

Jubilee Park, Rogerstone

Management Strategy for the Maintenance of all Areas of Formal and Informal Open Space Not Adopted by the Local Authority

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1.0 Introduction

Walters Land (Rogerstone) Ltd is developing the former Novelis/Alcan Site, Rogerstone. The development is known as Jubilee Park, Rogerstone, which will provide a new neighbourhood containing a range of up to 1200 new homes, a primary school, a local centre, a restaurant, a pub, new roads and a network of open spaces.

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 Walters Land (Rogerstone) Ltd.

Walters Land (Rogerstone) Ltd is establishing a new company, Jubilee Park (Rogerstone) Management Company, to manage inter alia the ongoing maintenance of these formal and informal areas of open space. All of these areas fall outside the individual development plots.

In addition to the above, the detailed design of individual plots may require areas of formal and informal areas of open space which will not be adopted by the Local Authority. The maintenance of such an open space will be the responsibility of the individual plot developer.

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 Walters Land (Rogerstone) Ltd, and to include details of the Jubilee Park (Rogerstone) Management Company to discharge Planning Condition 20 of the Outline Planning Permission No. 12/0886, which states:

No development, other than remediation and earthworks, shall commence in relation to any phase of development as defined under condition 03 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 shall be implemented in accordance with the approved details.

3.0 Summary

The Jubilee Park (Rogerstone) Management Company Ltd 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 developers 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.

- Central Pond
- Secondary Green Links
- Tregwilym Castle
- Northern Woodland and Playing Field
- Linear Park

These will generally include inspections and maintenance of:

- Hard Landscaping
- Soft Landscaping
- Local Equipped Play Areas (LEAP)
- Flood defences

4.0 Open Spaces

The Jubilee Park Site will have large areas of Open Spaces. These are detailed in the Site Wide Masterplan, submitted to the Local Planning Authority in accordance with Planning Condition 04. The elements of the landscape strategy are as follows:

- | | |
|----|--|
| A | Site Gateway |
| B | Central Pond |
| C | Central Loop Road |
| D | Secondary Residential Street |
| E | Green Links (sub-categorised into primary, secondary and tertiary links) |
| F | Tregwilym Castle |
| G | Northern Woodland and Playing Field |
| H | Linear Park |
| H1 | Community Spaces |
| H2 | Equipped Areas of Play |
| EZ | Ecology Zones |
| I | Playing Fields |

These are shown on Arup's Landscape Strategy Drawing contained in Appendix A.

The Site Gateway, Central Loop Road, Secondary Residential Streets, the primary Green Links and the school playing fields will be adopted by the Local Planning Authority.

The Central Pond, secondary Green Links, Tregwilym Castle, Northern Woodland and Linear Park will not be adopted by the Local Planning Authority and will remain in the developer's ownership. The Northern Woodland and Linear Park contain the community spaces, equipped areas of play (LEAP) and ecology zones as shown on the Landscape Strategy Drawing contained in Appendix A.

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 Central Pond

The central pond will provide a natural area for recreation and visual amenity including:

- a water body
- reed habitat
- lawn area
- seating area
- feature boardwalk

5.2 Secondary Green Links

The secondary green links will provide visual and physical links from the Central Loop Road to the Linear Park and Tregwilym Castle. The secondary green links will be 6m wide and will include:

- 3m wide shared walkway/cycleway
- Soft landscaping

5.3 Tregwilym Castle

It is envisaged that this area will be accessible to the public, subject to future consultation with the Local Authority. Generally it is expected that the area will include

- a "cordon sanitaire" created around the castle feature
- a pedestrian link between the Drill Hall and the Central Pond
- soft landscaping to create a natural landscape setting

5.4 Northern Woodland and Playing Field

This area will contain 2 elements:

- Replacement tree planting adjacent to the river
- Playing field adjacent to the Welfare Ground

5.5 Linear Park

The Linear Park will run the length of the development adjacent to the river. It will include:

- Shared cycleway/footpath
- landscape plants, features and furniture to create variety of community spaces and ecology zones
- Local Equipped Play Areas (LEAP)
- Flood defences

5.6 Development of Details

The details of these Open Spaces will be developed in accordance with the principles set out in the Site Wide Masterplan and will be submitted to the Local Planning Authority for approval under Reserved Matters Applications and to discharge Planning Conditions 16 (Landscaping Scheme & Management Plan) , 18 (Hard Landscaping) and 31 (Flood defences).

6.0 **Maintenance Requirements**

The maintenance requirements for each area will be laid out in the Landcape Management Plan, submitted to the Local Planning Authority to discharge Planning Condition 16 and Arup's Flood Defences Maintenance Manual, all of which will include a full maintenance regime.

The maintenance regime is likely to include:

6.1 General Requirements

6.1.1 *Competent Operatives*

Management and maintenance operations will be carried out by suitably trained operatives.

6.1.2 *Trees*

All tree work must be 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. Control of Japanese knotweed will be undertaken in accordance with the recommendations detailed within the Scheme of Treatment included within the CEMP submitted in accordance with Condition 26 of the planning consent.

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 chipped, burned and/or removed from site with exception to materials proposed for reuse.

6.2 Hard Landscaping

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

6.2.1 *Pavements & Boardwalk*

- 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 delays to repairs)
- Grit where appropriate in icy conditions
- Wash surface to maintain clean, stain free surface (using appropriate anti-corrosive detergents)
- Spray and weed areas

6.2.2 *Drainage*

- Carry out regular inspections for damage/blockages
- Lift, clear debris, rod and replace to ensure surface water drains freely

6.2.3 *Street Furniture*

- Carry out regular inspections for damage, malfunction, vandalism, graffiti and wear
- 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)

6.2.4 *Feature Masonry Walls*

- Perform periodic inspections
- Check the conditions of walls at least once a year
- Remove any vegetation
- Repair mortar joints
- Repair wall using stone from local quarries where possible

6.2.5 *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 over-spilling 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
- Protect from rabbits using spirals with canes for support. Check condition of spirals and replace if necessary
- 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

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 seasons 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

6.3.5 *Wildflower Meadow*

- Mow meadow with 50mm cut height. Leave cuttings for up to 1 week to allow seed to drop, then remove
- Allow the grass to remain uncut until late July/August when the grass is to be cut to a height of 75-150mm and the arisings removed

6.4 Local Equipped Play Areas (LEAP)

The management and maintenance regime for the local equipped play area (LEAP) is likely to include the following.

- Carry out regular inspections for damage, malfunction, vandalism, graffiti and wear
- 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)

6.5 Flood Defences

The flood defences have not yet been designed and it has not yet been determined whether they will be formed utilising existing walls, new walls, embankments or a combination of these. Full details will be submitted in due course to discharge the Reserved Matters Application and to discharge Planning Condition 31.

Depending on the types of flood defences selected, an appropriate inspection and maintenance regime will be established by Arup in the Flood Defences Maintenance Manual.

7.0 **Jubilee Park (Rogerstone) Management Company**

Walters Land (Rogerstone) Ltd is establishing a new company, Jubilee Park (Rogerstone) Management Company Ltd, to manage the developer's ongoing management and maintenance obligations to the development. Details including the company's terms of reference are detailed below.

7.1 Ownership and Management

Jubilee Park (Rogerstone) Management Company Ltd will be a wholly owned subsidiary of Walters Land (Rogerstone) Ltd.

Jubilee Park (Rogerstone) Management Company Ltd will appoint a manager to manage its obligations.

7.2 Terms of Reference

The Jubilee Park (Rogerstone) Management Company's terms of reference will be

1. Inspections and maintenance of all formal and Public Open Space, not subject to adoption by the Local Authority, as generally outlined above, which will be detailed in due course in the various Landscape Management Plans and the Flood Defences Maintenance Manual.
2. Additionally to assume the role of the Travel Plan Coordinator for the site to ensure that the vision, objectives and targets of the Green Travel Strategy are reflected in the individual Green Travel Plans produced for each development parcel.

7.3 Community Engagement

The Jubilee Park (Rogerstone) Management Company will prepare an annual report of its actions and future plans and shall present this to a meeting of its major stakeholders, namely

- Newport City Council
- Rogerstone Community Council
- Developers of the various development plots
- Representative of the Drill Hall management committee
- Representative of the Resident's Car Parking Group
- Representative of resident's group(s) that may be formed

Appendix A

Arup's Landscape Strategy Drawing

