

# Land off Nash Road, Newport

## Landscape Management Plan (Rev.B):

Providing Details Pursuant to Conditions 3, 4 and 5 of  
Planning Appeal Ref. CAS-03596-M5N9H1



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Landscape  
Institute  
Registered  
Practice

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## Appendix A: Drawings

Drawing No. LLH001Rev.E\_Landscaping Plan  
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Drawing No. LLH003Rev.A\_Cross Section B-B'

## Appendix B:

BS 5837:2012 - Protective Fencing Specification

# Land off Nash Road, Newport

## Landscape Management Plan

### 1 Introduction

This Landscape Management Plan (LMP) sets out general principles and quality standards for the landscape maintenance works associated with the consented development on land off Nash Road, Newport (hereafter referred to as the 'site'). Revision A of the LMP (dated June 2025) added recommendations from the local planning authority (LPA). This revision B version addresses further comments from external consultees.

The LMP addresses pre-commencement Conditions 3, 4 and 5 related to the redevelopment of the site (Planning Permission CAS-03596-M5N9H1).

**Condition 3** of the permission states:

*"No development shall take place until a scheme for biodiversity mitigation and enhancement has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details."*

**Condition 4** of the permission states:

*"No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping and a landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas. The landscaping scheme and management plan shall be carried out as approved."*

**Condition 5** of the permission states:

*"No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority details of a scheme for the protection of trees shown to be retained on the approved scheme of landscaping. The approved scheme for the protection of trees shall be carried out throughout the course of the development"*

#### 1.1 Proposed Development

The proposed development comprises a steel-framed lock-up building, an area of hard standing for open storage, creation of a new bell mouth access off Nash Road, retention and expansion of an existing open surface storage area and landscape proposals.

The landscape proposals include:

- Removal of the existing roadside hedge where necessary (and as shown on Drawing No. LLH001Rev.E\_Landscaping Plan) in order to provide a visibility splay for vehicles leaving the site;
- Retention of a small area of roadside hedge and associated vegetation at the south eastern corner of the site, to the immediate northeast of the screen bund, as this vegetation does not interfere with the visibility splay;

- Protective fencing installed around Root Protection Area's (RPA) of retained trees within the site;
- Extensive 5m native tree and shrub belt to be planted around the boundary of the site;
- Proposed native hedgerow planting inside the proposed tree and shrub belt and along the site frontage (with trees in some places), in part to replace the existing hedgerow that needs to be removed and to provide a long term visual screen;
- Swale feature seeded with suitable meadow mixture for seasonally wet soils;
- 3m high screen bund seeded with a wildflower grassland mix with blocks of tree/shrub planting; and
- Grassland retained and enhanced.

## 1.2 Format of the Landscape Management Plan

The LMP includes:

- Design objectives
- Aims of the management and maintenance plan
- Detailed installation specification
- Management objectives
- Detailed maintenance specification
- Indicative annual schedule of operations

It should be read alongside the following drawing:

- Drawing No. LLH001Rev.E\_Landscape Plan (Appendix A)

The proposals incorporate the survey findings and recommendations of the project ecologist and arboriculturist, which are set out in the following reports:

- Ecological Impact Assessment, Richard Green Ecology (July 2023); and
- BS5837: 2012 Tree Protection Information, Treecare Consulting (February 2023)

## 1.3 Landscape Design Objectives

The key design objectives of the landscape proposals are:

- To provide an attractive setting to the new open storage space and storage/lock up building;
- To provide an attractive entrance from Nash Road with safe vehicle and pedestrian access and good visibility at the junction;
- To minimise maintenance requirements, by specifying robust plants suited to the location;
- To provide biodiversity mitigation and enhancement measures in accordance with the ecologist's recommendations;
- To mitigate removal of the roadside hedgerow to incorporate visibility splays and allow space for the swale feature;

- To provide substantial screening around the site to aid assimilation of the storage facility within its surroundings; and
- To provide physical and visual screening with native tree and shrub species appropriate to the local area.

## 1.4 Landscape Management Objectives

The objectives of the LMP are to:

- Protect retained tree RPA's within the site boundary;
- Maintain the site in a neat and tidy condition;
- Ensure the site is safe and thoroughfares are free of obstruction;
- Apply good horticultural and ecological practice to all operations;
- Promote healthy growth and establishment of all plants, trees, grass areas;
- Ensure consistent control of invasive weeds;
- Ensure development of optimum plant form, shape, and planting density;
- Provide protection against pests and diseases;
- Promote wildlife value and species diversity where appropriate;
- Ensure long term commitment to replacement of defective plant material; and
- Ensure vehicular and pedestrian site lines are maintained, by removing encroaching vegetation (along Nash Road)

## 1.5 Management Responsibility

Management of the site, including the initial site preparation, cultivation, planting and establishment works will be undertaken by the site operator.

## 1.6 The Plan Period

The LMP covers a 5-year period commencing from the date of 'practical completion' of the landscape works associated with construction of the open storage facility.

The LMP will be reviewed and, if necessary, updated every 24 months to reflect any changes on site and to ensure the management regime is achieving the objectives stated in Section 1.3.

# 2 Landscape Management (Relevant to Conditions 3 & 4)

- Sections 3 to 8 outline the specific management requirements for the planting components shown on Drawing No. LLH001Rev.E\_Landscaping Plan, including:

### **Existing Vegetation**

- Retained trees around site boundary.

**Grassland Areas** (to be seeded at the suppliers recommended rate, as stated on their website)

- Bund Grassland - EM1 Basic General Purpose Meadow Mixture (Emorsgate Seeds)
- Shaded Area - Shady Place Grass Seed (Boston Seeds)
- Swale Mixture – EG8 Meadow Grass Mixture for Wet Soils (Emorsgate Seeds)

**Trees and Shrub Belt**

- Native Tree and Shrub Belt (P1 - P6)
- Feathered Sycamore Tree

**Hedgerows**

- Native Hedgerow (H1/H2)

## 3 Existing Vegetation (Relevant to Conditions 3, 4 & 5)

### 3.1 Retained Trees and Tree Protection (Relevant to Condition 5)

The Arboricultural Report produced by Treecare Consulting identifies the location, species, size and condition of existing trees on the site and includes (on page 9 of that report) details of tree protection measures to be undertaken in accordance with BS:5837:2012 '*Trees in relation to design demolition and construction-Recommendations*'. The report also includes details on any remedial works and/ or monitoring to be undertaken during the construction phase.

Appendix A: Drawing No. LLH001Rev.E\_Landscaping Plan also shows the trees to be retained and protected during construction. The drawing indicates the crown spread, the root protection area (RPA) and the location of the protective fencing to be installed (i.e. essentially around the edge of the RPA within the site area).

Appendix B includes protective fencing specification taken from BS:5837:2012.

### 3.2 Maintenance of Retained Trees (Relevant to Conditions 3 & 4)

The management objectives for the retained trees are to:

- Ensure the retained trees remain healthy and safe, particularly where adjacent to new or existing buildings, roads, or the public footpath on the boundary of the site; and
- Ensure trees make a meaningful contribution to the amenity and biodiversity value of the developed site and continue to fulfil any screening function.

Maintenance of the trees will be undertaken as follows:

- Undertake an inspection of the trees in Autumn and report any damage, signs of disease and proposed remedial actions required to ensure the health safety and vigour of the trees;

- Undertake pruning and felling works as necessary, in keeping with good silvicultural practice and avoiding the breeding bird season (Remove all timber from site unless required for potential habitats in agreed locations; and
- Remove any accumulated litter from the trees and dispose off-site.

**Table 1 Timing of Maintenance Operations: Retained Trees**

|   | Month                                     | J | F | M | A | M | J | J | A | S | O | N | D |
|---|-------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Biannual Monitoring and Inspection report |   |   |   |   |   |   |   |   |   | X |   |   |
| 2 | Pruning and remedial works                |   |   |   |   |   |   |   |   |   |   | X | X |
| 3 | Removal of litter and weeds               |   | X |   | X |   | X |   | X |   | X |   | X |

## 4 Grassland Areas (Relevant to Conditions 3 & 4)

Grass Areas will be sown at the locations show on Drawing No. LLH001Rev.E\_Landscaping Plan, in accordance with the specification notes.

### 4.1 Road verges

The roadside verges will be sown with Boston Seeds Mix: BS Shady Place Grass Seed (or Similar Approved) sown at the rate of 35gms per M<sup>2</sup>.

**Table 2 Shady Place Grass Seed (Mix Boston Seeds)**

| Species:                    | % By Weight |
|-----------------------------|-------------|
| Strong Creeping Red Fescue  | 55%         |
| Perennial Ryegrass          | 27%         |
| Slender Creeping Red Fescue | 10%         |
| Smooth Stalked Meadow Grass | 5%          |
| Highland Bent               | 3%          |

### 4.2 Maintenance of the Road Verges

The following maintenance operations will be carried out to the road verges within the site and to the verges alongside the new site entrance on Nash Road (to maintain visibility).

- Carry out grass cuts during the growing season with approved machinery to maintain a sward height between 30 - 60 mm (75 mm maximum height at any time) and remove arising's from site;
- Cut to a neat even finish without rutting or compaction, particularly when ground conditions are soft;
- Strim straight edges where grass begins to encroach onto hard paved areas;
- No strimming permitted around trunks of exiting or proposed trees;
- Repair of grassed areas damaged by trampling, abrasion or scalping during mowing;
- Any areas that have failed to thrive will be re-cultivated and re-seeded to original specification;
- Where necessary make up levels in slips and depressions with imported topsoil (To BS 3882), re-cultivate and re-seed to original specification;
- Spot-treat pernicious weeds with approved herbicide;
- Apply spring fertilizer in accordance with manufacturer's instructions; and
- Water grass areas to full depth of topsoil during drought periods.

**Table 3 Timing of Maintenance Operations, as necessary: Road Verges**

|   | Month                                  | J | F | M | A | M | J | J | A | S | O | N | D |
|---|----------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Cut grass sward and remove arising's   |   |   |   | X | X | X | X | X | X | X |   |   |
| 2 | Spot treat weeds and water             |   |   |   | X | X | X | X | X | X |   |   |   |
| 3 | Apply fertilizer                       |   |   |   | X |   |   |   |   |   |   |   |   |
| 4 | Scarify sward                          |   |   |   |   |   |   |   | X |   |   |   |   |
| 5 | Re-seed failed areas                   |   |   |   | X |   |   |   |   |   |   |   |   |
| 6 | Remove Litter and sweep adjacent paths | X | X | X | X | X | X | X | X | X | X | X | X |

## 4.3 Bund Grass Area

Bund grass area will be sown with EM1 Basic General Purpose Meadow Mixture (Emorsgate seeds) sown at the rate of 4g/m<sup>2</sup> (40kg/ha or 16kg/acre)

**Table 4: EM1 Basic General Purpose Meadow Mixture**

| Species:                                            | % By Weight |
|-----------------------------------------------------|-------------|
| <b>Wild Flowers (10%):</b>                          |             |
| Centaurea nigra – Common Knapweed                   | 1.5%        |
| Daucus carota – Wild Carrot                         | 1.0%        |
| Galium verum – Lady's Bedstraw                      | 0.3%        |
| Leucanthemum vulgare – Oxeye Daisy                  | 1.0%        |
| Malva moschata – Musk Mallow                        | 0.6%        |
| Plantago lanceolata – Ribwort Plantain              | 1.6%        |
| Poterium sanguisorba ssp sanguisorba – Salad Burnet | 1.5%        |
| Prunella vulgaris – Selfheal                        | 1.0%        |
| Ranunculus acris – Meadow Buttercup                 | 1.0%        |
| Silene dioica – Red Campion                         | 0.5%        |
| <b>Grasses (90%)</b>                                |             |
| Agrostis capillaris – Common Bent                   | 9.0%        |
| Cynosurus cristatus – Crested Dogstail              | 31.5%       |
| Festuca rubra – Red Fescue                          | 27.0%       |
| Phleum bertolonii – Smaller Cat's-tail              | 4.5%        |
| Poa pratensis – Smooth-stalked Meadow-grass         | 18.0%       |

#### Establishment of bund grassland:

- To prepare a seed bed first remove weeds using repeated cultivation or application of glyphosate. Harrow or rake to produce a firm surface;
- Seed is best sown in the autumn or spring, can be applied by hand and firmed in with a roller, or by treading, to give good soil/seed contact;
- Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. Leave until late summer – early autumn before cutting/strimming and removal of arisings; and
- Dig out any residual perennial weeds such as docks.

#### Maintenance of bund grassland once established:

- Strimming will be the best way to manage the wildflower grassland between the planting blocks;
- Let grass grow during spring and early summer to allow flowers to develop (July and/or August and seed to set);
- Strim back to c. 50mm in late August/September, leave the 'hay' to dry and shed seed for 3 – 5 days then remove. Strim any regrowth through top late autumn/winter
- Strim down to c. 50mm again in early spring if needed, to prepare grassland for growth and flowering later in spring and over summer
- Spot-treat pernicious weeds with approved herbicide;
- Water grassland during prolonged drought periods;
- Remove litter and fallen leaves to maintain a neat appearance;
- Any areas that have failed to thrive will be re-cultivated and re-seeded to original specification.

**Table 5: Timing of Maintenance Operations, as necessary: bund grassland**

|   | Month                                                                                  | J | F | M | A | M | J | J | A | S | O | N | D |
|---|----------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Strim grass sward down to c. 50mm after flowering, leave to dry and then remove        |   |   |   |   |   |   |   | X | X |   |   |   |
| 2 | Strim re-growth down to c. 50mm                                                        |   |   |   |   |   |   |   |   |   | X | X |   |
| 3 | Strim early season growth to encourage development of sward (provisional, if required) |   |   |   | X | X |   |   |   |   |   |   |   |
| 3 | Spot treat weeds and water (if necessary)                                              |   |   |   | X | X | X | X | X | X |   |   |   |
| 4 | Remove Litter                                                                          | X | X | X | X | X | X | X | X | X | X | X | X |
| 5 | Re-seed failed areas                                                                   |   |   |   | X |   |   |   |   |   |   |   |   |

## 4.4 Swale Area

Swale Area will be sown with EG8: Meadow Grass Mixture for Wet Soils (Emorsgate Seeds) or similar approved. Seed sown at 5g/m<sup>2</sup> (50kg/ha or 20kg/acre)

**Table 6 Meadow Grass Mixture for Wet Soils (Emorsgate EG8)**

| Species:           | % By Weight |
|--------------------|-------------|
| Red Fescue         | 35%         |
| Crested Dogtail    | 32.5%       |
| Common Bent        | 12.5%       |
| Meadow Fescue      | 6.25%       |
| Meadow Foxtail     | 3.75%       |
| Sweet Vernal-Grass | 3.75%       |
| Quaking Grass      | 3.75%       |
| Tufted Hair-grass  | 2.5%        |

## 4.5 Maintenance of Swale Area

- Carry out 2 cuts of entire area between August and November (after the grasses have flowered and set seed);
- 10 days after cutting remove all arising's and dispose off-site;
- Spot-treat pernicious weeds with approved herbicide;
- Remove litter and fallen leaves to maintain a neat appearance; and
- Any areas that have failed to thrive will be re-cultivated and re-seeded to original specification.

**Table 7 Timing of Maintenance Operations, as necessary: Meadow Grass Mixture for Wet Soils Seed Mix EG8**

|   | Month                                | J | F | M | A | M | J | J | A | S | O | N | D |
|---|--------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Cut grass sward and remove arising's |   |   |   |   |   |   |   | X |   | X |   |   |
| 2 | Spot treat weeds and water           |   |   |   | X | X | X | X | X | X |   |   |   |
| 3 | Remove Litter                        | X | X | X | X | X | X | X | X | X | X | X | X |
| 4 | Re-seed failed areas                 |   |   |   | X |   |   |   |   |   |   |   |   |

## 5 Tree and Shrub Planting (Relevant to Conditions 3 & 4)

### 5.1 Tree and Shrub Planting (P1-P9)

Native tree and shrub planting will be planted at the locations show on Drawing No. LLH001Rev.E\_Landscaping Plan, in accordance with the specification.

**Table 8 Schedule of Native Tree and Shrubs (P1-P9)**

| Species                    | Common Name             | Type/Size                | Spacing             |
|----------------------------|-------------------------|--------------------------|---------------------|
| <i>Acer campestre</i>      | Field Maple             | 40-60cm BR               | Locations as shown. |
| <i>Betula pendula</i>      | Birch                   | 40-60cm BR               | Locations as shown. |
| <i>Cornus sanguinea</i>    | Dogwood                 | 40-60cm BR               | Locations as shown. |
| <i>Corylus avellana</i>    | Hazel                   | 40-60cm BR               | Locations as shown. |
| <i>Crataegus monogyna</i>  | Hawthorn                | 40-60cm BR               | Locations as shown. |
| <i>Prunus spinosa</i>      | Blackthorn              | 40-60cm BR               | Locations as shown. |
| <i>Salix caprea</i>        | Goat Willow             | 40-60cm BR               | Locations as shown. |
| <i>Sambucus nigra</i>      | Elder                   | 40-60cm BR               | Locations as shown. |
| <i>Sorbus aucuparia</i>    | Rowan                   | 40-60cm BR               | Locations as shown. |
| <i>Ulmus wingham</i>       | Elm (disease resistant) | 40-60cm BR               | Locations as shown. |
| <i>Viburnum lantana</i>    | Wayfaring tree          | 40-60cm BR               | Locations as shown. |
| <i>Viburnum opulus</i>     | Guelder rose            | 40-60cm BR               | Locations as shown. |
| <i>Ilex aquifolium</i>     | Holly                   | 40-60cm BR               | Locations as shown. |
| <b>Feathered Trees</b>     |                         |                          |                     |
| <i>Acer pseudoplatanus</i> | Sycamore                | 6-8cm Girth. H:1.75-2.5m | Locations as shown. |
| <i>Acer campestre</i>      | Field Maple             | 6-8cm Girth. H:2-2.5m    | Locations as shown. |
| <i>Betula pendula</i>      | Birch                   | 6-8cm Girth. H:2-2.5m    | Locations as shown. |
| <i>Corylus avellana</i>    | Hazel                   | 6-8cm Girth. H:2-2.5m    | Locations as shown. |

### 5.2 Maintenance of Tree and Shrub Mix (P1-P9)

- Ensure that good horticultural practice is employed to encourage long term health and vigour of all trees;
- Pruning to be carried out in accordance with good horticultural and arboricultural practice. Standard: BS 7370.4, clauses 3.6.3 to 3.6.5;
- Check tree stakes, cross member and ties during each inspection, especially after severe winds (at least 2 inspections during the year). Replace /fix or adjust as necessary to ensure the tree is adequately supported and to avoid chaffing and other damage;
- Apply slow-release fertilizer each season to base of trees;
- Maintain a c. 1.0m radius weed/vegetation free zone around each tree by mechanical means. Do not strim close to the tree;

- Water trees thoroughly during drought periods;
- Carry out pruning as and when necessary to maintain natural habit of the tree. Trees to maintain a well-balanced natural appearance; and
- Replace any dead or defective trees between 1 November and 31 March to the original specification.

**Table 9 Timing of Maintenance Operations, as necessary: Tree and Shrubs (P1-P9)**

|   | Month                                    | J | F | M | A | M | J | J | A | S | O | N | D |
|---|------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Apply fertilizer                         |   |   |   | X |   |   |   |   |   |   |   |   |
| 2 | Re-firm, fix stakes and ties             | X |   | X |   | X |   | X |   | X |   | X |   |
| 3 | Watering (if necessary) and weed control |   |   |   | X | X | X | X | X | X |   |   |   |
| 4 | Pruning                                  | X |   |   |   |   |   |   |   |   |   | X | X |
| 5 | Review and monitoring of planting        |   |   |   |   |   |   |   | X | X |   |   |   |
| 6 | Replacement planting                     | X | X | X |   |   |   |   |   |   |   | X | X |

## 6 Hedgerows (Relevant to Conditions 3 & 4)

### 6.1 Native Hedgerow Planting (H1 & H2)

Hedgerows will be planted at the locations show on Drawing No. LLH001Rev.E\_Landscaping Plan, in accordance with the specification.

**Table 10 Schedule of Hedgerow Plants (H1-H2)**

| Species                   | Common Name | Type/Size  | Spacing             |
|---------------------------|-------------|------------|---------------------|
| <i>Acer campestre</i>     | Field Maple | 40-60cm BR | Locations as shown. |
| <i>Betula pendula</i>     | Birch       | 40-60cm BR | Locations as shown. |
| <i>Cornus sanguinea</i>   | Dogwood     | 40-60cm BR | Locations as shown. |
| <i>Corylus avellana</i>   | Hazel       | 40-60cm BR | Locations as shown. |
| <i>Crataegus monogyna</i> | Hawthorn    | 40-60cm BR | Locations as shown. |
| <i>Ilex aquifolium</i>    | Holly       | 40-60cm BR | Locations as shown. |
| <i>Prunus spinosa</i>     | Blackthorn  | 40-60cm BR | Locations as shown. |
| <i>Salix caprea</i>       | Goat Willow | 40-60cm BR | Locations as shown. |
| <i>Sambucus nigra</i>     | Elder       | 40-60cm BR | Locations as shown. |
|                           |             |            |                     |

|                         |                         |            |                     |
|-------------------------|-------------------------|------------|---------------------|
| <i>Sorbus aucuparia</i> | Rowan                   | 40-60cm BR | Locations as shown. |
| <i>Ulmus wingham</i>    | Elm (disease resistant) | 40-60cm BR | Locations as shown. |
| <i>Viburnum lantana</i> | Wayfaring tree          | 40-60cm BR | Locations as shown. |
| <i>Viburnum opulus</i>  | Guelder rose            | 40-60cm BR | Locations as shown. |

## 6.2 Maintenance of Hedgerow Planting (H1& H2)

- Water newly planted hedge plants thoroughly during drought periods, during establishment period and through periods of drought;
- Apply an approved slow-release fertiliser in spring each year;
- All hedgerows will be kept clear of weed growth by hand-weeding/hoeing. Ensure that the methods used will cause a minimum of damage to the hedge;
- Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or shrub; and
- Remove any dead or defective hedge plants as soon as possible and replace them with the same species and size in the next available planting season (between November and March) in accordance with the original specification.

### Trimming Hedges

- For areas where a less formal approach is acceptable, the following notes (adapted from How to manage a hedgerow for wildlife | The Wildlife Trusts, accessed March 2025) are included below (refer to website for comprehensive information):
- Avoid cutting hedges during peak bird nesting season (March to September). Where possible, delay any maintenance work until January or February, to retain berries as a valuable autumn and winter food source for birds.
- Avoid cutting every year where space allows, as flower buds often form on second-year growth. Ideally trim on a two- or three-year rotation, targeting different sections each year. This aims to provide flowers for pollinators in spring and berries for birds in autumn.
- Aim to provide a range of shapes and sizes to offer food and shelter to a greater range of wildlife. An 'A' shape gets thicker at the base and narrower at the top provides maximum protection for wildlife, while allowing light to reach the ground flora.
- Include buffer strips of at least two metres width of uncut grass next to the hedge.
- Where possible, allow trees to develop (or include trees such as *Sorbus aucuparia*) at approximately 20 metre intervals.

**Table 11 Timing of Maintenance Operations, as necessary: Hedges**

|   | Month            | J | F | M | A | M | J | J | A | S | O | N | D |
|---|------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Apply fertilizer |   |   |   | X |   |   |   |   |   |   |   |   |

|   | Month                            | J | F | M | A | M | J | J | A | S | O | N | D |
|---|----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Watering and weed control        |   |   |   | X | X | X | X | X | X | X |   |   |
| 3 | Trim Hedge                       |   |   |   |   |   | X |   |   |   |   |   |   |
| 4 | Replace dead or defective plants | X | X |   |   |   |   |   |   |   |   | X | X |

## 7 Process for Monitoring and Review (Relevant to Conditions 3 & 4)

The condition of the site and the maintenance will be regularly monitored and reviewed. Any litter, defective workmanship or any dead or dying plants will reflect badly on the business and therefore will be replaced at the earliest opportunity.

For these reasons it considered that formal monitoring and reporting will be limited to a short aftercare report, prepared every 2 years by the operator and submitted to the Planning Department at Newport Council.

The biennial aftercare report (i.e. end of years 1, 3 and 5) will include:

- Details of annual maintenance work undertaken;
- Records of damage, or incidents and remedial actions undertaken;
- Details of replacement planting undertaken at the end of each season;
- Details of the maintenance operations to be undertaken during the following 24-month period.

If necessary, the management plan will be reviewed and updated, setting out changes to the specification, or frequency of subsequent maintenance operations, required to meet the aftercare objectives.

Submission of the management reports will cease 5 years from the commencement date for the aftercare period, although management of the site will continue in perpetuity.

## 8 Maintenance Specification (Relevant to Conditions 3 & 4)

### Standard of Work

The landscape maintenance is to be carried out to a high and consistent standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state. The operator will ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential Health and Safety issues are addressed accordingly.

### British Standards

All materials, workmanship and horticultural terms will comply with the current, appropriate British Standards unless specifically stated in this specification. The operator will prevent damage to and protect as necessary, existing paving, buildings, fittings, utilities and all existing plants. Any damage caused thereto will be made good.

### Protection of People

The areas to be managed are accessible to the public. Appropriate protection measures must be put in place to ensure that the public are not put at risk as a result of any activity associated with the management and maintenance of the development.

### Use of Chemicals

The operator must ensure that all approvals and measures are in place for the use of any chemicals e.g. herbicides or pesticides on the site, and that any chemical application is undertaken by a trained operative who has a current NPTC certificate and in accordance with the manufacturer's directions and with the Approved Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes where they apply. He will ensure at all times that the public, and operatives are not subject to any hazard from the use of chemicals, and that all equipment, containers and materials are kept in a secure place when on site and not in use, and that all empty containers, etc are removed from site at the end of each day. Any appointed landscape contractor will be liable for any loss or damage caused by misuse of chemicals, especially with regards to third persons.

### Cleanliness

At the end of each day of each visit, all rubbish, trimmings, and superfluous materials, must be removed from site and leave the works in a clean and tidy condition. Particular attention will be paid to ensuring areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant pruning.

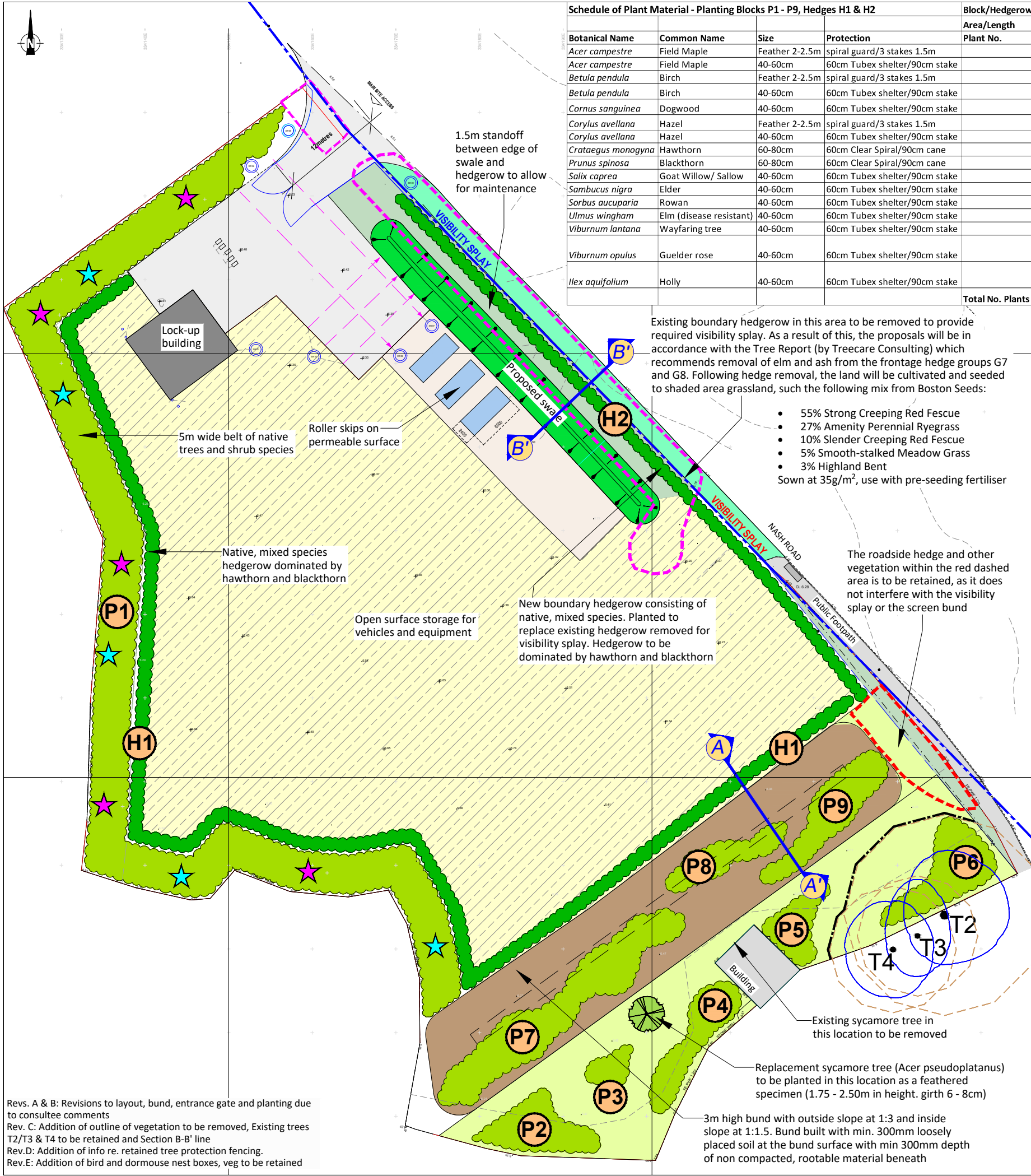
### Programme of operations and Site visits

The operator will undertake or will appoint a suitably qualified contractor follow the programme of operations as listed within the maintenance specification, who will visit the site sufficient times to carry out the maintenance duties as specified in this document.

Where necessary the operator must take advice from relevant specialists to ensure the most appropriate course of action is followed to achieve the stated management objectives.

# Appendix A: Drawings

- Drawing No. LLH001Rev.E\_Landscaping Plan
- Drawing No. LLH002Rev.A\_Cross Section A-A'
- Drawing No. LLH003Rev.A\_Cross Section B-B'



Schedule of Plant Material - Planting Blocks P1 - P9, Hedges H1 & H2

| Botanical Name     | Common Name             | Size           | Protection                    | Plant No. |
|--------------------|-------------------------|----------------|-------------------------------|-----------|
| Acer campestre     | Field Maple             | Feather 2-2.5m | spiral guard/3 stakes 1.5m    | 8         |
| Acer campestre     | Field Maple             | 40-60cm        | 60cm Tubex shelter/90cm stake | 7         |
| Betula pendula     | Birch                   | Feather 2-2.5m | spiral guard/3 stakes 1.5m    | 5         |
| Betula pendula     | Birch                   | 40-60cm        | 60cm Tubex shelter/90cm stake | 5         |
| Cornus sanguinea   | Dogwood                 | 40-60cm        | 60cm Tubex shelter/90cm stake | 15        |
| Corylus avellana   | Hazel                   | Feather 2-2.5m | spiral guard/3 stakes 1.5m    | 8         |
| Corylus avellana   | Hazel                   | 40-60cm        | 60cm Tubex shelter/90cm stake | 7         |
| Crataegus monogyna | Hawthorn                | 60-80cm        | 60cm Clear Spiral/90cm cane   | 35        |
| Prunus spinosa     | Blackthorn              | 60-80cm        | 60cm Clear Spiral/90cm cane   | 35        |
| Salix caprea       | Goat Willow/ Sallow     | 40-60cm        | 60cm Tubex shelter/90cm stake | 10        |
| Sambucus nigra     | Elder                   | 40-60cm        | 60cm Tubex shelter/90cm stake | 10        |
| Sorbus aucuparia   | Rowan                   | 40-60cm        | 60cm Tubex shelter/90cm stake | 10        |
| Ulmus wingham      | Elm (disease resistant) | 40-60cm        | 60cm Tubex shelter/90cm stake | 15        |
| Viburnum lantana   | Wayfaring tree          | 40-60cm        | 60cm Tubex shelter/90cm stake | 10        |
| Viburnum opulus    | Guelder rose            | 40-60cm        | 60cm Tubex shelter/90cm stake | 10        |
| Ilex aquifolium    | Holly                   | 40-60cm        | 60cm Tubex shelter/90cm stake | 10        |
| Total No. Plants   |                         |                |                               | 200       |

| Block/Hedgerow | P1                | P2               | P3               | P4               | P5               | P6               | P7                | P8               | P9               | H1   | H2  | Totals |
|----------------|-------------------|------------------|------------------|------------------|------------------|------------------|-------------------|------------------|------------------|------|-----|--------|
| Area/Length    | 750m <sup>2</sup> | 60m <sup>2</sup> | 25m <sup>2</sup> | 60m <sup>2</sup> | 40m <sup>2</sup> | 75m <sup>2</sup> | 160m <sup>2</sup> | 50m <sup>2</sup> | 90m <sup>2</sup> | 182m | 82m |        |
| Plant No.      | 200               | 15               | 10               | 15               | 10               | 25               | 75                | 15               | 30               | 910  | 410 | 1715   |
|                | 8                 | 1                |                  |                  |                  |                  |                   |                  |                  |      |     | 12     |
|                | 7                 | 2                | 2                | 2                | 3                | 2                |                   |                  |                  | 25   | 15  | 58     |
|                | 5                 |                  |                  |                  |                  |                  | 3                 |                  | 3                |      |     | 11     |
|                | 5                 |                  |                  | 3                |                  |                  | 2                 |                  | 2                | 25   |     | 37     |
|                | 15                |                  |                  |                  |                  |                  |                   |                  |                  |      |     | 15     |
|                | 8                 |                  |                  | 3                |                  | 3                | 7                 | 3                | 3                | 40   | 10  | 77     |
|                | 7                 | 2                | 3                | 0                | 2                | 2                | 3                 | 2                | 2                | 60   | 20  | 103    |
|                | 35                | 3                |                  |                  |                  |                  | 20                | 5                | 6                | 325  | 160 | 554    |
|                | 35                |                  |                  |                  |                  | 5                | 20                | 5                | 5                | 325  | 140 | 535    |
|                | 10                | 2                | 5                |                  | 3                |                  |                   |                  | 5                | 25   |     | 50     |
|                | 10                |                  |                  |                  |                  | 2                | 10                |                  |                  | 25   | 20  | 67     |
|                | 10                |                  |                  | 2                |                  |                  |                   |                  |                  | 15   |     | 27     |
|                | 15                |                  |                  |                  | 2                |                  | 5                 |                  |                  | 15   | 10  | 47     |
|                | 10                | 3                |                  | 3                |                  | 5                |                   |                  |                  |      |     | 21     |
|                |                   |                  |                  |                  |                  |                  |                   |                  |                  | 20   | 25  | 55     |
|                | 10                | 2                |                  | 2                |                  | 3                | 5                 |                  | 4                | 10   | 10  | 46     |
|                | 200               | 15               | 10               | 15               | 10               | 25               | 75                | 15               | 30               | 910  | 410 | 1715   |

## PLANTING AND AFTERCARE NOTES

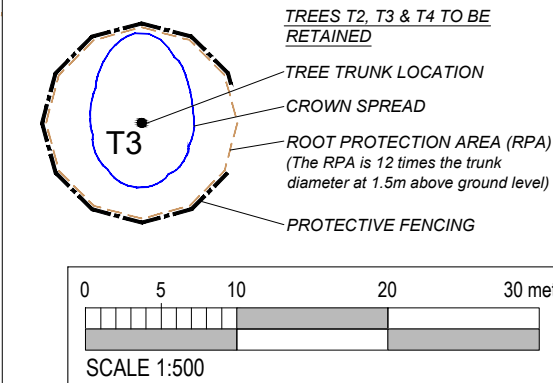
Refer to the separate document accompanying this drawing for all planting and aftercare notes relating to the proposed vegetation shown on this drawing

## Typical Annual Planting Maintenance Programme

| Time of Year              | No. of Visits                 | Operations to be Carried Out as Necessary                                                                                                                                                                                         |
|---------------------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Late April to early June  | 1                             | 1) Strim excessive weedy and overgrown vegetation within planting blocks (if deemed necessary)<br>2) Re-firm, re-adjust or replace spirals/guards, supports and mulch mats as necessary. Pull grass growing inside spirals/guards |
| Mid August to mid October | 1 (Provisional, if Necessary) | 1) Strim excessive weedy and overgrown vegetation within planting blocks (if deemed necessary)                                                                                                                                    |
| November to March         | 1                             | 1) Replacement of planting failures<br>2) Re-firm, re-adjust or replace spirals/guards, supports and mulch mats as necessary. Pull grass growing inside spirals/guards                                                            |

## INSTALLATION OF PROTECTIVE FENCING

Trees to be retained are identified on this drawing along with their canopy spread and root protection area (RPA). The RPA's are to be protected by the installation of fencing which is also shown on this drawing, along the outer edge of the RPA's. Fencing specification to be in accordance with BS:5837:2012 'Trees in relation to design demolition and construction-Recommendations'. Fencing to be installed prior to any works taking place in the vicinity of the RPA's including the bund construction works. Refer to the written Landscape Management Plan dated June 2025 for further details.



## KEY

- STORAGE AREA: PROPOSED TYPE 1 PERMEABLE SUB-BASE STONE, FREE DRAINING SURFACE
- EXISTING STORAGE AREA / HARDCORE AREA (STORAGE OF EMPTY SKIPS ONLY, NO MATERIALS/REFUGE STORED ON SITE)
- ROLLER SKIPS ON PERMEABLE SURFACE
- 3m HIGH SCREEN BUND, 1:3 OUTSIDE SLOPE GRASSED AND PLANTED WITH SCRUBBY SPECIES AS SHOWN
- PROPOSED NATIVE TREE AND SHRUB PLANTING
- PROPOSED NATIVE HEDGEROW
- PROPOSED SWALE FEATURE WITH SIDES SEEDED WITH WETLAND GRASS MIX
- EXISTING ROUGH GRASSLAND AREA
- PROPOSED LOW MAINTENANCE GRASSLAND STRIP TO REPLACE HEDGEROW REMOVED FOR VIZ SPLAY
- PLANTING AREA IDENTIFIER (REFER TO SCHEDULE OF PLANT MATERIAL)
- REPLACEMENT SYCAMORE TREE TO BE PLANTED IN THIS LOCATION
- APPROXIMATE OUTLINE OF EXISTING HEDGE REMOVED TO ALLOW FOR SITE ENTRANCE, VIZ SPLAY & SWALE FEATURE
- APPROXIMATE OUTLINE OF AREA OF EXISTING ROADSIDE HEDGE AND OTHER VEGETATION TO BE RETAINED
- INDICATIVE CROSS SECTIONS A-A' & B-B' (REFER TO DRAWING Nos. LLH002Rev.A & LLH003Rev.A)
- INDICATIVE POSITIONS OF BAT AND DORMOUSE NEST BOXES (To be confirmed and installed on site once trees are mature enough, after c. 6 - 8 years)

Client: G.D. ENVIRONMENTAL

Site: LOWER LAKES HOUSE, NEWPORT

Project: SITE LANDSCAPING PROPOSALS

Drawing Title: LANDSCAPING PLAN

Date: AUGUST 2025

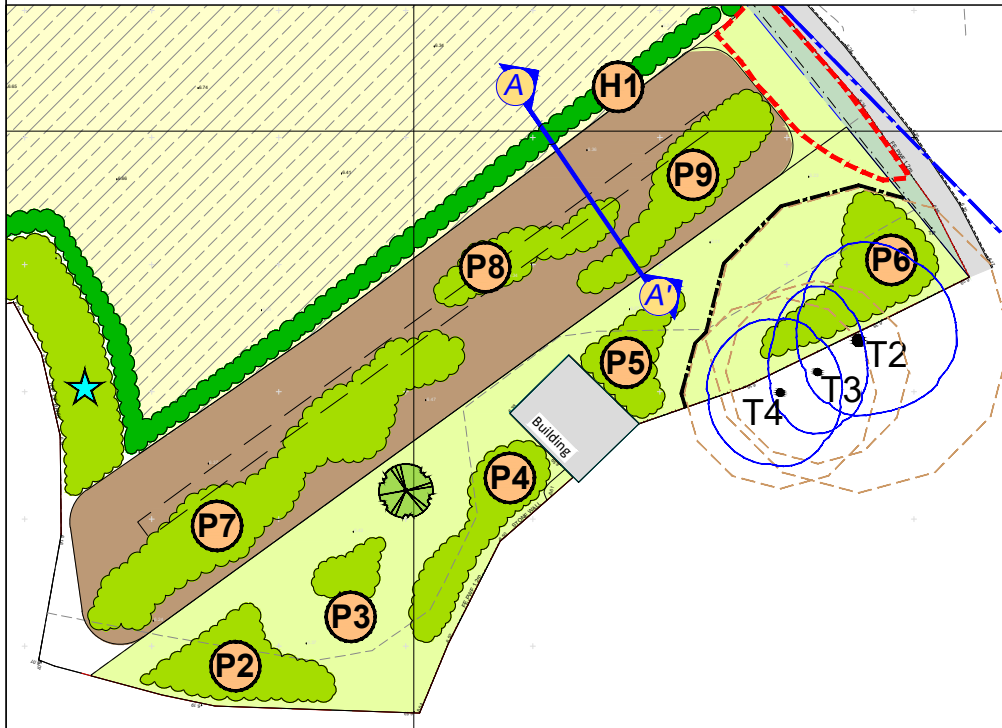
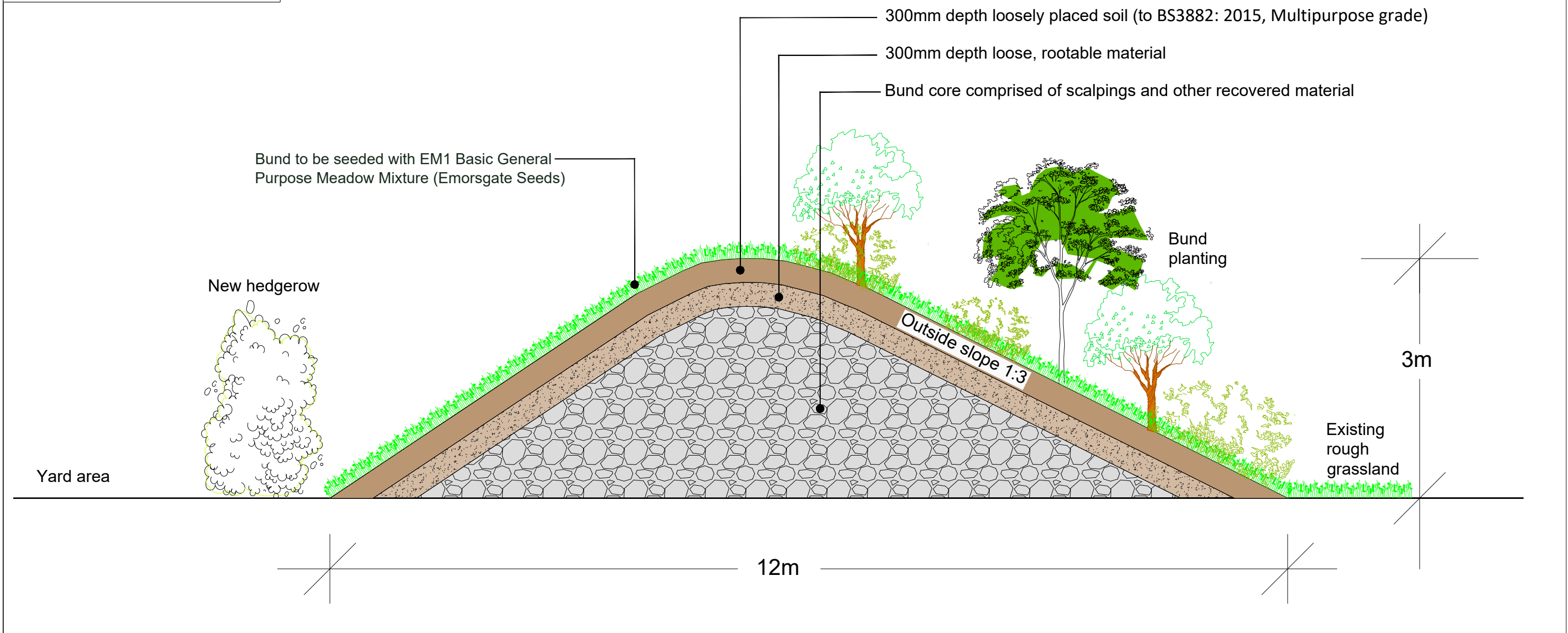
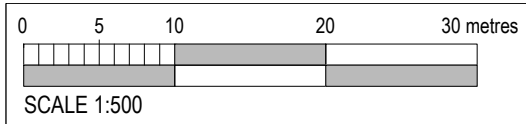
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Ref.: 2508\_061.001\_LLH001Rev.E LANDSCAPING PLAN

Drawing No.: LLH001Rev.E

Revision: E

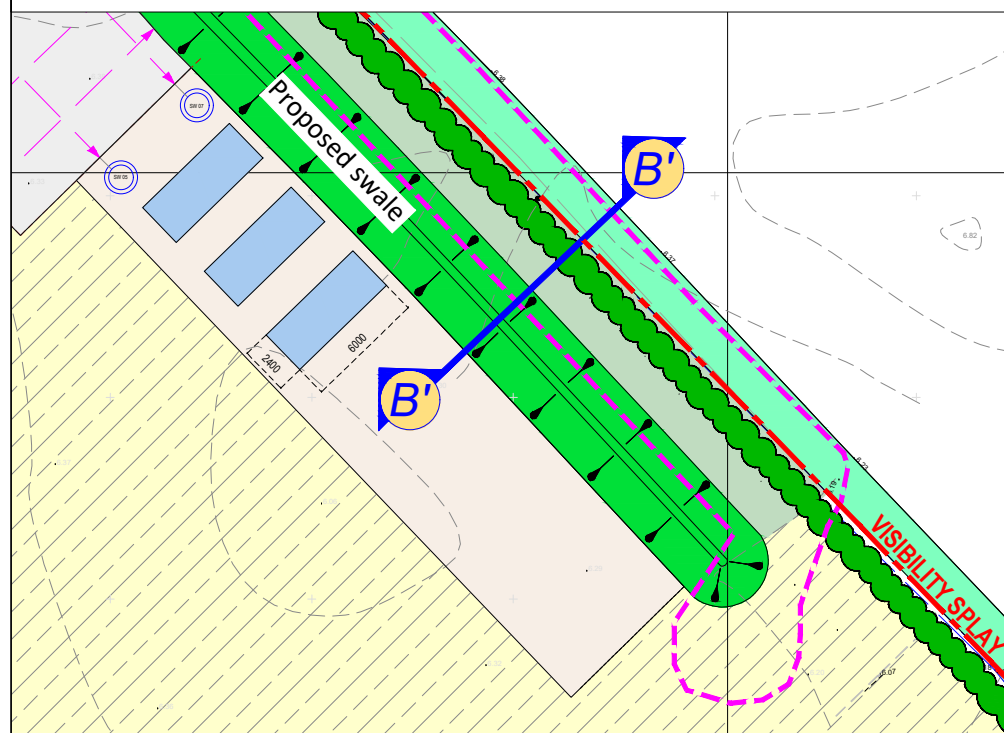
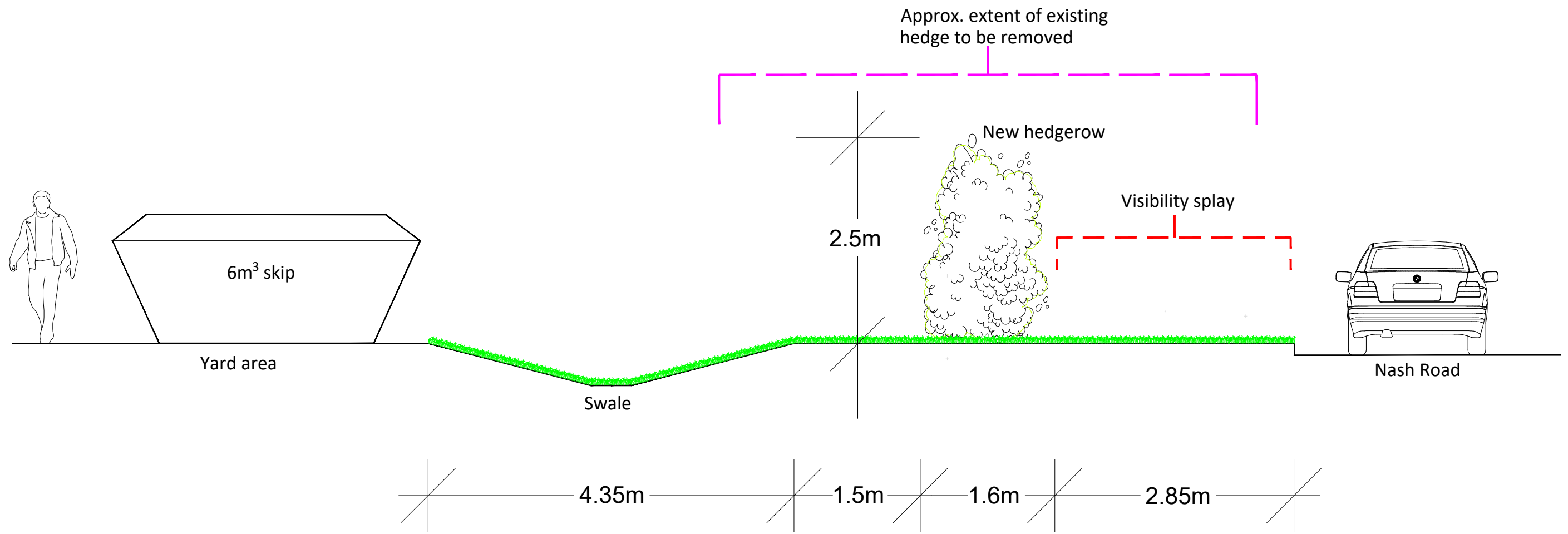
Tel: 07736 083 383  
dbrittain@draw-lltd.com  
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SECTION A - A' LOCATION PLAN (Not to Scale)

Rev.A: Addition of bund grass seeding information. Refer to Drawing No. LLH001Rev.B: Landscaping Plan for further information

|                                      |                                       |                                                                                       |             |  |
|--------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------|-------------|--|
| Client                               |                                       | G.D. ENVIRONMENTAL                                                                    |             |  |
| Site                                 | LOWER LAKES HOUSE, NEWPORT            |                                                                                       |             |  |
| Project                              | SITE LANDSCAPING PROPOSALS            |                                                                                       |             |  |
| Drawing Title                        |                                       |                                                                                       |             |  |
| LANDSCAPING PLAN -<br>SECTION A - A' |                                       |                                                                                       |             |  |
| Date                                 | AUGUST 2025                           | Drawing No.                                                                           | LLH002Rev.A |  |
| Scale                                | 1:500 @ A3                            |                                                                                       |             |  |
| Ref.                                 | 2508_061.001_LLH00ARev.A_Section A-A' | Revision                                                                              | A           |  |
|                                      |                                       |  |             |  |
|                                      |                                       | Tel: 07736 083 383<br>dbrittain@draw-ltd.com<br>www.draw-ltd.com                      |             |  |



SECTION B - B' LOCATION PLAN (Not to Scale)

Rev.A: Addition of extent of roadside hedge to be removed, to provide additional information. Refer to Drawing No. LLH001Rev.B: Landscaping Plan for further information

|                                      |                                       |                                                                                       |             |
|--------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------|-------------|
| Client                               |                                       |                                                                                       |             |
| G.D. ENVIRONMENTAL                   |                                       |                                                                                       |             |
|                                      |                                       |                                                                                       |             |
| Site                                 | LOWER LAKES HOUSE, NEWPORT            |                                                                                       |             |
|                                      |                                       |                                                                                       |             |
| Project                              | SITE LANDSCAPING PROPOSALS            |                                                                                       |             |
|                                      |                                       |                                                                                       |             |
| Drawing Title                        |                                       |                                                                                       |             |
| LANDSCAPING PLAN -<br>SECTION B - B' |                                       |                                                                                       |             |
|                                      |                                       |                                                                                       |             |
| Date                                 | AUGUST 2025                           | Drawing No.                                                                           | LLH003Rev.A |
| Scale                                | 1:500 @ A3                            |                                                                                       |             |
| Ref.                                 | 2508_061.001_LLH003Rev.A_Section B-B' | Revision                                                                              | A           |
|                                      |                                       |                                                                                       |             |
|                                      |                                       |  |             |
|                                      |                                       | Tel: 07736 083 383<br>dbrittain@draw-ltd.com<br>www.draw-ltd.com                      |             |

# Appendix B:

BS 5837:2012 - Protective Fencing Specification

## **BS 5837:2012**

### **6.2 Barriers and Ground Protection**

#### **6.2.1 General**

6.2.1.1 All trees that are being retained on site should be protected by barriers before any materials or machinery are brought onto the site and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone.

6.2.1.2 Areas of retained structural planting, or designated for new structural planting, should be similarly protected, based on the extent of the soft landscaping shown on the approved drawings.

6.2.1.3 The protected area should be regarded as sacrosanct, and, once installed, barriers should not be removed or altered without prior recommendation by the project arboriculturalist and where necessary approval from the local planning authority.

6.2.1.4 Where required, pre development tree work may be undertaken before the installation of tree protection measures, with the agreement of the project arboriculturalist or local planning authority if appropriate.

6.2.1.5 It should be confirmed by the project arboriculturalist that the barriers have been correctly set out on site, prior to the commencement of any other operations.

#### **6.2.2 Barriers**

6.2.2.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.

6.2.2.2 The default specification should consist of a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated in Figure 2. The vertical tubes should be spaced at a maximum interval of 3 metres and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed. Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots. If the presence of underground services precludes the use of driven poles, an alternative specification should be prepared in conjunction with the projects arboriculturist that provides an equal level of protection. Such alternatives can include the attachment of the panels to a free standing scaffold support framework.

6.2.2.3 Where the site circumstances and associated risk of damaging incursion into the RPA do not necessitate the default level of protection, an alternative specification should be prepared by the project arboriculturist and, where relevant, agreed with the local planning authority. For example, 2 metre tall welded mesh panels on rubber or

concrete feet might provide an adequate level of protection from cars, vans, pedestrians and manually operated plant. In such cases, the fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The distance between the fence couplers should be at least 1 metre and should be uniform throughout the fence. The panels should be supported on the inner side by stabiliser struts, which should normally be attached to a base plate secured with ground pins (Figure 3a). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins e.g. due to the presence of underground services, the stabiliser struts should be mounted on a block tray (Figure 3b).

6.2.2.4 All-weather notices should be attached to the barrier with words such as:

‘CONSTRUCTION EXCLUSION ZONE – NO ACCESS’

#### **6.2.4 Additional Precautions Outside the Exclusion Zone**

6.2.4.1 Planning of site operations should take sufficient account of wide loads, tool loads and mobile plant with booms, jeeps and counterweights (including drilling rigs) in order that they can operate without coming into contact with retained trees. Such contact can result in serious damage to the trees and might make their safe retention impossible consequently, any transits or traversal plants in proximity to trees should be conducted under the supervision of her banksman, to ensure that adequate clearance from trees is maintained at all times. Access facilitation for union should be undertaken where necessary to maintain its clearance who stop.

Figure 2 Default specification for protective barrier

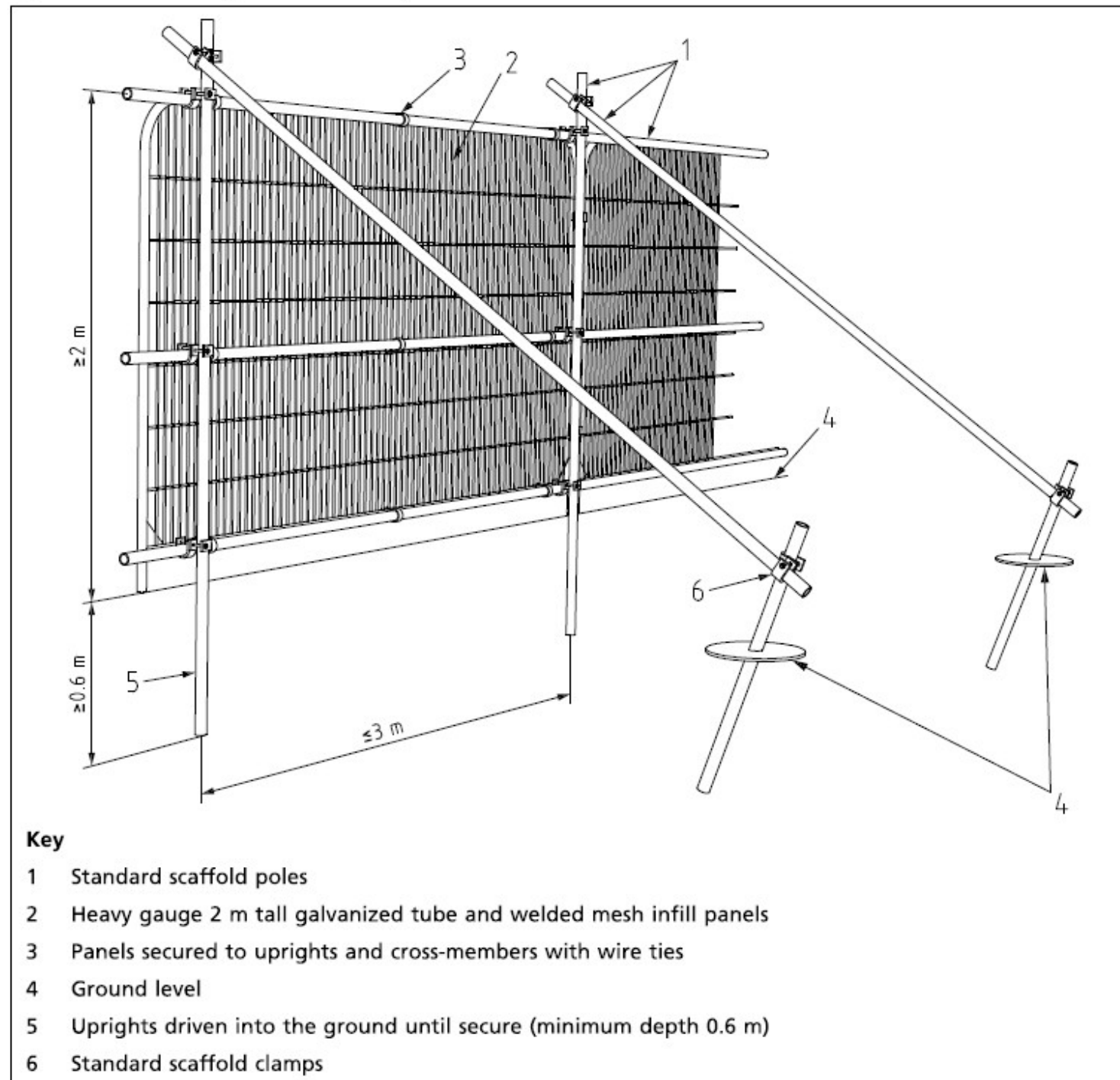
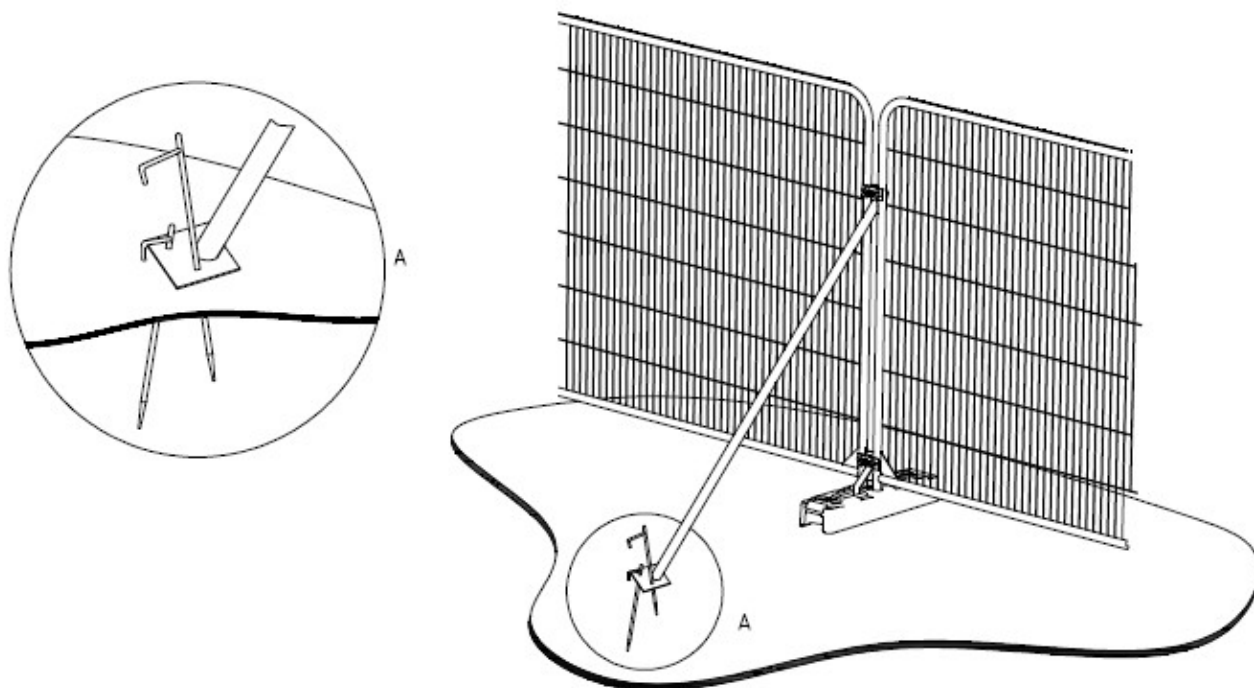
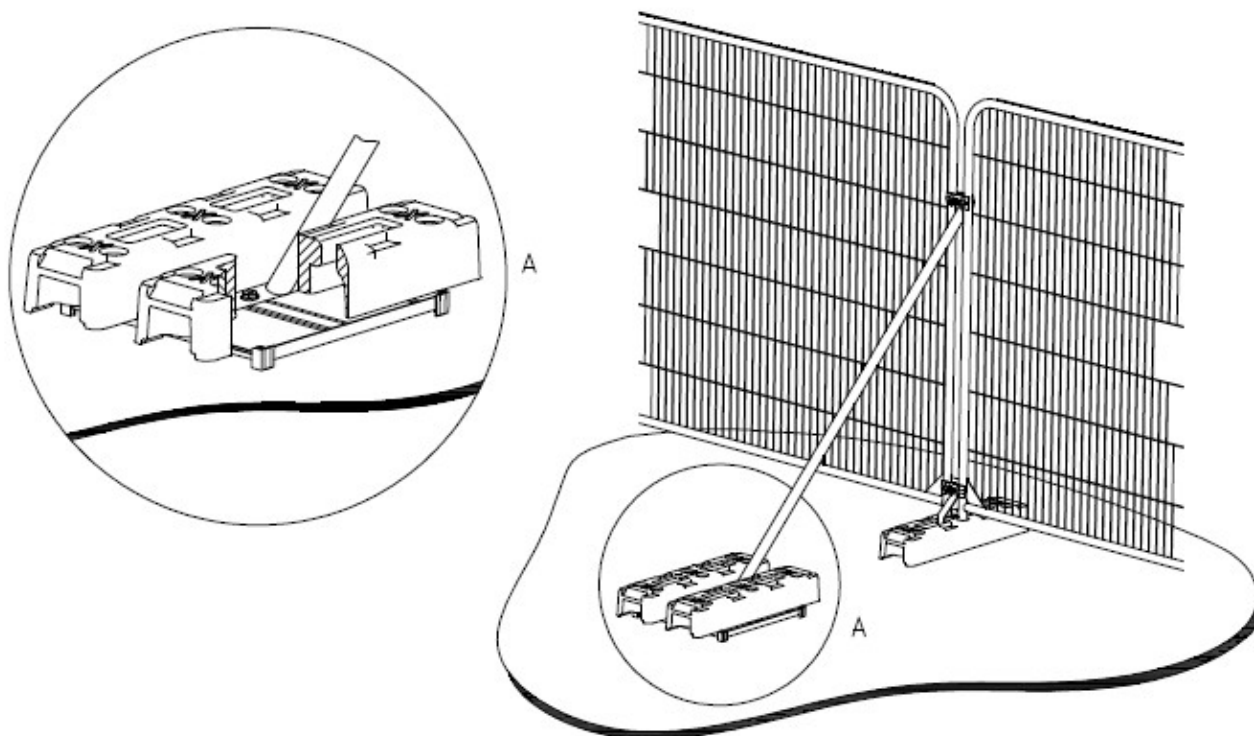


Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

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