

HERBERT ROAD, NEWPORT (RIVERBANK AVENUE)

**MANAGEMENT STRATEGY FOR THE MAINTENANCE
OF AREAS OF FORMAL AND INFORMAL OPEN SPACE
NOT CONSIDERED FOR ADOPTION BY THE LOCAL
AUTHORITY
(PHASE 1)**

**PREPARED BY POBL GROUP ON BEHALF OF
CHARTER HOUSING ASSOCIATION LIMITED**



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1.0 Introduction

Charter Housing Association Limited is developing the land off Herbert Road and providing 215 new homes to be developed over three-phases. This phase (Phase 1) sees the delivery of 20-homes, surface water and foul infrastructure, a new highway and landscaping features.

Certain areas of the site are being developed as both formal and informal areas of open space, which will not be adopted by the Local Authority, but will be owned and maintained by Charter Housing Association Limited. Charter is a member of the Pobl Group and a further company of the Pobl Group (Pobl Living Limited) will be appointed to manage inter alia the ongoing maintenance of these formal and informal areas of open space.

Pobl Living Limited is incorporated under the Community Benefit Society Act 2014 and is a Registered Social Landlord, mainly concerned with property sales and management of Shared Ownership Homes and Estates.

The initial phase of the development will see open space created in accordance with the landscaping plan submitted to satisfy conditions under the Planning Permission 13/1279. Subsequent phases (for the delivery of 195-homes) will see additional formal and informal landscaping, which will require this document to be enhanced – therefore this document is considered live and will be updated accordingly.

2.0 Aim of this Document

The aim of this document is to lay out a management strategy for the maintenance of all areas of formal and informal open space, not subject to adoption by the Local Authority, and which will be retained in the ownership of Charter Housing Association Limited. Alongside this the document seeks to include details about Pobl Living (the Management Company) in order to discharge Planning Condition 13 of the Planning Permission No. 13/1279, which states:

No building shall be occupied in the approved scheme in relation to each phase as defined by Condition 7 until a management strategy for the maintenance of all areas of formal and informal open space for that phase, not subject to adoption by the local authority, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of any management company proposed and its terms of reference. The management strategy for each phase shall be implemented in accordance with the approved details for that phase.

The management strategy shall be implemented in accordance with the approved details.

3.0 Summary

Pobl Living Limited will manage the developer's ongoing management and maintenance obligations to the development. This will include inspections and maintenance of the formal and informal Open Spaces which will remain in the developer's ownership and not be subject to adoption by the Local Authority.

This will cover the following areas shown on the drawing contained in Appendix A.

- Gateway Greens
- Riverside Walk Landscaping Bund
- Surface Water Culvert & Reen

These will include inspections and maintenance of:

- Hard Landscaping areas
- Soft Landscaping areas
- Boundary Fences in non-private areas

4.0 Open Spaces

The Herbert Road site will have limited areas of Open Space. These are detailed in the landscaping plan prepared by TDA, as submitted to the Local Planning Authority in accordance with Planning Condition 06 & 12.

The elements of the landscape plan are as follows:

- A. Gateway Greens
- B. Riverside Walk Landscaping Bund
- C. Surface Water Culvert & Reen

These are highlighted on TDA's Landscaping Plan contained in Appendix A.

None of these spaces will be adopted by the Local Planning Authority and will remain in the ownership of Charter Housing Association Limited with management by Pobl Living.

5.0 Features of Unadopted Open Spaces

The features of the Open Spaces, not subject to Local Authority adoption, are set out in principle in the Site Wide Masterplan. These are as follows:

5.1 Gateway Greens

These areas are the first visible areas of the new estate when you enter the development are designed to be a welcoming approach to the new homes as well as being complementary to the riverside setting of Herbert Road / Riverbank Avenue.

These areas are planted with trees, hedgerows, shrubs and amenity grass, however a section of adopted highway cuts through and around the perimeter of these areas and it is envisaged that it will be used by the public.

5.2 Riverside Walk Landscaping Bund

The installation of the riverside bund was to satisfy Planning Condition 22 where a requirement for a screening bund and otter proof fencing was required for an ecologically sound approach to management of the site.

The bund is approximately 1m in height and follows the line of the public Right of Way and footpath put up for adoption with Newport Highways. It is planted out with native hedgerow planting and buffer planting, the species approved by the local planning authority.

The footpath which runs alongside the bund is popular with children and parents accessing Glan Usk school as well as being a thoroughfare route to the Glebelands recreational area so is well used and will be maintained, managed and (when required) litter picked by Pobl Living.

5.3 Surface Water Culvert & Reen

The culvert and reen provides all of the surface water storage, management and disposal for the new development. As a prominent part of the project, the reen will be planted with landscaping and surrounded by ball-top fencing to draw people towards the feature, but to also protect against unwarranted access.

Reed planting, as well as ornamental and native trees, will accompany the reen and a scheme of public art and seating (Phase 2) will complement the feature. The architectural proposals have sought to make a feature of the reen and a number of homes will surround and overlook the watercourse.

6.0 Maintenance Requirements

The maintenance requirements for each area are laid out in the Landscape Management Plan, prepared by TDA and submitted to the Local Planning Authority to discharge Planning Condition 16, which includes a full maintenance regime for Phase 1 (and, as noted above, will be expanded to include future phases).

The maintenance regime will include:

6.1 General Requirements

6.1.1 Competent Operatives

Management and maintenance operations will be carried out by suitably trained operatives. Pobl Living has an in-house gardening team which will be responsible for the majority of the on-site work, utilising specialist tree experts, arboriculturalists, ecologists when necessary.

6.1.2 Trees

All tree work must comply with BS 3998 (2010) 'Recommendations for Tree Work'. Tree work will be carried out at appropriate times: any pruning or remedial work will be after leaf fall and before the sap rises in the spring. Tree assessments will be undertaken in the growing season, with the exception of additional assessments undertaken after severe storms.

A weed free area around each tree and shrub of a minimum of 1m in diameter should be maintained through the application of a non-residual herbicide annually to ensure the long-term viability of all retained mature trees on site, a bi-annual inspection should be undertaken by an Arboricultural Association approved arboriculturalist contractor or professional arboriculturalist, with all recommendations implemented in full within three months of initial inspection.

The condition of all tree stakes, ties and guards will be checked and all broken items will be replaced and items regularly adjusted to accommodate plant growth and prevent rubbing. Any bark damage will be cut back neatly with a sharp knife.

All plants will be straightened and the ground at the base to be firmed up. All shelters will be hand weeded. These tasks will be undertaken at quarterly intervals per year at a minimum for the first five years. Appropriate woodland mulch will be maintained annually to a 75mm depth throughout the planted areas.

6.1.3 Plants

All plants will be pruned to promote healthy growth and natural shape, and any dead, dying or diseased wood and suckers will be removed. Overhanging branches will be pruned to ensure that growth is prevented from encroaching onto grassed areas, paths, signs, sightlines and road lighting. All pruning will be undertaken in accordance with best practice. Pruning will be undertaken annually or as appropriate to each species between mid-October and February inclusive to avoid the main bird breeding season. All arisings will be removed for composting. Such pruning should occur for up to five years post- adoption.

6.1.4 Watering

Watering will be undertaken as necessary to ensure the establishment and thriving of all planted areas. Watering will be to the full depth of the topsoil. If supply is restricted by emergency legislation watering will not be carried out unless instructed to do so.

6.1.5 Weed Control

Spot weed control of all broad-leaved and injurious weed species listed in the Weeds Act 1959 will be undertaken using a suitable non-residual herbicide at least four times per year.

6.1.6 Replacement

All areas where plants or trees have failed to thrive (through death, damage or disease) will be identified and plants will be removed and replaced with equivalent species to match the size of adjacent nearby plants in the next appropriate planting season as frequent as necessary during the first five years.

6.1.7 Arisings

All arisings will be removed from site with exception to materials proposed for reuse / composting.

6.2 Hard Landscaping

The management and maintenance regime for hard landscaped areas is likely to include the following:

6.2.1 Pavements & Footpaths

- Carry out regular inspections
- Sweep and pick up litter/debris to keep all hard surfaces clear
- Replace/repair areas that are damaged (cordon off areas if there are)
- Wash surface to maintain clean, stain free surface (using appropriate anti-corrosive detergents)
- Spray and weed areas

6.2.2 Street Furniture

- Carry out regular inspections for damage, malfunction, vandalism & graffiti
- Clean (using appropriate anti-corrosive detergents)
- Repaint as necessary to maintain condition and appearance
- Repair/Replace as required (cordon off areas if there are delays to repairs/replacement)

6.2.3 Fencing

- Carry out regular inspections for deterioration, damage and vandalism
- Maintain fencing and balustrading throughout the lifetime of the development

6.3 Soft Landscaping

The management and maintenance regime for soft landscaped areas is likely to include the following:

6.3.1 Trees

- Assess condition of trees and note any dead, dying or diseased specimens (further assessment may be required after severe storms)
- Ensure new trees are regularly watered during extended periods of dry weather (for at least the first three years)
- Remove leaf litter from adjacent paths (autumn and winter)
- Ensure tree grill surface is free of debris or litter and there is no obstruction of the irrigation/aeration inlet
- Prune branches which overhang public highway or paths. Remove any dead, dying, diseased or low branches.
- Remove any identified dead trees (in accordance with BS3998 and H&S regulations)
- Replant as necessary to replace trees/fill gaps (as agreed with Local Authority)

6.3.2 Shrubs

- Remove dead, dying, diseased and crossing growth, and thin by cutting back old, weak shoots to the base. Retain shape and avoid stems overflowing into neighbouring hard areas.
- Other than during the first year, divide any overcrowded plants whilst still in the green. Use excess plant material to fill any gaps.

6.3.3 Hedgerows

- Keep the planted hedge weed free for at least four years using mulch mats or landscape fabric
- Once established, trim back once a year after the berries and before the nesting season
- Cut plants back where they overhang hard surface and grass areas excessively

- Keep free of fallen leaves in autumn
- Remove invasive species such as ash, buddleia, sycamore, tall herbs etc.

6.3.4 Ornamental Grasses

- Cut back old growth of herbaceous plants to a height of 30mm. Avoid new growth
- Prune to remove any dead, dying or diseased growth and to remove any overspill into adjacent hard areas (leave foliage and flowers of ornamental grasses and sedums to overwinter)
- Remove last season's growth from grasses
- Other than during the first year, divide any overcrowded plants. Use excess plant material to fill any gaps.

6.3.5 Amenity Grasses

- Mow grass, with cut height of 50mm and remove cuttings (Ten summer cuts on three week rotation and one winter cut)
- Edge hard surfaces
- Clearing of overspill onto paths after cutting
- Spring Fertiliser
- Herbicide Application as necessary
- Ensure successful establishment of grass sward and regularly water during extended periods of dry weather
- Control undesirable plant growth within sward if necessary, such as dandelion, dock, thistle, nettles and ragwort by hand excavation or pulling.
- In winter/spring inspect for areas of poor drainage and/or compaction and instigate remedial action

7.0 Pobl Living Limited as a Management Company

Charter Housing Association will be appointing Pobl Living Limited to ensure the developer's ongoing management and maintenance obligations to the development. As noted in the introduction (1.0, above) both Charter and Pobl Living are members of the Pobl Group and have been responsible for the development and management of a number of mixed-tenure residential developments throughout Newport and South Wales.

APPENDIX A: TDA LANDSCAPING PLAN (PHASE 1)



- A.** Gateway Greens
- B.** Riverside Walk Landscaping Bund
- C.** Surface Water Culvert & Reen