

Indurent Park Newport

Phase 6b (Units 15 - 18)

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 15 to 18) at Indurent Park Newport to provide an overview of the landscaping proposed as part of the phase. The proposed development at Phase 6b of Indurent Park Newport is a parcel to the north of the business park, within a wider ongoing and phased commercial development.

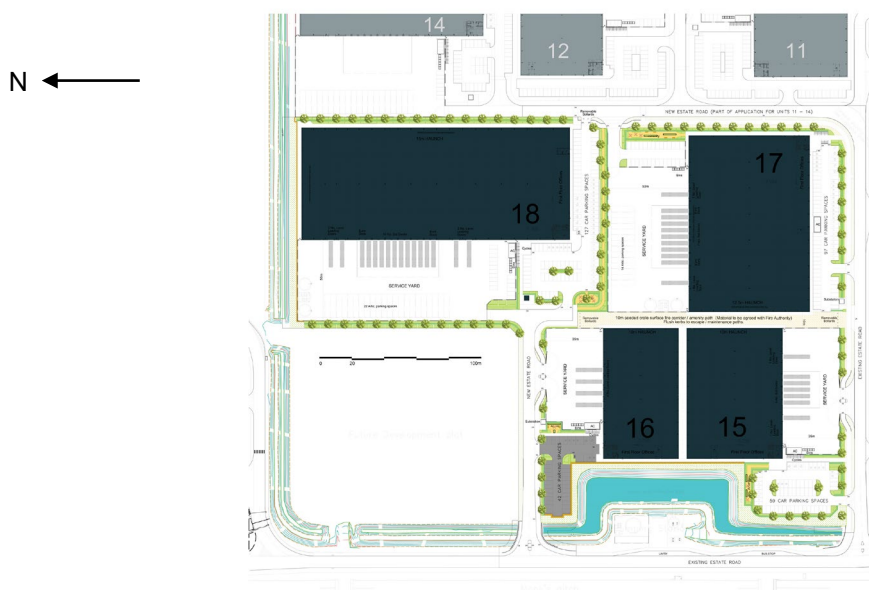
The Employment Area Masterplan (approved under application ref. 14/1124) is a guidance document which provides a green infrastructure framework of trees, hedgerows, open spaces and the green drainage system within which the development plots are located. The approved masterplan is intended to be a guidance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

The landscape design, this report is based on, is of the following plan, produced by RPS Group.

5124-RPS-XX-EX-DR-L-9001-S3-P01_Landscape Strategy

Phase 6b Green Infrastructure Proposals

The image below provide an overview of the current landscaping proposals for the proposed development.



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

Phase 6b (Units 15 - 18)

Southern Boundary (adjacent Units 15 & 17):

- 16 new native / native derivative trees including Common Lime, Silver Birch and Hornbeam, further enhancing the southern green corridor.
- A variety of shrub and native hedgerow planting strengthens the ecological benefits and also provides screening.

Central Zone (East – West corridor):

- The design has maintained a east west green corridor that continues onto Phase 6 to the East.
- Along the main access road there are Field Maples, Common Lime and Wild Cherry Trees proposed. This tree line continues eastwards connected by the central amenity space, screening Units 17 & 18 with a similar tree species range.
- There are 4 wellbeing areas on this site, two of which can be accessed along this corridor, 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.

Central Zone (North – South corridor)

- The north corridor consists of a densely vegetated area that includes a variety of tree and shrub species that brings ecological and screening benefits, along with a native hedgerow mix.
- Between Units 15, 16 & 17 the proposed fire corridor/ amenity path will have a fire crate surface overseeded with a Flowering lawn mix which will bring ecological benefits in a design restricted area.

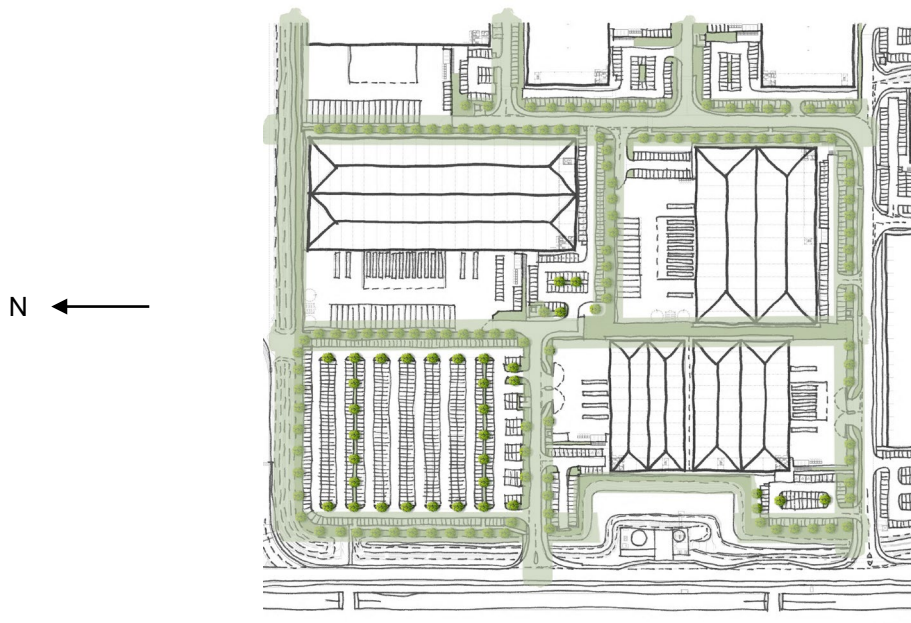
Eastern Boundary (adjacent to Phase 6):

- 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 main access road and Monk's ditch):

- The reed is along this boundary with wildflower banks.
- The wildflower continues around the edge as a maintenance access track.
- The car parks on this boundary are surrounded by densely planted trees, shrubs and native hedgerow.

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 typically aligned north-south and east west through the site, extending to its boundaries.

The image above illustrates the eastern 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 south. 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 (ref. 14/1124) 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 15 - 18) are to be 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, four units are now proposed in this area. As shown on the plan, landscaping corridors are shown along the north, east and southern boundaries, as well as within the phase itself.

As is currently shown on the latest 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 four business units, this has presented the opportunity for additional green corridors between the units which is shown on the proposed plans as being the estate road to Unit 18 car park and amenity path which connects to the Phase 6 Employment Link Road (ELR) then the proposed Tata site east of Phase 6, as well as another route between Units 12 & 14. 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 15 - 18) 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 proposal and connect to future developments through the creation of a green corridor grid.