Rowan) Shrubs: <i>Viburnum opulus</i> (Guelder Rose), <i>Cornus sanguinea</i>	Sparse, high-impact matrix of native small trees and structural shrubs to fragment views of the main building

Planting Zone	Area (m ²)	Specified Species & Cultivars	Design Intent & Constraints
		(Common Dogwood)	elevation. No grass lawn permitted.

3. Management Prescriptions: Years 1 & 2 (Establishment Phase)

During the first two years, the absolute priority is the successful root establishment and canopy development of all specimens.

- **Irrigation:** Supplemental watering will be executed weekly between April and September during dry periods across all beds. For the front structural beds, irrigation will deliver 20 liters of water per tree (via installed perforated watering tubes) and 5 liters per shrub bi-weekly during dry spells. Raingarden species will be carefully monitored to prevent drought stress prior to establishing full deep-root networks.
- **Mulching & Surface Management:** A continuous 50mm layer of settled, weed-free bark mulch will be maintained across the raingarden and car park beds. For the front building area, a heavy-duty geotextile weed membrane will be uniformly laid and dressed with a 75mm layer of ornamental bark mulch to suppress weed growth in the sparse open spaces.
- **Weed Control:** Frequent inspection and manual hand weeding will be performed to eliminate competitive weeds. Spot application of systemic herbicide will be restricted entirely to deep-rooted perennial weeds that defy manual extraction.
- **Tree Stabilization:** Both *Sorbus aucuparia* specimens will be structurally secured using dual timber stakes and flexible rubber ties immediately upon installation. Stakes and ties will be inspected bi-annually for tension adjustment.
- **Formative Species Pruning:**
 - *Genista pilosa* 'Procumbens' and *Vinca minor* will receive light formative trimming to stimulate prostrate branching and accelerate complete ground coverage.

- *Armeria maritima* will be deadheaded post-flowering to maintain vigor and prolong seasonal blooming.
- *Euphorbia martinii*, *Viburnum opulus*, and *Cornus sanguinea* will receive minimal structural pruning to maintain health and clean form.
- Raingarden grasses and herbaceous perennials will be left standing through winter and cut back to ground level in late winter to protect crown roots.
- Remedial Replanting: Any specimen that fails to establish or exhibits severe dieback will be recorded and replaced during the subsequent dormant planting season (November to March) with identical species and size specifications.

4. Management Prescriptions: Years 3 to 5 (Ongoing Management)

From Year 3 onwards, interventions shift toward structural control, seasonal trimming, and long-term ecological preservation.

- Watering: Irrigation will be ceased entirely, except during phases of prolonged or catastrophic seasonal drought.
- Mulch Replenishment: Bark mulch layers will be topped up annually every March to maintain a continuous minimum depth (50mm for raingarden/car park; 75mm for front building area) until complete canopy closure or full ground cover is achieved.
- Biosecurity Monitoring: All zones will be monitored bi-monthly for highly aggressive or invasive non-native species, including bramble, bindweed, or Japanese knotweed, with immediate eradication protocols applied if detected.
- Pruning, Cutting, & Height Restrictions:
 - Car Park Beds (Sightline Maintenance): *Genista pilosa* 'Procumbens' will receive a light uniform trim immediately post-flowering to ensure all growth remains strictly below the 600mm height limit. *Vinca minor* will be hard-trimmed along the bed perimeters annually to prevent encroachment onto the car park driving surfaces. *Armeria maritima* cushions will be cleared of spent flower stalks and decayed foliage every autumn to prevent core rot.
 - Front of Building (Structural Controls): In Year 3 and subsequent alternate years (every second spring), *Cornus sanguinea* will be hard-coppiced down to 150mm above ground level to stimulate vibrant, brightly colored winter stems. *Viburnum opulus* will undergo selective

structural thinning of older wood in summer to maintain an optimal height ceiling of 2.5m.

- Trees (*Sorbus*): Formative pruning will be confined to removing dead, diseased, or crossing branches in late winter to preserve a clear stem up to 1.8m. Tree stakes and ties will be completely dismantled and removed in Year 3 once self-stabilization is verified.
- Raingarden & Grasses: *Calamagrostis* 'Karl Foerster', *Stipa tenuissima*, *Deschampsia cespitosa*, and *Festuca glauca* will remain entirely uncut during autumn and winter. They will be cut back cleanly in late winter (February/March), ensuring some standing stems remain to safeguard wildlife habitats. *Euphorbia martinii* flowered stems will be cut back to the base post-bloom (handling with care due to toxic sap). Perennials like *Iris pseudacorus*, *Lythrum salicaria*, and *Campanula glomerata* will be deadheaded to prevent aggressive self-seeding, and clump divisions will be executed in Year 4 or 5 if beds become congested.

5. Biodiversity & Ecological Management

In alignment with Planning Policy Wales and requirements for securing biodiversity net gain, management operations directly support local wildlife networks.

- Overwintering Habitats: Deferring the clearance of structural grasses and perennial stems until late winter guarantees hollow stems and seed heads remain intact throughout autumn and winter. This provides crucial overwintering refuges for insects and a continuous forage source for local birds.
- Avian & Pollinator Foraging: The selection of native species dramatically enhances ecological value. *Sorbus aucuparia* provides critical autumn berry crops for birds. The flowering cycles of *Lythrum salicaria*, *Iris pseudacorus*, *Armeria maritima*, and *Viburnum opulus* offer an unbroken supply of nectar and pollen from spring through late summer for bees, butterflies, and hoverflies.
- Chemical Restrictions: The application of synthetic pesticides and non-selective herbicides is prohibited. Weed control relies solely on hand weeding and thick organic mulching. This safeguards soil macroorganisms, preserves beneficial mycorrhizal networks, and prevents toxic runoff into the raingarden or local water courses.

6. Monitoring, Replacement & Review

Annual Monitoring Protocol

A formal inspection will be executed annually in late summer by a qualified landscape professional or management company. The inspection will document:

- Individual species survival rates, overall vigor, and signs of structural defects.
- The presence of any notable pests, pathogens, or environmental nutrient deficiencies.
- The condition and depth of the bark mulch layers and efficiency of weed suppression.
- Written records accompanied by dated photographic evidence will be maintained securely and provided to Newport City Council upon request.

Replacement Strategy

Any plant failures identified during annual monitoring will be replaced during the immediate next planting window (November to March). Replacements must exactly match the original species, cultivar, and nursery size specification unless a specific species demonstrates recurring failure due to localized soil or hydrological constraints. In such events, an alternative native species of equivalent ecological and visual value will be proposed to the LPA for formal approval before implementation.

End of Year 5 Review

At the conclusion of the initial five-year management cycle, a comprehensive review of the entire landscaping scheme will be prepared and submitted to the LPA. The objective is to verify that the landscape has transitioned into a stable, self-sustaining state, achieving a minimum 90% survival rate across all zones. The raingarden must demonstrate proper hydrological functionality alongside mature vegetation clumps, the car park beds must form a low-growing, uninterrupted groundcover below 600mm, and the front structural beds must successfully break up the building's main elevation lines. Following a successful Year 5 review, routine long-term maintenance will permanently transfer to the landowner or an appointed asset management company.