

GREEN INFRASTRUCTURE STATEMENT

Site Address

1A Godfrey Road, Newport NP20 4NX

Proposed Development

The proposal is to change the use of a commercial premises B1 and B8 to a HMO Sui Generis maximum 12 persons. The existing building is equipped with the necessary facilities to be converted.

Site Description

The property is a brick built 3 storey structure with a slate roof set to the rear of Nos 1 to 6 Godfrey Road, Newport. The land is accessed via a covered way attached to No 1 Godfrey Road. The front of the building is south east facing and is surrounded by residential properties.

Surrounding Area

The immediate area is primarily residential with the current business use of the building associated with Nos 30 to 34 Clytha Park Road to the south of the plot.

Development Impacts

The proposal will not directly impact the surrounding areas other than to invest in a currently part used building and provide accommodation for twelve persons, together with ancillary uses.

Biodiversity Enhancements Proposed

There will be the introduction of a Bird Box to the south west elevation for House Sparrows with a Bat Box to the north east elevation. 2 No Bee blocks will also be accommodated in the masonry boundary wall in suitable locations.

Conclusion

Opportunity for biodiversity enhancement is limited. The Ministerial Statement announcing the adoption of Green Infrastructure Statements confirms no detailed statement is warranted or required though this scheme does adopt the principles espoused by the Minister's Statement, with the provision of the bat box, bird box and bee holes in the boundary mitigating the impact of the proposed development by investing in the building's future use.

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