

Indurent Park Newport

Phase 6b (Units 19 - 21)

Green Infrastructure Statement

February 2025

Introduction

RPS have been instructed by Indurent to prepare a Green Infrastructure Statement (GIS) to review the green infrastructure proposed as part of the Reserved Matters applications for Phase 6b (Units 19 to 21) Indurent Park Newport to provide an overview of the landscaping proposed as part of the phase. The proposed development at Phase 6b of St. Modwen Park Newport is a parcel to the north of the business park, within a wider ongoing and phased commercial development.

The Employment Area Masterplan (approved under application ref. 14/1124) is a guidance document which provides a green infrastructure framework of trees, hedgerows, open spaces and the green drainage system within which the development plots are located. The approved masterplan is intended to be a guidance document and broadly sets out the type and level of green infrastructure to which development parcels should follow.

The landscape design that this report is based on is of the following plans, produced by RPS Group:
5124-RPS-XX-XX-DR-L-9007 - 9009_Detailed Soft Landscape Proposals

Phase 6b Green Infrastructure Proposals

The image below provides an overview of the current landscaping proposals for Units 19-21.



Here is a summary of the landscape elements which form the GI for the proposed development:

Phase 6b (Units 19-21)

Southern Boundary (adjacent Unit 19):

- 17 new native / native derivative trees including Alder, Silver Birch and a cultivar of Maple, further enhancing the southern green corridor.
- A variety of shrub and native hedgerow planting to strengthen the ecological benefits and also to provide screening of the building and car park.
- There is one wellbeing area to the south-west of Unit 19 adjacent the roundabout, providing amenity seating areas and raised planters for employees to plant their own vegetables / herbs / flowers.
- Proposed root barrier protection to the back of the footpath adjacent to Building 19, to deter root ingress beneath the footpath and building foundations.

Central Zone (adjacent Unit 20):

- 7 new native / native derivative trees including Field Maple and Flowering Pear.
- Proposed root barrier protection to the back of the footpath adjacent to Building 20, to deter root ingress beneath the footpath and building foundations.
- There is one wellbeing area to the north of Unit 20, providing amenity seating areas and raised planters for employees to plant their own vegetables / herbs / flowers.
- Higher density and species diversity of tree planting along green corridors, providing greater ecological and amenity benefits. Native hedgerow planting between the building and the road provides ecological benefits whilst providing screening.

Eastern Boundary (adjacent to access road):

- Continued high density and species diversity of tree and shrub planting along this green corridor is strengthened with a native hedge mix providing greater ecological and screening benefits.

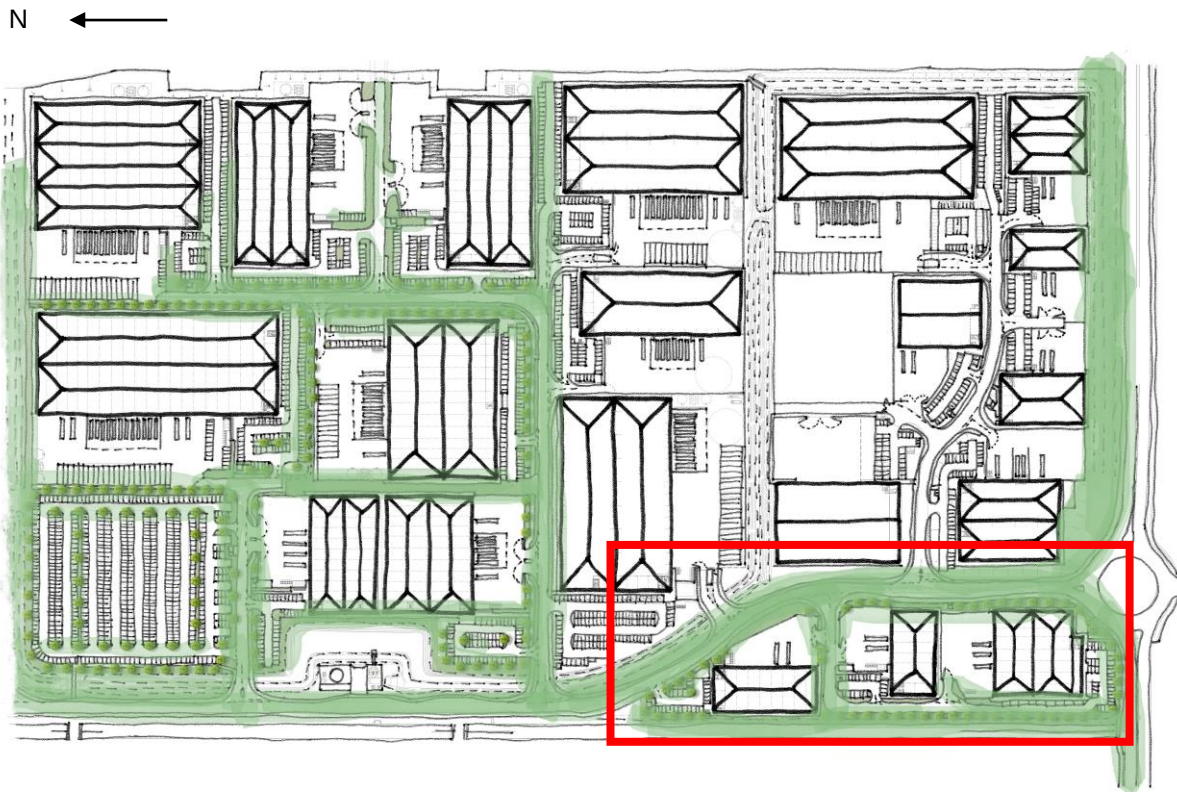
Western Boundary (adjacent to Monk's ditch):

- The reed is along this boundary with wildflower banks
- The wildflower continues around the edge as a maintenance access track.

North-Eastern Boundary (adjacent to Unit 21):

- 7 new native / native derivative trees including Flowering Pear and Tulip tree.
- There is one wellbeing area to the north-east of Unit 21, providing amenity seating areas and raised planters for employees to plant their own vegetables / herbs / flowers.
- Close-mown grass and bulb planting creates an entrance feature to the Units, with densely planted shrub beds sitting further back screening the service yard to Unit 21.

Future Green Infrastructure Proposals



The green zones represent the areas of proposed vegetation, highlighting the site's integration with the surrounding GI network within Indurents Business Park, forming a grid system aligned north-south and east-west through the site, extending to its boundaries.

The image above illustrates the western edge of Phase 6b (at the top of the image) connecting to an indicative layout for Phase 6 bordering the current application and other phases to the north. Future development is proposed to the north-west of the site. The linear green zones are clearly shown and demonstrate how Phase 6b will link with future phases of development and how space is being specifically created to provide significant green infrastructure throughout the site.

Within these green zones there will be mixed native species hedgerows interspersed with native trees, shrub planting, grassed areas and wellbeing spaces. These will form wildlife corridors between the built form and provide an attractive environment for employees and visitors to the site.

This holistic approach to the landscape strategy ensures that the phases of development do not come forward in a 'piecemeal' fashion, but are considered as a whole to provide a robust green infrastructure. The proposed green infrastructure across the business park is a notable betterment compared to former use of the site.

Business Park Masterplan



The image of the approved masterplan above illustrates how the overall landscaping proposed across the business park might look, with the detail of the said landscaping being secured by way of the reserved matters on each development phase. As shown on the masterplan image above the area edged in red broadly shows where the location of the current proposals under Phase 6b (Units 19-21) are located. This assists with understanding how the proposals relate to the approved masterplan and compare in terms of landscaping provision. It should be noted that the layout of this area has been modified to reflect commercial interest and as such, three units are now proposed in this area. As shown on the plan, landscaping corridors are shown along the west, east and southern boundaries.

As is currently shown on the Landscape drawings which accompany this GIS, the proposals now clearly show the provision of green infrastructure as well as green corridors along each boundary. In addition, owing to the proposals now providing three business units, this has presented the opportunity for an additional green corridor between the units which is shown on the proposed plans. As shown on the masterplan, to the northern boundary of this phase is a road leading to the most northerly unit (now occupied by CAF), however a green is now present in this location and the road to the CAF unit has been reduced. The green together with the landscaping around it as shown on the accompanying drawings provides green infrastructure along this boundary.

Conclusion

In summary, this GIS has considered the proposed green infrastructure proposed as part of the Phase 6b (units 19 - 21) proposals at Indurent Park Newport as well as the landscaping demonstrated on the approved masterplan for the commercial area of the Glan Llyn redevelopment site. It has been concluded that the proposed changes represent a notable betterment to the previous proposals and connect to future developments through the creation of a green corridor network.