

5-Year Planting Management Plan

For:

The Old Post Office ,
2 Tregarn Road,
Langstone,
Newport,
NP18 2JS

To satisfy condition II as part of Section 73 Variation of Condition application for the host application reference:
23/0418 - CONSTRUCTION OF 5NO. FLATS, PARKING, LANDSCAPING AND ASSOCIATED WORKS

LPA: Newport City Council

Introduction

This document sets out the management and maintenance regime for the proposed planting scheme, including the raingarden and ornamental planting beds, over a five-year period following practical completion. The plan has been prepared to ensure compliance with Welsh planning policy and biodiversity requirements. It is intended to secure the successful establishment of all planting, deliver long-term ecological value, and provide a framework for monitoring and reporting to the Local Planning Authority (LPA).

The planting scheme comprises a mix of shrubs, herbaceous perennials, ornamental grasses and specialist raingarden species. Collectively, these will provide seasonal interest, habitat for pollinators and other wildlife, and contribute to sustainable drainage and landscape quality.

Objectives

The key objectives of this management plan are as follows:

- 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 the planting areas.
- To control invasive weeds and maintain soil health through mulching and appropriate maintenance practices.
- To encourage biodiversity by providing food sources, shelter and varied habitat structures throughout the year.
- To ensure that monitoring and replacement planting are undertaken consistently, with clear records kept for reporting to the LPA.

Planting Areas and Species

Raingarden (21.5m²)

Species include *Euphorbia martinii*, *Polypodium vulgare*, *Deschampsia cespitosa*, *Luzula nivea*, *Iris pseudacorus*, *Lythrum salicaria* and *Campanula glomerata*. These species are adapted to wetter soils and will contribute to both drainage and biodiversity. The planting will be managed to ensure structural variety and seasonal cover, with clearance timed to protect overwintering invertebrates.

Ornamental Planting Beds

Species include *Alchemilla mollis*, *Bergenia cordifolia* 'Purpurea', *Calamagrostis acutiflora* 'Karl Foerster', *Carex oshimensis* 'Evergold', *Festuca glauca* 'Blue Fox', *Perovskia atriplicifolia* 'Blue Spire', *Stipa tenuissima*, *Berberis thunbergii* 'Nana' and *Euonymus fortunei* 'Emerald Gaiety'. These beds will provide a mix of ornamental foliage, flowers and textures, combined with low-level groundcover to suppress weeds. A 50mm mulch of ornamental bark will be maintained.

Management Prescriptions

Years 1–2: Establishment Phase

During the first two years, the priority will be the successful establishment of all plants. Regular watering will be carried out during dry periods between April and September, ensuring that water penetrates the root zone. Raingarden species such as *Iris pseudacorus* and *Lythrum salicaria* will be given particular attention, as although they are suited to moist soils, they can be vulnerable in early establishment.

Weed control will be undertaken frequently to keep planting beds clear of competition. This will primarily be by hand weeding, supported by topping up mulch as necessary. Spot herbicide will only be considered where weeds cannot otherwise be controlled, and then used minimally.

Formative pruning will be undertaken as appropriate: *Berberis*, *Euonymus* and *Euphorbia* will be pruned lightly to maintain form, while *Bergenia* and *Alchemilla* will be tidied by removing old foliage after flowering. Herbaceous species and grasses will be cut back in late winter to encourage fresh spring growth.

Any plants that fail to establish will be replaced in the following planting season (November–March) with plants of the same species and size specification.

Years 3–5: Ongoing Management

From year three onwards, watering will only be required during periods of prolonged drought. Bark mulch will be topped up as required to retain a minimum 50mm depth. Beds will be monitored regularly to ensure they remain free of invasive species such as bramble, bindweed or Japanese knotweed.

Pruning and cutting will follow species-specific requirements. *Calamagrostis 'Karl Foerster'*, *Stipa tenuissima*, *Deschampsia cespitosa* and *Festuca glauca* will be cut back in late winter, with some stems left standing to provide habitat. *Carex oshimensis 'Evergold'* will be tidied by removing dead foliage as necessary. Flowering species such as *Campanula glomerata*, *Alchemilla mollis* and *Lythrum salicaria* will be deadheaded after flowering to prolong their display and reduce self-seeding, while divisions may be carried out in years four or five to rejuvenate clumps.

Shrubs including *Berberis atropurpurea Nana* and *Euonymus fortunei 'Emerald Gaiety'* will be pruned to maintain compact growth and prevent overcrowding. *Euphorbia martinii* will have flowered stems cut back to the base after blooming, with care taken due to the irritant sap. *Perovskia 'Blue Spire'* will be cut back in spring to maintain strong growth.

Raingarden species will be managed sensitively to support biodiversity. Clearance will be left until late winter to allow seed heads and stems to provide food and shelter for insects and birds. Division of perennials such as *Iris pseudacorus* may be undertaken in year five if clumps become congested.

Biodiversity and Ecological Management

The planting scheme has been designed not only for aesthetic and structural qualities but also with a strong emphasis on biodiversity. Management of the planting will actively support ecological functions, particularly in relation to pollinators, invertebrates, and bird species, in line with the Welsh Government's emphasis on securing biodiversity net gain through development.

Throughout the five-year management period, the planting areas will be maintained to maximise ecological value. Standing vegetation such as ornamental grasses (*Stipa tenuissima*, *Deschampsia cespitosa*, *Calamagrostis 'Karl Foerster'*) and perennial stems (*Lythrum salicaria*, *Iris pseudacorus*, *Euphorbia martinii*) will be left uncut during the autumn and winter months, with clearance deferred until late winter (February or March). This allows hollow stems and seed heads to provide essential overwintering habitat for insects, shelter for invertebrates, and food sources for birds.

The raingarden planting has a particularly important role in biodiversity. Species such as *Lythrum salicaria* and *Iris pseudacorus* are known to attract a wide range of pollinating insects, including bees, hoverflies and butterflies, while *Polypodium vulgare* and *Luzula nivea* contribute to ground-level habitat structure. Management of these species will therefore prioritise maintaining diverse vegetation layers and ensuring that clumps are only divided when necessary for plant health, not for tidiness alone.

The use of chemicals such as pesticides and herbicides will be minimised. Only hand-weeding and mulching will be employed as the primary methods of weed control, with any chemical application considered only as a last resort for controlling invasive non-native species such as Japanese knotweed. By restricting chemical use, the planting beds will support soil health, encourage beneficial microorganisms, and protect pollinators.

The mix of flowering perennials across the scheme ensures a long season of nectar and pollen availability. For example, *Alchemilla mollis* provides nectar in early summer, *Lythrum salicaria* and *Campanula glomerata* extend flowering into late summer, while structural grasses and seed heads offer autumn and winter resources. This continuity of flowering is an important ecological objective, and management practices will support it by avoiding unnecessary deadheading or premature cutting back.

Where possible, maintenance practices will also integrate with wider ecological initiatives. For example, clippings and plant debris may be composted on-site in designated areas to provide additional habitat for invertebrates and to recycle nutrients back into the soil.

Monitoring and Replacement

Monitoring will be undertaken consistently across the five-year period to ensure the planting develops as intended. A formal inspection will take place once a year, ideally in late summer, when plant growth can be fully assessed. This inspection will record plant survival rates, the vigour and condition of species, evidence of pests or diseases, and any areas where plants are failing to thrive due to environmental conditions. The monitoring process will also assess the effectiveness of mulch layers, the success of weed suppression, and the ecological value of the planting (for example, observing evidence of pollinator use). Records of these inspections will be kept in writing and supported with dated photographic evidence. These records will be stored securely by the management body and will be made available to the Local Planning Authority upon request, or as part of a formal condition discharge process.

Replacement planting will be carried out annually during the next available planting season, between November and March. Any plants that have died, are diseased beyond recovery, or are failing to establish will be replaced with the same species and size as originally specified in the planting schedule, unless otherwise agreed with the LPA. This ensures consistency in the design and prevents the scheme from becoming fragmented over time.

If it becomes apparent through monitoring that a particular species is consistently failing to establish due to soil, aspect or hydrological conditions, consultation with the LPA will be undertaken. A suitable alternative species with similar visual and ecological qualities may be proposed to ensure that planting continues to deliver both the design intent and biodiversity value.

End of Year 5 Review

At the conclusion of the five-year management period, a comprehensive review of the planting scheme will be undertaken in collaboration with the Local Planning Authority. This review will consider several key factors, including overall plant survival rates, biodiversity performance, visual and structural qualities of the planting, and compliance with the original planning condition.

The expectation is that by the end of Year 5, the planting will have reached a stable and self-sustaining state. At least 90% of the originally planted species should be surviving and thriving, with established root systems that no longer require intensive watering or soil intervention. The raingarden species will be expected to have developed into mature clumps that both function hydrologically and provide strong ecological benefits, while the ornamental planting beds should display a layered structure of shrubs, grasses and perennials.

The Year 5 review will also assess whether the planting is contributing meaningfully to biodiversity net gain, for example by observing evidence of pollinator activity, bird use of seed heads, or invertebrates in standing vegetation. The findings of this review will be documented in a formal report and submitted to the LPA.

Provided that the scheme has successfully established and is performing as intended, responsibility for ongoing maintenance will pass to the landowner or appointed management company. Beyond Year 5, the planting beds will require only routine horticultural care, including seasonal pruning, periodic mulching, and occasional replacement planting as necessary. The review may also include recommendations for long-term biodiversity enhancements, such as creating additional log piles, wildflower margins or bird boxes, where appropriate.