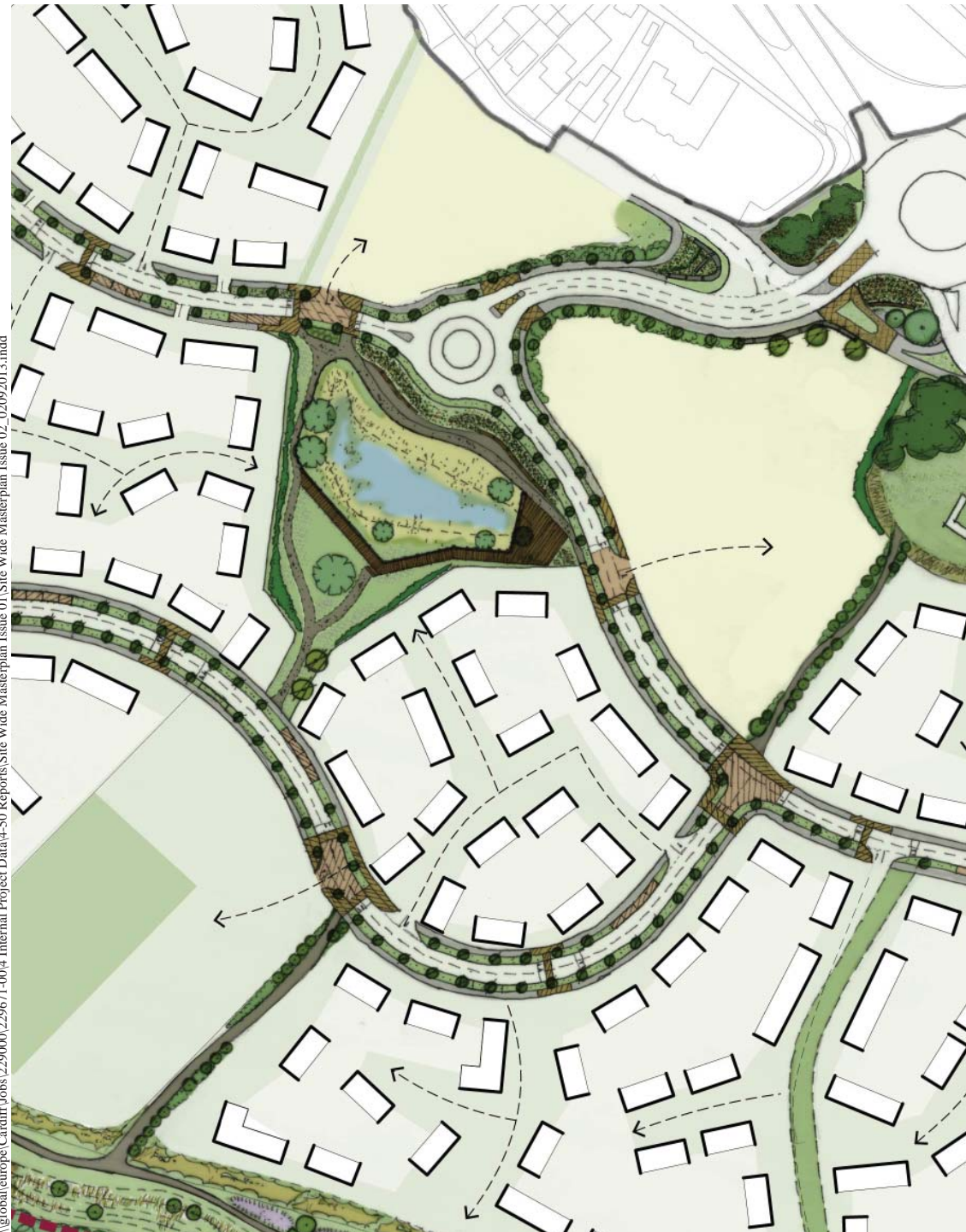


Site Wide Masterplan Jubilee Park, Rogerstone

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FOREWORD

The site of the former Alcan/Novelis factory, a vacant previously developed site, presents a major regeneration opportunity north west of one of Wales' principal urban areas. Walters Land (Rogerstone) Limited (WLRL) has secured outline planning permission that will see the site transformed into a new neighbourhood called Jubilee Park delivering up to 1,200 new homes in an accessible and high quality environment.

The development concept has evolved as a result of extensive consultation and dialogue with the Council, members of the public and key stakeholders. It is based on the key components of the scheme – homes, a school, a local centre and a green network of open space, key routes and connections.

Sites with differing character, including the Linear Park, Central Pond and Rogerstone Castle, the Gateway and Local Centre help define a series of plots where new homes and facilities will be built - all served by a hierarchy of new streets.

Jubilee Park is a long term development project requiring long

term commitment by the developer. WLRL will act as the main developer, responsible for delivering the new hard and soft infrastructure (including the main access, the loop road and all other main estate roads, paths, the complete green network, the flood defences, the new primary school and local centre). Individual house builders will be responsible for the new homes, roads and any other open space within the individual development plots. A Community Management Company will be set up to manage the new open space retained in the ownership of WLRL.

The site's redevelopment will be delivered in four primary phases of development and is anticipated to take place over a programme of works lasting 10 to 12 years. This masterplan provides guidance on the design of the entire site, addressing each of the requirements of Condition 4 attached to the outline consent (LPA Ref. 12/0886).

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B	Assessment of Noise from Tregwilym Road Industrial Estate



1 INTRODUCTION AND BACKGROUND

1.1 Introduction

Outline planning permission (LPA Ref. 12 /0886) was granted on 6 August 2013 for a housing led redevelopment of the former Alcan/Novelis factory site in Rogerstone, Newport. The scheme represents a major regeneration opportunity to assist Newport's housing growth strategy by delivering a substantial number of new homes together with a new on-site primary school, a local centre, community facilities and a significant area of new public open space and structural landscaping.

The planning permission is based on a suite of documents, including an Environmental Statement and a Design and Access Statement, which explain the strategies, principles and broad parameters behind the development of the new neighbourhood, Jubilee Park.

This Masterplan document is required, under Condition 4 of the consent. This document and the design principles it contains needs to be agreed before more detailed proposals are made for each phase of the development (i.e. the reserved matters applications). Condition 4 sets out what is required in order to satisfy the condition and a summary of this is provided opposite:

04 Prior to the submission of any reserved matters applications (unless otherwise agreed in writing by the Local Planning Authority in relation to specific advanced works) a site wide Masterplan shall be submitted to and approved in writing by the Local Planning Authority, which accords with the parameters and objectives laid out in the Outline Masterplan ref: G1280-4.1 rev.D and Design and Access Statement rev.C and shall include the following details:

- (a) how each phase is broken down into development parcels; (section 3)*
- (b) full and detailed design analysis of the built form of each phase and their key characteristics; (sections 3 to 6)*
- (c) a design approach for each development parcel which reflects and builds on these identified characteristics; (sections 3 to 6)*
- (d) the approximate number of residential units within each development parcel and identification of development blocks with an indication of building heights; (sections 3 and 6)*
- (e) the location of landmark buildings and key frontages; (section 6)*
- (f) approximate housing numbers, mix and density within each development parcel;(sections 3 and 6)*
- (g) the approximate location, number and mix of affordable housing within each development parcel; (sections 3 and 6)*
- (h) off-street parking arrangements; (sections 4 and 6)*
- (i) landscaping and planting proposals and boundary treatments;*

(sections 5 and 6)

(j) areas of public open space/recreation space within each development parcel, indicating their function and facilities to be provided and their location; (sections 3 and 5)

(k) the hierarchy of access and circulation including roads, footpaths and cycleways and how these link with the surrounding area and previous phases; (sections 3 and 5)

(l) an Arboricultural Implication Assessment including details of above and below ground constraints regarding the proposed retained trees, details of infrastructure requirements, and potential issues of shading and general tree debris;(appendix A)

(m) an assessment of the potential noise impact of the existing industrial estate adjacent to the southeastern end of the site on the proposed development and any necessary layout, design and mitigation options. All applications for reserved matters shall accord with the Masterplan unless otherwise approved in writing by the Local Planning Authority.(appendix B)

Due to their interrelated nature of the above sub conditions it is not practical to separate each sub condition and address in a sequential order. All sub conditions (4a to 4m) are however met within this document and can be located within the sections 3 to 6 as indicated in italics above.

1.2 Site Wide Masterplan

This document records the next stage in the development process, building on the approved Design and Access Statement (DAS), and sets out the design principles which will establish the character and nature of the final built form and the landscape it will sit within. The basic components of the site remain:

- Up to 1,200 new homes developed in four principal phases;
- A green network of new and improved open space, including parks, play space and informal areas;
- A primary school;
- Revised access and a network of internal roads and paths; and
- A local centre to include community/shopping facilities.

1.3 Purpose of the guidance

As stated in 1.2, this document provides guidance for the delivery of the Jubilee Park site. It has three key objectives or functions:

- To allow the planning authority to assess detailed applications for development and other activities and uses to ensure that a comprehensive, high quality and cohesive development is achieved.
- To act as a benchmark for WLRL to measure the quality and compliance of schemes proposed by individual developers for the residential plots (parcels) within the Jubilee Park site. Selected developers will be required to apply for reserved matters approval, and develop the development plots in accordance with the parameters established in this document.
- To guide the sequence of development, open space and infrastructure and to ensure that it is well connected to the rest of the site.

This document should be read in conjunction with the DAS Statement which deals with overall issues of land use, massing, density and access (although these are summarised throughout this document to avoid the need for too much cross referencing).

1.4 Structure and Content

The Site Wide Masterplan document is divided into six sections following this introduction:

- Section 2 briefly reviews the planning and delivery context that lies behind the outline planning permission for the site and the preparation of the Masterplan. This section also defines the key roles and responsibilities of the main parties with the delivery of the scheme.
- Section 3 introduces the Site Wide Masterplan
- Section 4 provides more detail on the movement principles, street hierarchy and strategies that will be adopted.
- Section 5 describes the landscape strategy, character areas and public realm strategy that lies at the heart of the development concept for the site.
- Section 6 explains the detailed design principles for the site, considering the individual plots of development and street hierarchy.
- Section 7 concludes the document.
- Appendices - This document is supported by and Arboricultural Implication Assessment and Noise Impact Assessment.

2 PLANNING AND IMPLEMENTATION

2.1 Planning Policy Context

The outline planning permission for the site reflects the strong policy context that Jubilee Park sits in. Planning policy in Wales is found at two main levels. Nationally this is found in Planning Policy Wales (PPW) and various supporting Technical Advice Notes (TANs). Locally there is the statutory development plan – the Newport Unitary Development Plan (UDP), adopted in May 2006 and in the Supplementary Planning Guidance (SPG). This is the primary source of policy for the site and is the key planning framework which the proposals were measured against. This section provides a brief summary of that policy context, which was available and considered when the application was being determined and resulted in the planning permission being granted.

To reflect the stage reached it also provides information on how the development will be implemented. It focuses on the roles and responsibilities of the main parties and how the development will be phased.

National Policy

At a national level, the Wales Spatial Plan identified Newport as a Primary Key Settlement within the South East Wales Capital Region. The redevelopment and regeneration of the city is a key priority to reflect its strategic role as the economic gateway to Wales and because of its strong connections with the Eastern Valleys.

Beyond the Spatial Plan, the land use policies of the Welsh Government are included within PPW (Edition 5, November 2012). Guidance promotes sustainable development and sets out a number of key objectives which include:

- Making the best and most effective use of previously developed land and buildings;
- Promoting sustainable settlement patterns;
- Locating development to minimise the demand for travel;
- Protecting and enhancing the environment; and
- Improving the standard of living for people in Wales by promoting quality housing, employment, shopping, health, community, leisure and open space.

PPW seeks to encourage mixed use development to add activity, choice and community infrastructure to settlements, and vitality to living and working environments. Guidance contained within PPW also establishes a clear preference for the development of previously used, brownfield land over greenfield sites.

Local Planning Policy

Adopted Unitary Development Plan

At a local level, the statutory development plan for Jubilee Park is the Newport UDP 1996-2011.

The strategic policies of the UDP focus on four key principles:

- Setting Newport on a going for growth strategy that sees the Council respond to economic challenge by promoting the sustainable expansion of the city and the services it can support;
- Encouraging the re-use of previously developed land in locations that reduce the need to travel and promote the range of accessibility choices;
- Emphasising that high quality will be sought in all development proposals and new development should seek to enhance the site and the surrounding area and provide benefit to the community as a whole; and
- Identifying the strategic housing land requirement for the area to 2011.

Part 2 of the UDP sets out more detailed policy guidance. At the time the UDP was prepared, the site was still being used for the production of aluminum and is not allocated for any specific use in the plan. It is therefore uncoloured white land but does fall within Rogerstone's settlement boundary (and its redevelopment is therefore compliant with Policy H2 of the UDP). This is significant as the plan's primary ambition is the sustainable regeneration of the city's existing urban area based on a going

for growth strategy (as set out in Policies SP1 and SP17). Twin key aims were to increase the city's population and to pursue allocations and policies which allowed the Council to respond positively to known and unexpected (windfall) opportunities and challenges that occur within existing settlement boundaries. Other policies reinforce the commitment to regeneration schemes particularly where the proposals will result in the re-use of vacant and derelict land in the urban area, provided that the design policies of the plan are met. Policy CE36 supports the reclamation of derelict land and Policy CE37 encourages the development and positive re-use of unsightly land as a means of achieving environmental improvement. Policy CE30 encourages urban regeneration schemes that will re-use vacant and derelict land.

Policy CE38 encourages good quality sustainable design that respects or compliments existing surrounding neighbourhoods (Policy CE39) in all forms of development. Policies CE44 and CE45 states that accessible environments for all and safety and security should be taken into account in the design of schemes particularly in relation to matters such as the siting of buildings, design and location of parking.

Policy T10 requires that roads within new developments should meet the necessary standards. Policy T13 relates to car parking and states that the Council will seek to influence its location and supply. Policy T14 promotes walking and cycling as an alternative means of transport.

Policy CF4 establishes the open space standards required in all new housing developments, whilst Policy CF16 relates to the provision of new community facilities (such as a school) to meet the needs of local communities. The provision of such facilities is an integral element of the scheme.

Policy U3 requires new development to be served by a satisfactory foul sewerage system. Policy U4 encourages developers to incorporate sustainable drainage systems into development proposals and Policy U6 stipulates that development which could increase the risk of flooding due to additional surface water run off must include appropriate and environmentally sympathetic mitigation measures. Finally, Policy U13 requires sites that are known, or suspected to be, contaminated to introduce appropriate remedial measures early in the development process.

Emerging Local Development Plan

The Council is preparing its LDP and an initial version of the Deposit LDP was placed on consultation for six weeks in April 2012. The Council has recently completed consultation on a Revised Deposit LDP, which took place between 13 June and 26 July 2013. Although little weight can be afforded to the policies within the plan, the policies provide an indication of the Council's aspirations for development in the city during the plan period.

Since the Deposit LDP was placed on consultation, Jubilee Park has secured outline planning permission. In the Revised Deposit LDP, the site remains allocated for 'Urban Regeneration' as well as under policies H1(54) and EM2. However, the number of homes proposed to be delivered by the site has been increased from 700 to 925. Again, this should not be seen as an upper limit as the outline consent has secured approval for up to 1,200 new homes. The uses proposed by the outline consent comply with the site's positive allocation in the emerging LDP – uses that the Council agree would respond to the opportunity presented by the site and its condition and context.

Summary

Planning policy has informed both the consideration and approval of the outline planning application for Jubilee Park and the content of this Masterplan. The scheme responds positively to national planning policy guidance and wholly accords with the principles of local planning policies which encourage the delivery of sustainable new development, based on the full use of previously developed land, delivering high quality design and a mix of uses that accord with and complement the surrounding area.

2.2 Implementation – Roles and Responsibilities

The guidance laid out in this document covers the whole of the Jubilee Park site. It includes guidance for the development plots and the associated infrastructure and open space, as required by Condition 4. Effective implementation of this guidance will rest on the Local Planning Authority, WLRL and the individual developers of the plots.

The Local Planning Authority

The Local Planning Authority, Newport City Council (NCC) will have primary responsibility for determining and issuing the approval for all submissions made, including the discharge of conditions and any reserved matters applications. The Council will also liaise closely with other organisations and agencies which will have an interest in and responsibility for the redevelopment of the site.

The Central Loop Road, Secondary Residential Streets and the primary Green Link between the Central Loop Road and Tregwilym Road will be adopted by NCC.

Walters Land Rogerstone Limited (WLRL)

WLRL has a long term commitment to deliver the site, which is estimated to last 10 to 12 years. WLRL understand the responsibility to deliver the vision for the site that has been set out and agreed by the Council in the outline planning permission.

The first of their responsibilities relates to delivering the infrastructure, landscaping, open space and enabling works associated with the redevelopment of the site. WLRL will be responsible for the strategies and the submission of the necessary

information to accompany the reserved matters applications and for the discharge of other planning conditions. They will be responsible for installing and carrying out the following:

- Ground works, remediation and reclamation
- Public open space (including the Linear Park, Central Pond area, Tregwilym Castle, the open space to the north west of the site and the Green Links
- The principal roads (including the loop road)
- New services
- The pedestrian and cycle links outside the individual development plots
- The strategic drainage infrastructure including connection points to each development plots
- Structural landscaping outside the defined development plots

The majority of the public realm will be the responsibility of WLRL (in terms of design and implementation). WLRL will also deliver the local centre and the primary school.

In order to deliver the infrastructure, it will be necessary to agree the infrastructure phasing plan, as required under the terms of Condition 5 of the outline planning permission. This condition requires the preparation, submission and approval of a plan for each phase of development that specifies the sequence and provision of highways, drainage, pedestrian and cycleways, recreation areas and all formal and informal open space and landscaping.

Their second responsibility will be to manage the disposal of development plots to individual House Builders.

The third task for WLRL is to establish and run a Community Management Company (CMC). As required by the Section

106 Agreement, the CMC will need to be in place prior to the occupation of the first open market unit.

The Developers

Following the disposal of the development plots, the House Builders/Developers will be responsible for preparing, agreeing and submitting applications (reserved matters and discharge of conditions) for the approval of schemes for new development. All works within the development plots will be the responsibility of the individual House Builder/Developer and will accord with the principles set out in this document.

Summary

The plan opposite shows the broad breakdown of WLRL and the developers responsibilities with respect to the Masterplan. The main responsibilities are reflected in the remainder of this document.



Responsibilities Plan (Delivery/Management)

- WLRL / NCC adoption
- WLRL / Management Company
- House Builders/Developers
- WLRL / NCC
- House Builders/Management Company (indicative locations)

3 SITE WIDE MASTERPLAN

Through design development the masterplan has been updated and is now presented in the form of a Site Wide Masterplan, as illustrated on page 9. This section describes the general layout and design approach, arrangement of built form and phasing of individual development plots.

3.1 Layout

The outline planning application proposes the extensive regeneration of the site. It is anticipated the development will take place over a period of 10 to 12 years, and be undertaken across four distinctive phases with plots for housing and community uses.

The site has planning permission for up to 1,200 new homes, comprising a mix of open market and affordable homes. The range of unit types will vary across the site but will typically include a mix of 1 and 2 bed flats, 2 and 3 bed terraces and 3 and 4 bed detached and semi-detached houses.

The site will benefit from an extensive provision of new and improved open space, comprising an extensive Linear Park, Central Pond, Tregwilym Castle, connected together by a strong street hierarchy and highly accessible network of footpaths and leisure routes.

Central to the site, and prominently located at the gateway, is the Local Centre, supporting a range of uses that could include shops, offices and community facilities, health and leisure facilities, a restaurant, family pub and hotel.

An area proposed for a primary school and associated play area is also included to the south of the site.

Where possible the existing features of the site have been retained including preserving the former site of Rogerstone Castle and Mansion as an area of public open space, reusing the existing Drill Hall for community uses, and reusing the Mandrake House site for housing.

3.3 Density

The outline planning application proposes up to 1,200 new homes across the site. To provide this number of dwellings an average density across the whole development would be required of around 18 units/acre (45dw/ha). However a diverse range of housing proposed typically ranging between 12 to 25 units/acre (30 to 62dw/ha).

The same principles regarding scale and individualistic design apply to other notable buildings on site, which include the new school building and those that make up the Local Centre. The Local Centre, positioned near the entrance of the site, can accommodate a range of uses that will help create and add to the vitality of the area.



Site Wide Masterplan

- ① Residential Development
- ② The Local Centre
- ③ Mandrake House site
- ④ Drill Hall
- ⑤ Central Pond
- ⑥ Linear Park
- ⑦ Tregwilym Castle
- ⑧ The School
- ⑨ LEAP
- ⑩ Playing Fields
- ⑪ Green Links
- ⑫ Central Loop Road / Bus Route
- ⑬ Secondary Residential Streets
- ⑭ Tregwilym Road Car Park
- Flood defence wall/embankment

3.4 Scale, Height and Massing

The following parameters in terms of scale height and massing will be used to guide individual house designs. These parameters will help create a vibrant and diverse development where individual plots can prosper through creative and individualistic design.

Residential development will typically be 2 and 3 storey houses, and 3 and 4 storey flats. An indication of typical height and footprint dimensions are shown opposite.

Non-residential uses will vary in style however will be of a scale, height and massing that is appropriate to the adjacent residential area. At the entrance to the site these uses have the potential to create a gateway effect.

Heights: 2-Storey Housing:

Floor to floor height = 2.8m min / 3.5m max

Height to eaves = 5.0m min / 6.0m max

Roof pitch = 30° min / 50° max

3-Storey Housing:

Floor to floor height = 2.8m min / 3.5m max

Height to eaves = 9.0m min / 10.5m max

Roof pitch = 30° min / 40° max

3-Storey Flats:

Floor to floor height = 2.8m min / 3.5m max

Height to eaves = 9.0m min / 10.5m max

Roof pitch = 25° min / 35° max

4-Storey Flats:

Floor to floor height = 2.8m min / 3.5m max

Height to eaves = 11.5m min / 13.0m max

Roof pitch = 25° min / 35° max

Terraced houses :

Building width = 4.5m min / 6.0m max

Building depth = 7.5m min / 9.5m max

Semi-detached houses

Building width = 5.0m min / 10.0m max

Building depth = 7.5m min / 9.5m max

Detached houses

Building width = 6.0m min / 15.0m max

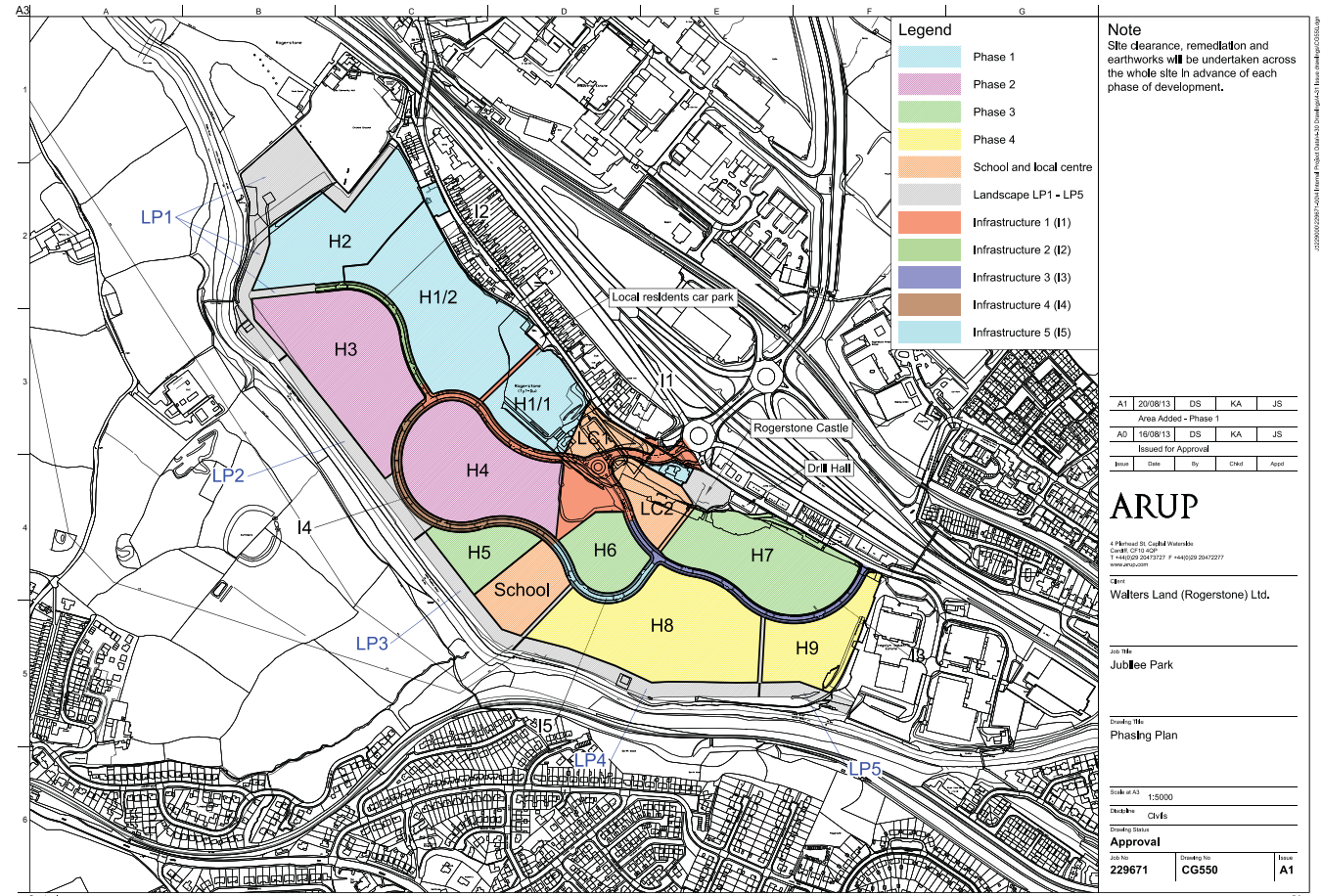
Building depth = 7.0m min / 10.0m max

Flats

Building depth = 7.0m min / 15.0m max

3.5 Phasing

The overall sequence of works will commence in the order outlined in the Phased Programme of Development (prepared to discharge condition 3). The site will be developed in an anticlockwise direction from the site entrance, through various infrastructure and separate housing and reserved matters applications. However, it should be recognised that each residential plot will be developed over a period of time (roughly 50 residential units each per year) and as such delivery of off-site works and infrastructure works may vary. The phasing sequence is illustrated on the phasing plan opposite.



4 MOVEMENT PRINCIPLES

This section describes the movement and access arrangements for the site and is structured as follows:

- Site Access
- Internal Circulation
- Pedestrian and Cycle Movement
- Public Transport
- Parking
- Inclusive Access
- Creating a Sense of Place

4.1 Site Access

Principal vehicular Entrance

The principal entrance point to the site will be off the Tregwilym Road arm of the A467/B4591/Tregwilym Road roundabout.

The configuration of the access road leading into the site will afford priority of movement to development traffic with the southern section of Tregwilym Road realigned to form a priority t-junction with the new access road. This access will reduce the need for those vehicular movements generated by the development to pass along Tregwilym Road to the north, where the majority of existing residential properties are situated.

Secondary vehicular access

A secondary access points will be provided into the site from the southern section of Tregwilym Road, utilising an existing access

point that is currently blocked off. The junction will take the form of a priority t-junction.

At the entrance to the site, signs will advise road users they are entering a 20mph zone.

4.2 Internal Circulation

The road, pedestrian and cycle network will have a clear and legible hierarchical arrangement that makes reference to design considerations contained within the Department for Transport document 'Manual for Streets'.

Individual housing phases will provide an interconnecting, permeable street network. This is to prevent each individual phase from becoming isolated and separated from adjacent phases.

Central Loop Road

The Central Loop Road (Primary Residential Street) will act as the principal circulation route within the site. It will also function as a public transport route to the entire site.

The width of the street will be a minimum of 15m from the back of footpath. The buildings will be setback from the road with gardens and shared drives accommodating on plot parking. The character of the street will be a "tree-lined avenue". A 2.5m wide planted green verge will line both sides of the street. On-street parallel parking bays will be provided where appropriate.

The sinuous alignment of the road will act as a natural traffic calming measure. In addition, table crossings will be appropriately sited along the route, demarcating places where pedestrians can cross the street at grade. On street parallel parking bays will also be demarcated. Both will act as additional traffic calming measures.

Secondary Residential Streets

Two Secondary Residential Streets will feed off either end of the Central Loop Road, linking the extremities of the site.

The width of these streets will be a minimum of 11.5m from the back of the footpath. Buildings will be setback from the street with gardens and private drives accommodating on plot parking. The character of these Secondary Residential Streets will be distinguished by a 2.0m wide tree-lined verge, following the outer edge of the road.

Similar to the loop road, the curvaceous street alignment will act as a natural traffic calming measure. Table crossings will be appropriately sited at the entrance to the street acting as an additional traffic calming measure.

Tertiary residential streets and spaces

The residential plots will be served by a network of tertiary streets, shared spaces, mews and private drives.

The width of streets and spaces will be varied, typically ranging from 6.0 to 10m in width. Setbacks will be reduced comprising a mix of gardens, amenity space and private drives. Parking



Movement Strategy

- Gateway access
- Secondary access
- Central Loop Road / Bus Route
- Secondary Residential Street
- Tertiary residential street/space
- Linear Park Edge
- Green Links
- Key walking and cycling routes
- Key pedestrian crossing
- Residents car park
- Indicative location of bus stops

will be accommodated on plot, on street within parking bays or within courtyards. These areas can accommodate a less formal demarcation of the carriageway and pedestrian areas and focus on creating a more intimate character that supports shared users. Streets will be short in nature and vary in alignment. Changes in street layout and materials will act as an informal traffic calming measure.

Green Links

Green links will break through the residential plots to provide pedestrian and cycle friendly routes allowing easy access and permeability across the site. The Green Links, which comprise a 3.0m wide shared walkway/cycleway, will be 6m in width.

Two principal Green Links will connect Tregwilym Road with the residential development, providing existing residents with direct links to the local centre, recreational space and the existing footbridge across the Ebbw River. The northern link will be aligned with the enhanced residents car park and the southern link will connect with the proposed Rogerstone Castle. The remaining links will feed seamlessly into the Linear Park.

Linear Park Edge

Properties fronting the 'Linear Park Edge' will be served primarily off the tertiary streets and be accessed via shared streets or private drives. Building setbacks will vary, accommodating space for gardens and off-street parking.

4.3 Pedestrian and cycle movement

The masterplan proposes a well connected and legible network of streets and spaces which support the ease of movement for pedestrians and cyclists.

Pedestrian connections

The site will be designed to encourage low traffic speeds, providing a pleasant walking environment.

Along the Central Loop Road and the Secondary Residential Streets, 2m wide footpaths will be provided either side of the road. Table crossings will demarcate uncontrolled crossing points, where pedestrians can cross at grade.

The Tertiary Streets and Spaces and the Linear Park Edge will accommodate a mix of designated footpaths and 'shared space' design as endorsed by the DfT document Manual for Streets.

The design of the internal movement network supports on carriageway cycling. In addition, the Green Links and the Linear Park will provide users with a shared walk and cycleway, designed to be a minimum of 3.0m in width. Cycle parking will be provided in the local centre.

Accessibility to the linear park will be maximised through the provision of regular access points from the development area.

4.4 Public Transport

The Central Loop Road is designed to accommodate buses and minimise additional journey time for passengers.

The majority of residents within the site will be within a 400m walking distance of the bus loop. Those residents who are in excess of this distance are situated at the northern extremity of the site and would therefore have the more convenient alternative of utilising the new pedestrian link to access bus services via Tregwilym Road.



The bus loop will incorporate bus stops at regular intervals, influenced by side road junctions, frontage access and on-street parking bays and the exact positioning will therefore be determined at detailed stage. Bus stop facilities will include raised border kerbs, shelters, flags, and timetables.

The location of bus stops will be identified in agreement with NCC and Newport Bus. Bus stops should be strategically located near desire lines and specific passenger destinations (e.g. shops, school, opposing ends of the loop road).

4.5 Parking

As described above, car parking will be accommodated in a variety of ways within the street hierarchy so as not to dominate the streetscene. This will include both on and off street parking.

On street parking spaces will be indicated clearly through the use of road markings or changes of surfacing material. Where appropriate, street furniture (e.g. wooden stakes) and planting, including trees, will be used to constrain or direct parking. Visitor parking will be generally served by unallocated parking, including on-street provision. Along the Central Loop Road and Secondary Residential Streets parking will be parallel to the street.

Within the tertiary residential street and spaces echelon and perpendicular parking will be also be supported. Echelon bays should be arranged so that drivers are encouraged to reverse into them. This is safer than reversing out, when visibility might be restricted by adjacent parked vehicles.

Off street parking will be accommodated primarily within individual curtilages, within driveways, garages or car ports. Where appropriate, additional secure parking courts may be introduced to cater for particular housing types, for example flats.

Where off-street parking requires motorists to cross footpaths to access shared or private driveways, crossovers will be constructed. Crossfalls will need to be carefully constructed to enable pedestrian users to easily cross, with the normal footpath cross-fall maintained as far as practicable from the back of the footpath (900 mm minimum). Crossovers should have a minimum upstand of 25 mm at the carriageway edge and not be located at key pedestrian crossing points.

The existing car park along Tregwilym Road will be enhanced for the continued use by local residents.

4.6 Inclusive Access

The scheme will be designed to be accessible and inclusive to all, including full compliance with the requirements of the Disability Discrimination Act. All homes will comply with Part M of the Building Regulations and should also aim to satisfy 'Lifetime Homes' standards as part of the commitment to achieve Code for Sustainable Homes Level 3.

In the public realm "access for all" will be manifested by avoidance of steps, where possible, use of light ramping gradients, placement of seats in public areas, ample lighting levels, non-slip materials, bus access facilities for wheelchair access, signing and information to cater for different abilities etc. Pedestrian crossing points will be constructed with tactile paving and kerbs dropped flush with the carriageway.

There will be clear definition between private and public realm with natural surveillance of all vulnerable areas. Access, safety and consideration of public concerns are of paramount importance, both during construction, when there will be close liaison between contractors and residents, and in every aspect of the design and management of the completed scheme.

4.7 Creating a Sense of Place

Movement routes should be defined by the layout of housing and spaces. The location of key frontages, landmark buildings and focal buildings should be used to define streets junctions, and nodal points, helping to create a strong sense of place.



5 LANDSCAPE STRATEGY

Consideration of the landscape strategy, characteristics, visual effects and proposed landscape treatments has been at the forefront of the design process throughout the evolution of the scheme. This section is structured as follows:

- Landscape Strategy
- Characteristics
- Public Open Space
- Public Realm Strategy
- Landscape / Planting Proposals

5.1 Landscape Strategy

The landscape strategy for the site is informed by the creation of a network of streets and open spaces, which will connect with a Linear Park that follows the river corridor. A complementary blend of soft and hard soft landscape treatments will help to unify the neighbourhood and provide consistency in quality.

Hierarchy of streets

As described in Chapter 4, the road, pedestrian and cycle network will have a clear and legible hierarchical arrangement. This hierarchy will be reinforced by landscape treatment. The Central Loop Road (Primary Residential Street) and Secondary Streets will be formally lined with street trees set within green verges. The Tertiary Streets will be more informal, with incident planting. Strong east-west 'green links' will provide a safe and attractive landscape corridor, facilitating walking and cycling routes between the housing areas, the park, the school and the community facilities area. Further details on the planting approach are described in section 5.3.

Linear Park

A Linear Park will be created. Along its length there will be areas of varying characteristics and nodes of special interest. The park will be typically 27.5m in width. In places it will range between 15 and 30m in width.

The park will have a varying topography and contain a wealth of planting, features and furniture to create variety and interest along its entire length.

Open space

In addition to the Linear Park, two contrasting areas of public amenity space will be created, comprising the 'Central Pond' and 'Tregwilym Castle'. The character of these areas will vary. The former being an enclosed, natural and ecology focused setting, the latter a more open, reflective setting, recognising the historic importance of the site and affording views across the valley.

Play areas

Two Local Equipped Areas for Play (LEAP's) will be incorporated within the Linear Park. These areas will offer segregated play areas with equipment selected to offer a wide variety of activities/challenges.

Soft Landscape

It is only practical to obtain a few existing trees. These are identified in the accompanying aboriginal report (see appendix A). However, given the quantum of new open space to be created extensive opportunities exist for additional planting of trees as well as hedgerows and other habitats.

Plants selected for use within public open spaces will be generally native species, locally sourced and appropriate to their location and function.

Street trees will range in size. Larger specimens will be located along the Central Loop Road to help create an 'avenue' character. Species will be a mix of native and non-native trees.

Hedgerows will be included within the scheme wherever possible

and appropriate, providing enhanced connections within and across the site. Hedgerows will be maintained at a low level to aid security and will be of single native species, such as Beech, where formality is desired or mixed native species where a more natural effect is desirable.

Hard Landscape

Hard landscape materials and features will be included to provide structure, functionality, character and visual cues to the soft landscape nodes.

Reclaimed pennant stone will be used to form feature walls, creating a gateway feature and helping to reinforce local character.

Where feasible, reclaimed concrete and materials from the industrial site will also be re-used within the Linear Park providing a link to the history of the site.

Aerial view taken from the North, overlooking the Welfare Ground and the site, looking back towards the Newport and the Bristol Channel beyond





Landscape Strategy

- (A) Site Gateway
- (B) Central Pond
- (C) Central Loop Road
- (D) Secondary Residential Streets
- (E) Green Links
- (F) Tregwilym Castle
- (G) Northern woodland, channel and open space
- (H) Linear Park
- (H1) Community Spaces
- (H2) Equipped areas of play
- (EZ) Ecology Zones
- (I) Playing field / School playing field

5.2 Special Landscape Areas

A number of key areas will be created where characteristics will vary in terms of use and planting. These areas are described below.

A Site Gateway

The realignment of the Tregwilym Road access and implementation of the new route into the Jubilee Park site allows for the creation of a green, leafy gateway area which frame views across the broad valley bottom recently revealed by the demolition of the Novelis works structures.

Key design principles include the following:

1. Provide a sense of arrival to vehicular and pedestrian users
2. Landscape the boundary edges of the Local Centre adjacent to the main carriageway with structure planting
3. Provide improved opportunities for crossing
4. Construct a feature natural stone low wall reusing existing materials providing a distinctive gateway character
5. Reinforce the sense of arrival with ornamental shrub and tree planting to 'frame' this main entrance into the site
6. Retain low level planting to southern of roundabout to maximise views of the amenity areas



B Central Pond

The existing pond, a long established feature of the industrial site, will be retained, revitalised and incorporated into a central area of public open space which encompasses this and the retained mature trees. It will provide a natural area for recreation and visual amenity including a water body, reed habitat, lawn area, seating area and feature boardwalk. With close connections to the community facilities area this will act as both an attractive entrance into the housing areas and a pleasant, functional amenity space. Key design principles include the following:

1. Enhance the existing ecological and biodiversity value of the pond area, and improve its potential to provide a habitat for certain species
2. Retain existing pond side aquatic vegetation
3. Provide low level planting to the grassland margins created around the edge of the pond
4. Retain mature existing trees and do not adversely impact on root protection areas
5. Manage access to the pond for ecological benefit, installing protective fencing around the perimeter aligned with the footpath and boardwalk
6. Design in opportunities for close, safe interaction between public and the water's edge
7. Create a wildflower meadow area to the south of the pond
8. Provide buffer planting around the edge to frame the space, allowing opportunities for informal access points
9. Provide a minimum 3.0m wide east-west shared walkway/cycle way south of the roundabout and direct pedestrian links south-north from the school
10. Create seating areas affording views across the pond.



C Central Loop Road

The main vehicular access for the site is provided by the Central Loop Road, a broad boulevard style street of around 15-25m in width with broad landscape areas to either side creating a strong visually attractive environment from which the housing areas can be accessed. The treatment of landscape areas will feature street trees and shrub planting. Key design principles include the following:

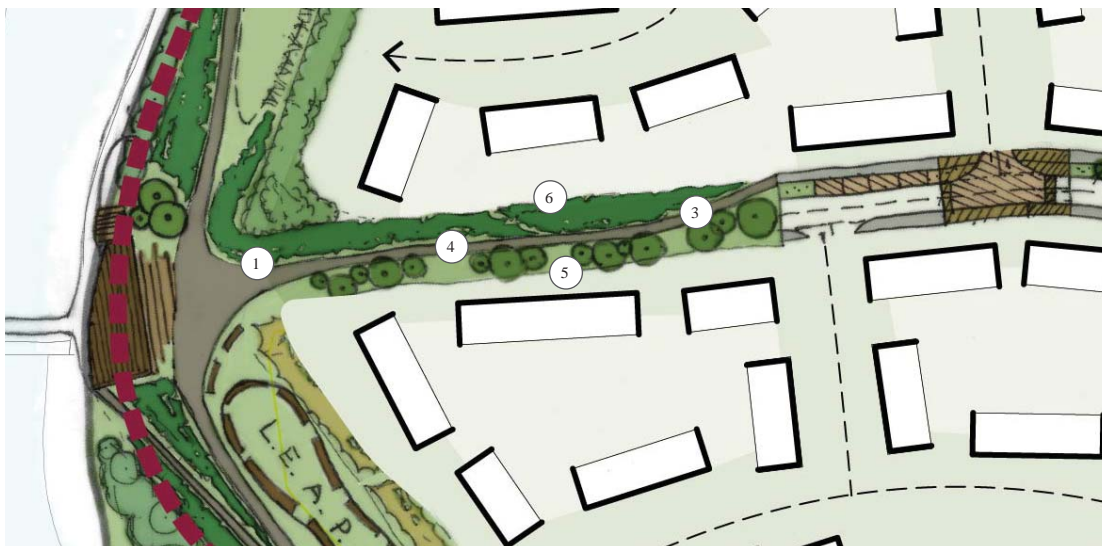
1. Provide an avenue of semi-mature trees and low shrubs which function as structure planting and define this linear space
2. Add visual interest through appropriate planting which changes along the loop road to reinforce a change in character at key junction and crossings
3. Specify 2m clear stem trees and low shrubs outside visibility splays to allow natural surveillance and road safety. Any obstacles (e.g. trees) within the visibility splay would need to be considered to be isolated objects
4. Select species that have a good track record as avenue and urban trees, have a natural up-right habit (either columnar, pyramidal or oval with minimal crown spread); a mix of medium-dense to light canopies to allow light infiltration and better natural surveillance
5. Provide table crossings at regular intervals, defining key junctions and providing at grade pedestrian crossings
6. Accommodate crossovers to access shared and private drives
7. Provide occasional on street parallel parking bays.



E Green Links

These will provide visual and physical links from the Central Loop Road and Secondary Residential Streets to the Linear Park, Tregwilym Castle, and Tregwilym Road. Key design principles include the following:

1. Link natural habitats together, enabling species to move between areas of green space and the river corridor
2. Design paths so they 'meander' through the space
3. The Green Links, which comprise a 3.0m wide shared walkway/cycleway, will be 6.0m in width. The width of the Green Links which are located within residential plots, and therefore may also accommodate vehicular access routes, are without definition at this stage.
4. Develop a planting scheme that will enable development to front onto and connect with the Green Link
5. Encourage properties to front onto Green Link
6. If properties back or side onto the Green Link ensure boundary treatments are attractive and well landscaped.
7. If vehicular access is required, ensure a minimum 3.0m wide shared walkway/cycle way and landscape verge is provided.
8. Include appropriate shrub and tree planting within the Green Links.



F Tregwilym Castle

The archaeological assessment work undertaken in the development of the proposals re-discovered standing remains at the site of Tregwilym Castle and Mansion. Given the obvious historic importance of this feature the landscape scheme seeks to create an enhanced landscape setting, providing a sense of identity and uniqueness to the development. As such, a 'cordon sanitaire' is created around the feature is proposed, with tree removal to its western face and the creation of a sweeping grassed knoll. It is envisaged that this area be accessible to the public however future consultation with CADW in respect of the long term management of this feature will no doubt inform the fine detail of this approach.

The size and extent of the open space and woodland will be decided using the result of the Archaeological Survey and will be defined within the Archaeological Management Plan.

Key design principles include the following:

1. Prepare a comprehensive management plan to inform future detailed design
2. Explore opportunities to preserve and enhance the archaeological importance of the castle/mansion through improvements to the condition of the castle/mansion or improvements to the presentation/interpretation of the asset as a whole
3. Create a 'natural' landscape, with just a 'clearing' and only minimal new native vegetation introduced
4. Retain existing tree planting where appropriate
5. Explore opportunities to open this area to the public, creating a pedestrian link between the Drill Hall and the Central Pond.



G Woodland, Open Space and Channel

The existing vegetation in the area to the west of the cricket ground and north of the Alcan area will be cleared. The area contains contaminated made ground that requires remediation. In addition ground levels in this area are to be reduced as part of flood mitigation measures agreed with Natural Resources Wales. The proposals seek to balance the loss of woodland with replacement tree planting as well as the provision of a playing field to augment the adjacent provision at the welfare ground. The balance between these two uses will be agreed during future detailed design stages and in consultation between the developer, council and community council who presently manage the adjacent welfare ground site.

The channel will be seeded, planted and managed for biodiversity value. There is an opportunity create habitats for a variety of species through the utilisation of reclaimed materials such as 'boulders'.



H Linear Park

The Linear Park will comprise a variety of areas and experience nodes linked by a shared cycle/footpath. The shared route will run the length of the park, sweeping between the edge of the housing areas and the edge of the site. It will connect to other footpaths and Green Links.

Serving as a flood control function as well as amenity area the park will vary in width (typically 27.5m wide) and topography. Prior to undertaking detailed design, indicative cross sections have been prepared to illustrate the varying width and experiences that could be provided along the route.

Key design principles to be considered during the detailed design of the park include the following:

- Maintain a flood control function
- Incorporate a wealth of planting, features and furniture to create variety and interest along its entire length
- Provide opportunities for informal recreation
- Link into the development at key intervals
- Provide a new pedestrian link aligned with the existing footbridge over the river
- Maximising opportunities for people to see and hear the adjacent river

H1 Community Spaces

A series of Community Spaces will be provided throughout the park that will provide users with a space for meeting and socialising as well as general play and recreation. The spaces will be aligned with key desire lines and uses, such as the footbridge link and the Green Links. These spaces will be linked by the shared cycle/footpath route which will run the length of the site. Tree and shrub planting will frame key views and provide an enhanced sense of enclosure and atmosphere.

The character of these spaces will vary, with some areas having a more urban parkland character, others typified by a more natural, and intimate character. Formal and informal seating will be provided for those wishing to rest or meet.

H2 Local Equipped Play Areas (LEAP)

Within two of the Community Spaces, appropriately maintained and equipped play areas will provide children of varying ages with a range of play experiences and challenges.

Opportunities to introduce 'natural play' features such as logs, boulders, mounds, dips and tunnels will be explored. Such an area will stimulate imaginative play for children of all ages.

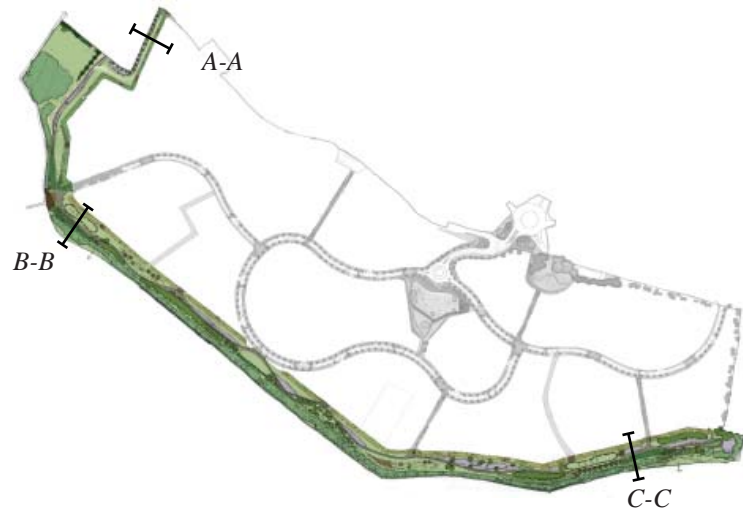
EZ Ecology Zone

Ecology zones will be distributed throughout the length of the park, providing users with a wealth of opportunities to study and interact with the flora and fauna.

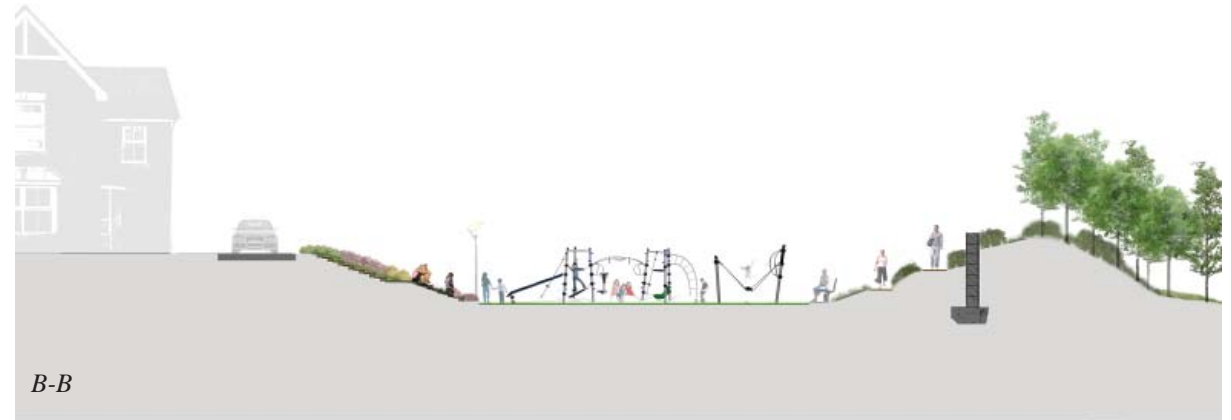
Zones will comprise a diverse mix of micro-habitats such as woodland, wildflower meadow planting, scrub and grassland, plus ecological features such as a hibernation sites.

I School Playing Field

The school playing fields will be a shared space for both school and community use.



A-A



B-B



C-C

(Illustrative sections only)



5.4 Public Open Space

The site is a large, riverside, brownfield area with significant contamination and a number of notable development constraints including existing and improved flood defense measures and underground mains sewers which require significant easements. As such, given the proximity to the welfare ground which lies immediately to the north of the site (and which provides extensive formal play provision) and given the opportunity presented by the redevelopment of the site – to reconnect Rogerstone to its riverside environment – the appropriate landscape response is to focus on the provision of informal reinforced ecological habitats rather than extensive amounts of further sports pitch provision.

The landscape strategy for the site is therefore driven by the creation of a strong Linear Park which provides a sequence of character areas and experience nodes along its length. The park will typically be 27.5m in width, ranging in places between 15 and 30m in width. Across the site, public open space, comprising informal and equipped space will be located within 400m linear distance of all proposed dwellings.

All categories of open space to be provided include:

Formal Play - A playing field will be provided adjacent to the Welfare Ground, proving an extension to the existing formal play provision currently provided. Outdoor space will also be provided within the school grounds, sufficient in size to accommodate a multi-use pitch.

Children's Equipped Play - Two equipped areas for play are incorporated within the scheme. It is proposed that these spaces are provided within the Riverside Park. These areas will offer segregated play areas for a range of ages with equipment being selected from appropriately robust commercial ranges and with a wide variety of activities/challenges being offered. The equipped activity spaces will be a minimum of 400sqm however the extent of the play zone will be larger, extending into the wider riverside park.

Informal Play - The site benefits from an extensive collection of amenity areas that vary in size and character, including the Central Pond, the Linear Park, Tregwilym Castle and a collection of Green Links and routes.

The landscape open space calculation has been developed on an assumption of a 1000 unit scheme and a broad average population of 2.6 persons/dwelling (based on Newport City Council figures). This would equate to 6.24ha of public open space.

The area of public open space provided within this scheme is outlined in the following table. In addition to this provision, open space will also be provided in the Gateway Area and along the Central Loop Road and Secondary Streets.

To ensure residents have access to amenity space, the detailed design and construction of the Central Pond area will be implemented in parallel with the first residential phase, providing residents with an unequipped local landscaped area of play.

Due to the location of the first phase of development, the necessary site remediation works and site constraints the riverside park will not be complete when the first homes are occupied.

The implementation of the riverside park will follow immediately after, with the first phase comprising the western section and a play area.

Open Space	Area
Linear Park	3.3ha (8.2acres)
Woodland and sports pitch	1.0 (2.5acres)
Central Pond	0.6ha (1.6acres)
Tregwilym Castle	0.3ha (0.7acres)
School playing field	0.4ha (1.0acres)
Green Links	0.6ha (1.5acres)
Total	6.24ha (15.4acres)



5.4 Public Realm Strategy

The phased sale and development of the site (plots H1 to H9) will result in plots being delivered by different house builders, each offering a different mix of units types, tenures and design style.

Whilst this will have the benefit of creating a varied neighbourhood, it is important that across the site there are some elements that will help tie the various building styles together.

The detailing of the public realm provides this opportunity. The remainder of this section provides guidance on the types of materials, landscape treatments and site furnishings that may be considered appropriate during the detailed design process.

Surface Materials

To strengthen the identity of the development a limited range of high quality materials and treatments are proposed with the view of meeting the following requirements:

- an aesthetically pleasing environment
- a sustainable development that is robust and easy to maintain
- a place that feels safe and secure

An example palette of materials, considered appropriate for the key areas, is described below and illustrated opposite. The palette is intended to be used as a guide only. In agreement with NCC, additional materials or variations may be considered so long as this meets the requirement stated above.

Gateway Area

Carriageway: Bitumen macadam
Footpath: Concrete setts; Asphalt
Kerbs/Edging: Concrete
Runover area: Granite blocks; Concrete setts
Tactile paving: Blister (natural)
Street furniture: Road signage, gateway signage, feature walls (where appropriate)

Loop Road

Carriageway: Bitumen macadam
Footpath: Concrete setts; Asphalt
Parking bays: Concrete setts; Asphalt
Driveways: Concrete setts; Asphalt
Kerbs/Edging: Concrete; Beany Block; Bus Boarder kerb
Raised crossing/area: Concrete setts
Tactile paving: Blister (natural)
Street furniture: Wooden stakes/bollards; Road signage (where appropriate)

General Streetscape

Carriageway: Bitumen macadam
Footpath: Concrete setts; Asphalt
Parking bays: Concrete setts; Asphalt
Driveways: Concrete setts; Asphalt
Kerbs/Edging: Concrete; Beany Block;
Raised crossing/area: Concrete setts; Asphalt
Runover area: Granite blocks; Concrete setts
Tactile paving: Blister (natural)
Street furniture: Wooden stakes/bollards; Road signage (where appropriate)

Green Links

Footpath: Asphalt
Kerbs/Edging: Concrete
Tactile paving: Blister (natural)
Street Furniture: Bollards; Knee Rail; Wayfinding signage (where appropriate)

Local Centre

Carriageway: Bitumen macadam
Footpath: Asphalt; Concrete block paving/setts;
Kerb/edging: Concrete
Tactile paving: Blister (natural)
Street furniture: seating; bins; bollards; cycle parking; signage (where appropriate)

School

Carriageway: Bitumen macadam
Footpath: Concrete setts; Asphalt
Kerbs/Edging: Concrete
Tactile paving: Blister (natural)
Street furniture: seating; bins; bollards; cycle parking; signage (where appropriate)

Linear Park

Footpath: asphalt (optional use of a coloured binder/ aggregate)
Kerbs/Edging: Concrete; Wood
Tactile paving: Blister (natural)
Park furniture: Seating; bins; bollards; cycle parking, wayfinding signage, (where appropriate)

Central Pond

Walking / cycling route (shared): Fiberdec
Kerb/Edging: Concrete, Wood
Tactile paving: Blister (natural)
Park furniture: seating, bins, bollards, signage (where appropriate)

Carriageway: Bitumen macadam



Kerbs/edges: Concrete kerb



Footpath: Asphalt



Kerbs: Beany Block



Bus boarder kerb



Feature wall: pennant stone



Kerbs/edges: Concrete block kerb half battered



Central Pond shared path: Fiberdec surfacing



Tactile: Blister (Brett natural)



Carriageway: Bitumen macadam; Crossover: Concrete setts, concrete kerbs/edging, tactile paving

Carriageway/footpath: Asphalt



Footpath/carriageway: concrete setts (random course laying pattern, two variations in colour), concrete kerbs and edging

Footpath: Asphalt; concrete setts, concrete edging



Parking bay: concrete setts (random course, with variation in colour used to delineate spaces)



Driveway/ footpath: concrete setts (herringbone laying pattern) concrete edging



Parking bay: Asphalt; Footpath/carriageway: concrete setts/edging



Footpath: Asphalt, concrete setts crossing detail, concrete edging



Marshall tegular footpath and boarder kerb, landscape edge



Delineated parking bay: concrete setts



Parking bays: Phallus with landscape and contrasting edge detail



Asphalt road and footpath with contrasting silver grey kerb and edging.



Green Link: Asphalt shared footpath, cycleway



Low knee rail protecting to discourage indiscriminate parking within grassed amenity area.



Raised kerb detail and planting to discourage indiscriminate parking within amenity area



Landscape / Planting Proposals

The following species mix has been identified to guide the development of future landscape schemes across each of the Landscape Character Areas. Together they will help deliver a diverse, complementary landscape rich setting to the development.

Tregwilym Road Junction/Site Gateway

Trees:

- Quercus robur
- Quercus palustris
- Tilia cordata 'Greenspire'

Ornamental shrubs & Groundcovers

- Lavandula angustifolia
- Hebe 'White Gem'
- Sambucus nigra
- Viburnum davidii
- Lonicera pileata
- Cornus sanguineum
- Ruscus aculeatus

Native Mixed Hedgerow

- Ilex aquifolium
- Acer campestre
- Prunus spinosa
- Crataegus monogyna
- Corylus avellana

Grass

- British Seed Houses Mix A3 Landscape and Embankments

Central Pond

Trees:

- Alnus glutinosa
- Salix alba

Ornamental shrubs & Groundcovers

- Viburnum davidii
- Lonicera pileata
- Cornus sanguineum
- Ruscus aculeatus

Native Mixed Hedgerow

- Hedgerow
- Ilex aquifolium
- Prunus spinosa
- Crataegus monogyna
- Corylus avellana

Ornamental grasses

- Stipa tenuissima
- Calamagrostis acutiflora 'Karl foerster'
- Carex elata 'Aurea' or Carex Evergold
- Pennisetum alopecuroides

Grass

- British Seed Houses Mix A3 Landscape and Embankments
- British Seed Houses MixWFG9 Wetland and Pond areas

All Residential Streets

Trees

- Tilia cordata 'Greenspire' *
- Acer campestre 'Elrisjk' *
- Sorbus aucuparia 'Sheerwater' *
- Quercus palustris *
- Pyrus calleryana Chanticleer *

- Acer campestre 'William Caldwell'
- Amelanchier lamarckii 'Robin Hill'
- Malus trilobata
- Prunus 'Sunset Boulevard'

*Note: Larger tree specimens with a clear 2.0m stem (indicated above with an asterix *) will be located along the Central Loop Road to help 'green' the street and create an 'avenue' character.*

Shrubs

- Lavandula angustifolia
- Hebe 'White Gem'
- Ruscus aculeatus
- Laurus nobilis
- Lonicera pileata

Grass

- British Seed Houses Mix A19 All Purpose Landscaping

Green Links

Trees

- Amelanchier lamarckii 'Robin Hill'
- Malus trilobata
- Acer campestre 'William Caldwell'
- Prunus 'Sunset Boulevard'

Shrubs

- Skimmia japonica
- Ceanothus burkwoodii
- Photinia fraseri 'Red Robin'
- Choisya ternata 'Sundance'

Grass

- British Seed Houses Mix A4 Low Maintenance Areas

Tregwilym Castle

Trees

- Quercus petraea
- Betula pendula

Shrubs

- Sambucus nigra
- Viburnum davidii
- Ceanothus burkwoodii

Grass

- British Seed Houses Mix A4 Low Maintenance Areas

Linear Park

Trees:

- Salix fragilis
- Salix caprea
- Betula pendula
- Quercus petraea
- Sorbus aria
- Sorbus aucuparia
- Prunus padus
- Quercus robur
- Alnus glutinosa

Riparian woodland

- Alnus glutinosa
- Acer campestre
- Fraxinus excelsior
- Populus tremula
- Salix alba
- Tilia cordata
- Malus sylvestris

Ornamental shrubs & Groundcovers

- Lavandula angustifolia

- Hebe 'White Gem'
- Sambucus nigra
- Viburnum davidii
- Lonicera pileata
- Cornus sanguineum
- Ruscus aculeatus

Native Mixed Hedgerow

- Ilex aquifolium
- Acer campestre
- Prunus spinosa
- Crataegus monogyna
- Corylus avellana

Ornamental grasses

- Stipa tenuissima
- Anemanthele lessoniana
- Carex elata 'Aurea' or Carex Evergold
- Pennisetum alopecuroides

Grass

- British Seed Houses Mix A3 Landscape and Embankments
- British Seed Houses Mix A4 Low Maintenance Areas
- British Seed Houses Mix A24 Wear and Tear (for areas of play / LEAP)

Local Centre

Trees

- Acer campestre 'Elrisjk'
- Betula pendula
- Betula jacquemontii
- Liquidambar styraciflua
- Quercus palustris
- Pyrus calleryana Chanticleer

- Amelanchier lamareckii 'Robin Hill'
- Malus trilobata

Ornamental shrubs & Groundcovers

- Lavandula angustifolia
- Viburnum davidii
- Lonicera pileata
- Ruscus aculeatus
- Lonicera periclymenum
- Choisya ternata 'Sundance'
- Photinia fraseri 'Red Robin'

Native Mixed Hedgerow

- Ilex aquifolium
- Acer campestre
- Prunus spinosa
- Crataegus monogyna
- Corylus avellana

Grass

- British Seed Houses Mix A19 All Purpose Landscaping



Acer campestre
'Elrisjk'



Pyrus calleryana Chanticleer



Liquidambar styraciflua



Tilia cordata 'Greenspire'



Quercus palustris



Betula pendula



Sorbus aucuparia
'Sheerwater'



Prunus 'Sunset Boulevard'



Amelanchier lamarckii
'Robin Hill'



Acer campestre
'William Caldwell'



Malus trilobata



Salix alba



Lonicera pileata



Stipa tenuissima



Viburnum opulus



Penisetum alopecuroides



Anemanthele lessoniana



Cornus sanguinea



Lavandula angustifolia



Wildflower meadow grass



Skimmia japonica



Native mixed hedgerow



Ruscus aculeatus



Ceanothus burkwoodii



Choisya ternata 'Sundance'



Riparian Woodland



Pond and Community Green



Decking: timber with anti slip feature



Boundaries and Edges

Garden boundaries that front key roads and public open space

The following types of boundary treatments are appropriate for gardens that front onto the Central Loop Road, the Secondary Residential Streets and areas of public open space.

- Low masonry wall
- Combined low masonry wall with pillars, railings, coping detail
- Feature low natural stone wall
- Hedge

Garden boundaries that back onto key roads and public open space

The following types of boundary treatments are appropriate where gardens need to back on onto the Central Loop Road, the Secondary Residential Streets or areas of public open space.

- High masonry wall
- High masonry wall with pillars, coping, high quality timber palisade fence
- Feature natural stone wall

Garden boundaries that front internal roads

The following types of boundary treatments are appropriate for gardens that front onto the internal Tertiary Streets and Spaces.

- Low masonry wall
- Combined low masonry wall with pillars, railings, coping detail
- Landscaped garden with no formal boundary treatment
- Low hedge

Garden boundaries that back onto internal roads

The following types of boundary treatments are appropriate for gardens that need to back onto the internal Tertiary Streets and Spaces.

- High masonry wall
- High masonry wall with high quality timber palisade fence
- Close-boarded fences appropriately screened with landscape



Combined low masonry wall with pillars, railings, coping detail



Close board fence adjoining neighbouring garden



Natural stone wall with 'cock and hen' detail

Back to back garden boundaries

The following types of boundary treatment are appropriate for back to back garden boundaries:

- Close-board fencing

Garden boundaries that edge the industrial estate

The following types of boundary treatments are appropriate for gardens that edge the industrial estate:

- Acoustic fence (as required)
- Close-board fencing
- Masonry wall

Garden boundaries that back onto the existing rear lane

The following types of boundary treatment are appropriate for gardens that to back onto the rear lane

- Close-board fencing
- High masonry with timber palisade fence
- High masonry wall

Rear Access

The following treatments are appropriate for securing rear lane access and parking courts:

- High quality timber gate
- Mild steel gates

Flood Defence Wall

The outer edge of the Linear Park will delineated by a flood defence wall/embankment . This will be comparable in scale to the existing wall, located in the north-western corner of the site. Some sections of the existing flood defence wall and flood defence embankment may be retained. Where walls are retained their appearance will be improved. New sections of the wall are likely to be in concrete. The parkland setting will be used to help hide and soften the appearance of the wall.

Architectural Elements

The vernacular style across Newport is varied. Residential properties, directly adjacent to the site include those located along Tregwilym Road, containing a mix of older properties and more recent new build. Close to the site is Viaduct View, a small new build development of 40 dwellings. Other, larger new build developments located on former brownfield sites include Old Town Dock and Llanwern.

Tregwilym Road

Along the northern section of Tregwilym Road properties are typically 2 storey and semi-detached, with the occasional detached property and terraced row interspersed. Materials and architectural style vary, with the use of the largely local red brick and natural stone with buff detailing, painted render and pebble dash. Both one and two storey bay windows are present. The main entrances are varied, some recessed, some defined by stone detailing and others protect by a simple porch detail.

Along the southern section of Tregwilym Road, there are blocks of 3.5 storey apartments, comprising a mix of local red brick, pale render and buff stonework, lintels and dental coursing. Buildings are generally set back from the road.

Along the length of Tregwilym Road boundary treatments vary. Some are defined by a low wall with stone pillars and the occasional inset railing detail. Buildings are generally set back from the road, with a mixture of soft and hard landscape. The majority of properties have rear access parking.

Viaduct View

Within the valley, but located south of the site is the relatively new build development of Viaduct View. The architectural style is fairly consistent, comprising local red brick with stone banding and detailing around the windows. Roofscape is articulated. Boundary treatments vary, with some open, landscaped front gardens and driveway, others defined by hedges, shrub planting and brick walls. Parking is on plot, in driveways and within integral/separate garages.

Tregwilym Road North



Tregwilym Road South



Viaduct View



Old Town Dock



Llanwern



Old Town Dock

Old Town Docks is a former browfield site located south of the city centre, along the River Usk. The first phases of development have been completed and contain a diverse mix of housing types including open market homes, affordable housing and apartments. All houses are linked to a linear riverside park. Architectural style is varied but a select palette of materials help unify the development

Glan Llyn Llanwern

A residential led masterplan has been prepared for the former Llanwern Steelworks site. The first phases is under construction, with parts of the site occupied. The architectural style is considered to be contemporary modern (progressive traditional).

Proposed Vernacular

The site is a larger brownfield site, separated in topography from existing built from. The site has no existing urban structure or overriding townscape characteristics.

It is therefore considered that the development can support a range of different architectural styles and forms, including modern contemporary and traditional.

The masterplan seeks to create a new sense of place, proving a variety of different recreational areas and experiences. Each housing plot will therefore have a different aspect, feel and set of influencing

factors which will serve to generate differences in house typology and architecture, helping to create a more diverse and varied neighbourhood.

The plot areas are deliberately large enough to allow a certain architectural approach to be valid and not be seen as tokenistic. It is noted however that although individual areas can develop their own character, the overall site has to hang together visually. Individual phases must therefore harmonise with their predecessors and respect them either through material form or style icons carried forward through each phase. The following design principles have been identified:

- A mix of contemporary and traditional building styles
- Simple architectural treatments with subtle detailing, to include porches, dormers and bays
- Repetition of built form and architectural elements to provide rhythm and identity
- A moderate variation and articulation in roofscape, elevation and facade
- Turning and marking of corners and focal point, including articulation of elevations roofscape and protrusion of building line and avoidance of blank gable ends
- Use of a select palette of high quality materials and finishes to include a mix of local brick, render finishes and stone
- Provision of front gardens varying in width and setback.



6 DESIGN PARAMETERS

The phasing of the development will proceed generally in an anticlockwise direction from the site entrance in accordance with the phasing sequence outlined in section 3.4. This section identifies a number of general design parameters, organised by plot and street hierarchy. Ten percent affordable housing will be provided with each phase of the residential development.

Plot H1 - Design Parameters (Phase 1)	
Approximate site area	• 14.1 acres (5.7ha)
Density	• Circa 16.5dw/acre (41dw/ha)
Approx no. dwellings	• Circa 233
Street hierarchy	• Central Loop Road (CLR), Secondary Residential Street (SRS), Tertiary Residential Street (TRSS)

Plot H2 - Design Parameters (Phase 1)	
Approximate site area	• 6.6 acres (2.7ha)
Density	• Circa 16.5dw/acre (41dw/ha)
Approx no. dwellings	• Circa 108 units
Street hierarchy	• SRS, TRSS, Linear Park Edge (LPE)



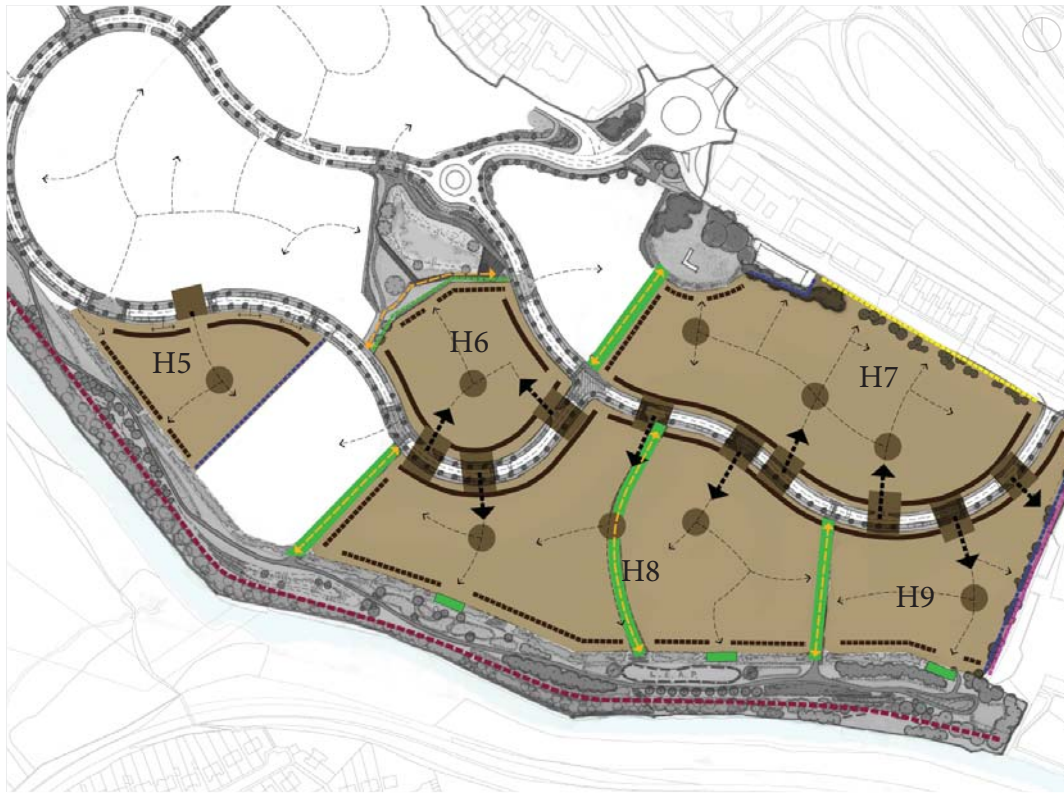
- Housing Plot
- Key corner / junction / focal elevation
- Plot access (indicative)
- Focal space / focal buildings
- Tertiary streets/spaces (indicative)
- Key building line along main street
- Green Links
- Key building line along open space
- Walking / cycle route
- Back to back garden boundaries
- Park access (indicative)
- Boundaries edging public realm/space



- H Housing Plot
- Plot access (indicative)
- Tertiary streets/spaces (indicative)
- Green Links
- Footpath
- Park access (indicative)
- Key corner / junction / focal elevation
- Focal space / focal buildings
- Key building line along main street
- Key building line along open space
- Back to back garden boundaries
- Back garden boundaries edging public space

Plot H3 - Design Parameters (Phase 2)	
Approximate site area	• 9.4acres (3.8ha)
Density	• Circa 16.5dw/acre (41dw/ha)
Approx no. dwellings	• Circa 155 units
Street design parameters	• CLR, SRS, TRSS, LPE

Plot H4 - Design Parameters (Phase 2)	
Approximate site area	• 7.9acres (3.2ha)
Density	• Circa 16.5dw/acre (41dw/ha)
Approx no. dwellings	• Circa 130 units
Street design parameters	• CLR, TRSS



- | | | | |
|----------|--------------------------------------|--|---|
| H | Housing Plot | | Key corner / junction / focal elevation |
| | Plot access (indicative) | | Focal space / focal buildings |
| | Tertiary streets/spaces (indicative) | | Key building line along main street |
| | Green Links | | Key building line along open space |
| | Pedestrian / cycle leisure route | | Back to back garden boundaries |
| | Park access (indicative) | | Back garden boundaries edging public realm |
| | | | Where noise mitigation measures are required to protect residents from the potential noise impact of the existing industrial estate (see appendix B), a scheme to demonstrate acceptable noise levels shall be submitted to NCC with any relevant reserved matters for plot H9. |

Plot H5 - Design Parameters	
Approximate site area	• 2.4acres (1.0ha)
Density	• Circa 16.5dw/acre (41dw/ha)
Approx no. dwellings	• Circa 40 units
Street design parameters	• CLR, TRSS, LPE

Plot H6 - Design Parameters (Phase 3)	
Approximate site area	• 2.8acres (1.1ha)
Density	• Circa 16.5dw/acre (41dw/ha)
Approx no. dwellings	• Circa 46
Street design parameters	• CLR, TRSS, LPE

Plot H7 - Design Parameters (Phase 3)	
Approximate site area	• 7.3acres (3.0ha)
Density	• Circa 16.5dw/acre (41dw/ha)
Approx no. dwellings	• Circa 121 units
Street design parameters	• SRS, TRSS

Plot H8 - Design Parameters (Phase 4)	
Approximate site area	• 10.0acres (4.1ha)
Density	• Circa 16.5dw/acre (41dw/ha)
Approx no. dwellings	• Circa 166 units
Street design parameters	• CLR, SRS, TRSS, LPE

Plot H9 - Design Parameters (Phase 4)	
Approximate site area	• 3.9acres (1.6ha)
Density	• Circa 16.5dw/acre (41dw/ha)
Approx no. dwellings	• Circa 65 units
Street design parameters	• SRS, TRSS, LPE

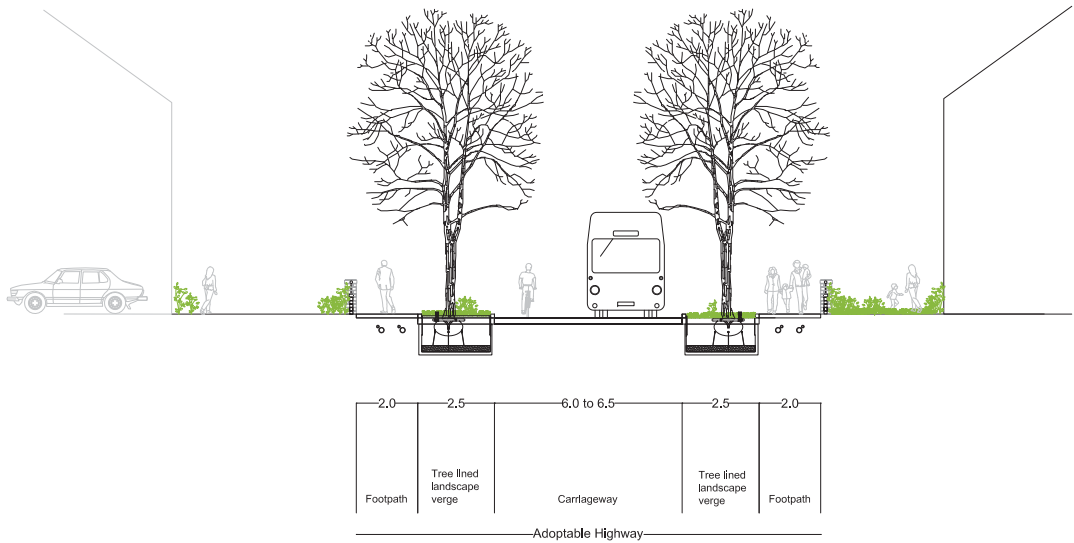
Gateway Area / Local Centre - Design Parameters (Phase 4)	
Phase	<ul style="list-style-type: none"> Gateway area (Phase 1, I1), Mandrake House, Local Centre (Phase 1, 4)
Building typology	<ul style="list-style-type: none"> Mandrake Residential Local Centre (community, public house, restaurant, hotel, accommodation)
Building heights	<ul style="list-style-type: none"> Mandrake Residential (2 to 3.5 storey) Local Centre typically 2 to 3 storey Public house, restaurant (2 to 3 storey) Lodge / Hotel (2 to 3 storey)
Street dimensions	<ul style="list-style-type: none"> Typically 15m (to edge of footpath)
Urban form	<ul style="list-style-type: none"> Formal arrangement of buildings, potential for gateway/focal building
Carriageway width	<ul style="list-style-type: none"> 6.0 to 6.5m
Footpath width	<ul style="list-style-type: none"> 2.0m (either side)
Landscape verge	<ul style="list-style-type: none"> Variable (either side)
Public transport	<ul style="list-style-type: none"> Bus Route
Cycle path	<ul style="list-style-type: none"> On carriageway
Car Parking	<ul style="list-style-type: none"> No on street parking Designated car park
Waste collection	<ul style="list-style-type: none"> All waste storage contained on plot to the rear/side of commercial buildings On plot collection
Boundary treatment edging Tregwilym Road	<ul style="list-style-type: none"> Stone wall / low shrub planting
Boundary treatment edging site gateway	<ul style="list-style-type: none"> Low wall / low shrub planting Street trees / grassed embankment / low shrub planting
Boundary treatment edging residential area	<ul style="list-style-type: none"> Buffer planting
Soft Landscape Gateway approach	<ul style="list-style-type: none"> Regular street trees (circa 10m centre points), shrub planting
Street furniture within local centre	<ul style="list-style-type: none"> Street lighting Benches, bins, covered cycle parking



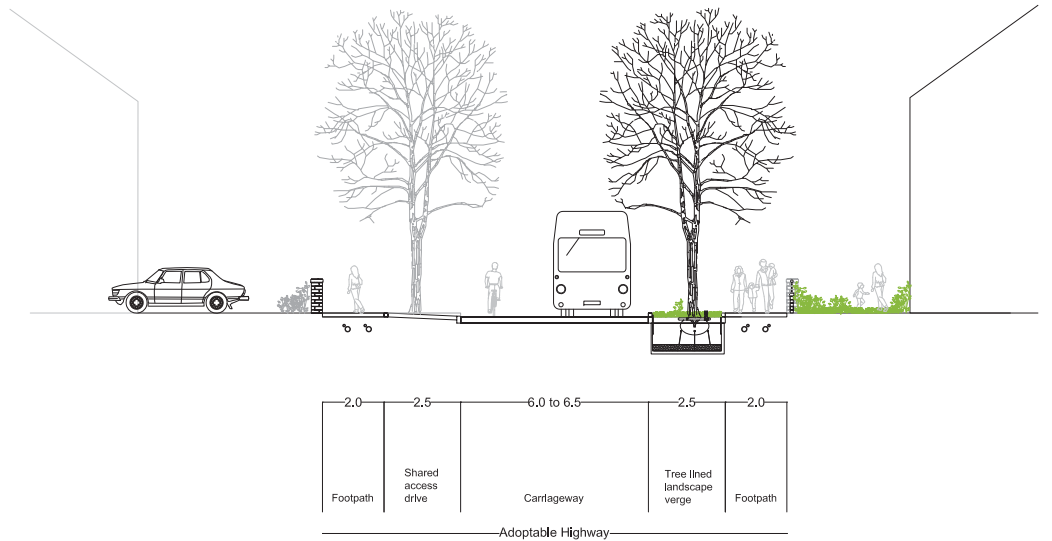
Central Loop Road - Design Parameters	
Building typology	<ul style="list-style-type: none"> Predominantly detached and semi-detached with the potential for some terraced
Building heights	<ul style="list-style-type: none"> Typically 2 to 2.5 storey with opportunity for 3 storey focal buildings
Street dimensions	<ul style="list-style-type: none"> Typically 15.5m (to edge of footpath) Varied setback, with larger gardens/shared drives typically between 3.0m and 6.5m
Carriageway width	<ul style="list-style-type: none"> 6.0 to 6.5m
Footpath width	<ul style="list-style-type: none"> 2.0m (either side)
Landscape verge	<ul style="list-style-type: none"> 2.5m (either side)
Public transport	<ul style="list-style-type: none"> Bus Route, on street
Cycle path	<ul style="list-style-type: none"> On carriageway
Car Parking	<ul style="list-style-type: none"> Access typically via private or shared driveway Private on plot parking (garages with parking in front or within shared driveways) Visitor parking within development plot On-street parallel parking bays only
Waste collection	<ul style="list-style-type: none"> All waste storage contained on plot to the rear of dwellings. Kerbside collection
Front garden boundaries treatments	<ul style="list-style-type: none"> Low masonry wall Combined low masonry wall with pillars, railings, coping detail Feature low natural stone wall Hedge
Back/side garden boundaries edging public realm	<ul style="list-style-type: none"> High masonry wall High masonry wall with pillars, coping, high quality timber palisade fence Hedges Feature natural stone wall
Back to back garden boundaries	<ul style="list-style-type: none"> Close-board fence
Landscape	<ul style="list-style-type: none"> Regularly spaced street trees (circa 10m centre points), shrub planting within green verge
Street furniture	<ul style="list-style-type: none"> Street lighting, bus stop/shelter, litter bins and dog litter bins (including the junctions with Green Links and Central Pond)

Illustrative street sections

Tree lined boulevard



Shared drive access crossing landscape verge



Occasional on-street parallel parking bays set amongst landscape verge

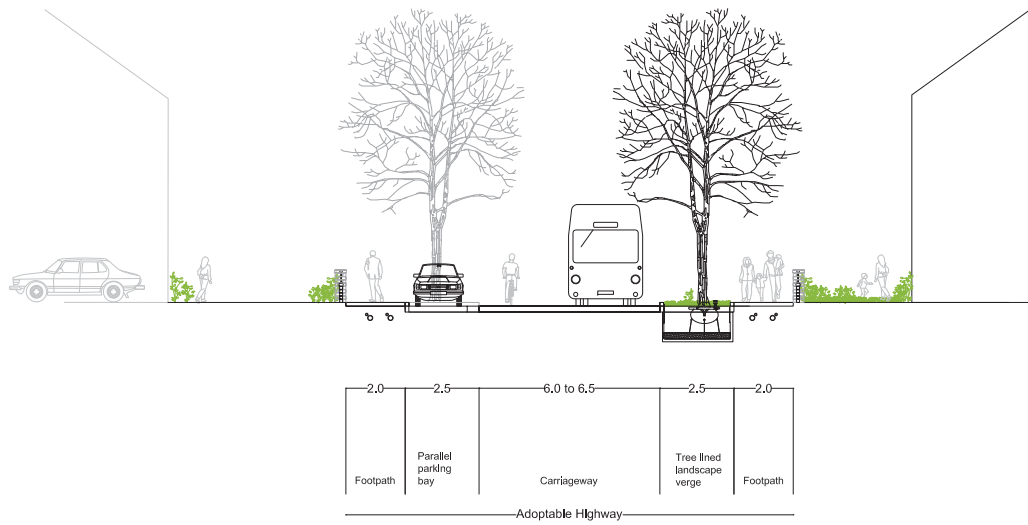
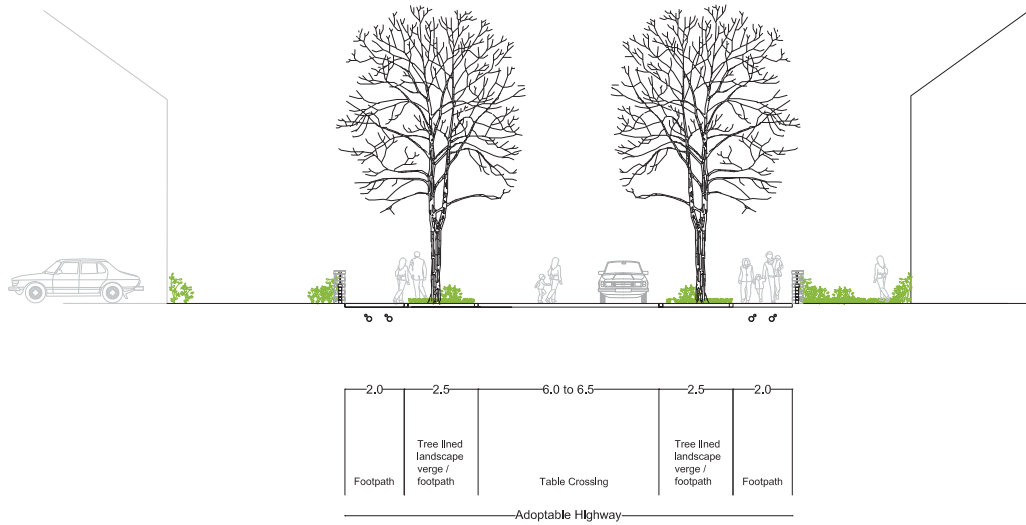


Table crossing allowing opportunities for pedestrians to cross at grade

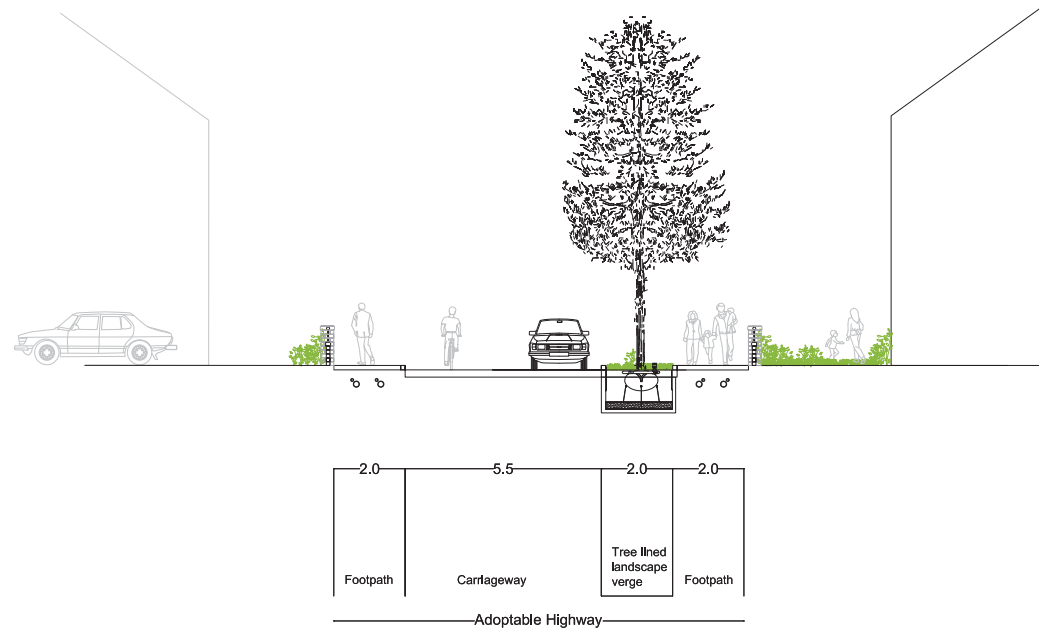


Illustrative street layout



Secondary Residential Street - Design Parameters	
Building typology	<ul style="list-style-type: none"> Predominantly detached and semi-detached with the potential for some terraced
Building heights	<ul style="list-style-type: none"> Typically 2 to 2.5 storey with opportunity for 3 storey focal buildings
Street dimensions	<ul style="list-style-type: none"> Typically 11.5m (to edge of footpath) Varied setback, typically between 1.5m and 6.0m
Carriageway width	<ul style="list-style-type: none"> 5.5m
Footpath width	<ul style="list-style-type: none"> 2.0m (either side)
Landscape verge	<ul style="list-style-type: none"> 2.0m (single side, outer edge)
Cycle path	<ul style="list-style-type: none"> On carriageway
Car Parking	<ul style="list-style-type: none"> Private on plot parking (garages with parking in front or within shared driveways) Visitor parking within development plot On-street parallel parking bays (unallocated)
Waste collection	<ul style="list-style-type: none"> All waste storage contained on plot to the rear of dwellings. Kerbside collection
Front garden boundaries treatments	<ul style="list-style-type: none"> Low masonry wall Combined low masonry wall with pillars, railings, coping detail Feature low natural stone wall Hedge
Back/side garden boundaries edging public realm	<ul style="list-style-type: none"> High masonry wall High masonry wall with pillars, coping, high quality timber palisade fence Hedges Feature natural stone wall
Back to back garden boundaries	<ul style="list-style-type: none"> Close-board fence
Landscape	<ul style="list-style-type: none"> Regularly spaced street trees (circa 10m centre points), shrub planting within green verge
Street furniture	<ul style="list-style-type: none"> Street lighting

Illustrative street sections



Illustrative street plan



Tertiary Residential Street/Spaces - Design Parameters	
Building typology	<ul style="list-style-type: none"> Mix of detached, semi-detached, terraced, flats over garages
Building heights	<ul style="list-style-type: none"> Typically 2 storey with opportunity for 2.5 to 3 storey focal buildings
Street dimensions	<ul style="list-style-type: none"> Varied street width Varied setback, typically 1.0m and 5.0m
Carriageway width	<ul style="list-style-type: none"> Shared space / street typically 3.0+ to 5.0m
Footpath width	<ul style="list-style-type: none"> 2.0m
Cycle path	<ul style="list-style-type: none"> On carriageway
Car Parking	<ul style="list-style-type: none"> On-street parallel / perpendicular parking bays Private on plot parking (garages with parking in front or within shared driveways) Appropriately sited rear parking courts or spaces to the side of dwelling On street/plot visitor parking
Waste collection	<ul style="list-style-type: none"> All waste storage contained on plot to the rear of dwellings. Kerbside collection / Clearly located 'muster' points
Front garden boundaries treatments	<ul style="list-style-type: none"> Low masonry wall Combined low masonry wall with pillars, railings, coping detail Landscaped garden with no formal boundary treatment Low hedge
Back/side garden boundaries edging internal roads	<ul style="list-style-type: none"> High masonry wall High masonry wall with high quality timber palisade fence Close-boarded fences appropriately screened with landscape
Back to back garden boundaries	<ul style="list-style-type: none"> Close-board fence
Landscape	<ul style="list-style-type: none"> Occasional street trees, shrub planting
Street furniture	<ul style="list-style-type: none"> Street lighting

Illustrative street layout



Linear Park Edge - Design Parameters	
Building typology	<ul style="list-style-type: none"> • Predominantly detached and semi-detached with the potential for some terraced
Building heights	<ul style="list-style-type: none"> • Typically 2 storey with opportunity for 2.5 to 3 storey focal buildings
Car Parking	<ul style="list-style-type: none"> • On-street parallel / perpendicular parking bays • Private on plot parking (garages with parking in front or within shared driveways) • On street/plot visitor parking
Waste collection	<ul style="list-style-type: none"> • All waste storage contained on plot to the rear of dwellings. • Kerbside collection / Clearly located 'muster' points
Front garden boundaries treatments	<ul style="list-style-type: none"> • Low masonry wall • Combined low masonry wall with pillars, railings, coping detail • Feature low natural stone wall • Hedge
Back/side garden boundaries edging public realm	<ul style="list-style-type: none"> • High masonry wall • High masonry wall with pillars, coping, high quality timber palisade fence • Feature natural stone wall
Back to back garden boundaries	<ul style="list-style-type: none"> • Close-board fence

Illustrative street plan



7 CONCLUSION

This Masterplan document has been prepared to satisfy the requirements of Condition 4 attached to outline planning permission LPA Ref. 12/0886 issued by Newport City Council on 06 August 2013. It sets out the overarching design principles for the development of the former Novelis/Alcan factory site, now known as Jubilee Park.

This document will be used by the Local Planning Authority, WLRL and the House Builders (the three key parties) as a means to deliver a consistently high level of design throughout the development of the site. It will be used by the Local Planning Authority to assess applications, to act as a benchmark for WLRL to measure the quality and compliance of the scheme and to help guide the sequence of development and responsibilities of site delivery and implementation.

ARUP



savills