



1660PL1:GIS

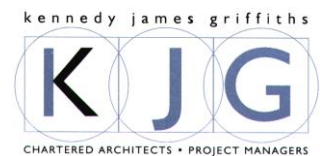
Green Infrastructure Statement

for

Proposed Residential Development

At

Kelvedon Street, Newport



1.0	Vision & Introduction	3
	Application Description	3
	Existing Use	3
	Previous Planning History	3
2.0	Existing Site and Baseline GI	4
	Ecological Assessment	4
3.0	Proposed Development	6
	Design Proposals	6
	Site Layout	6
	Landscaping	6
	Ecology	7
4.0	GI Strategy	8
	Avoid	8
	Protect Existing features	8
	Minimise	8
	Mitigate/Restore	8
	Reinforce existing features	8
	Introduce New Habitats and Features	8
	Compensate	8
5.0	Summary and Conclusions	9

1.0 Vision & Introduction

The proposed project is located at Kelvedon Street, Newport, NP19 0DW. MVR Solutions have secured an option to purchase the site with a view to providing an affordable housing development in conjunction with a local Housing Association.

The site is currently vacant and a detailed description of the site is included in the site analysis section below. The site is in a sustainable location extremely close to several local amenities including Schools, Public Transport, Shops, and a District Centre.

Further details on the existing site and its context are given in the Context Analysis section below.

MVR have recognised an opportunity to meet an identifiable need and provide affordable housing on a brown field site in a highly sustainable location within an area with a clearly identified need for additional affordable housing.

Planning pre application advice has been obtained (ref: PRELET/ PS/23/0106) and the principle of residential development has been generally accepted, albeit with some issues that are addressed later in this document.

The existing site has very little landscaping or ecological features as confirmed in the Preliminary Ecological Assessment.

However as a result of updated guidance included in Section 6 of Planning Policy Wales (PPW12) a Green Infrastructure Assessment is required to support the application.

This document has therefore been prepared to meet this requirement.

It is a simple statement '*proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal*' as required by PPW12 and Newport City Council's Planning Policy.

Application Description

The application is a Full Planning Application for the 'construction of 30 affordable apartments along with associated parking and external areas'.

The development will include a mix of one and two bedroom apartments.

The nature and scope of the Proposal is clearly set out on the following drawings and documents which have been included in the application:

Drawing /Document Title	Description
1660PL1-01	Location Plan (A3)
1660PL1-02	Site Analysis drawing (A3)
1660PL1-03	Existing Site Plan (A3)
1660PL1-04 A	Proposed Site Plan (A3)
1660PL1-05 A	Proposed Floor Plans (A3)
1660PL1-06 B	Proposed Elevations (A3)
1660PL1-07 B	Context Elevations (A3)
1660PL1-DAS-Rev2	Design & Access Statement
1660PL1:GIS	Green Infrastructure Statement
1660PL1:TP	Travel Plan
OCA-JBA-XX-XX-RP-Z-0001-S0-P01-Kelvedon_Road_FCA	Flood Consequence Assessment
1229.01	Soft Landscape proposals
16.09.24 Kelvedon Street, Newport	Tree Survey
Tree Constraints Plan A3 Kelvedon Street, Newport	Tree Constraints Plan
SE158-PEA	Preliminary Ecology Assessment
Kelvedon Street Parking Survey Report (24062d1a)	Parking Survey

More detailed descriptions of the proposed design and layout are provided in Section 3: Design Analysis, of this document.

Existing Use

The site is currently vacant. It was previously a small industrial unit used for commercial printing which ceased operations in the mid 2000's. The building(s) was demolished between 2008 to 2009.

Details of the existing site layout is shown on the submitted drawings and the site is described in detail in the next section.

Previous Planning History

The pre application advice included information on previous planning applications for the site, which has included a number of large residential developments. The most recent application, for 52 apartments was refused; a decision that was upheld at appeal.

2.0 Existing Site and Baseline GI

A full understanding of a development site is a crucial part of the design process. This Section appraises the physical features and opportunities offered by the site.

A full analysis of the site and its surroundings will be included in the Design and Access Statement (DAS) submitted with the planning application.

This section does not seek to replicate that document but focuses on the existing situation with regard to Green Infrastructure

Ecological Assessment

The site was previously printing business with buildings and car parking taking up the majority of the site. This can be seen in the photograph from 2006 (Google)



The building was demolished in 2008-09 and large amounts of demolition spoil was left on site.

Since then a certain amount of revegetation has taken place although this is generally of poor quality.

A Preliminary Ecological Assessment (PEA) was carried out by Messrs Spectrum Ecology in October 2024.

The PEA (SE158-PEA) does not identify any significant ecological features on the site and has classified it as 'Low Ecological Value'. There are areas of vegetation but these are deemed low value with no capacity for habitat creation and no connectivity to the wider ecological landscape.

There are currently mounds of rubble arising from the demolition of the former commercial premises. These will have to be removed on Health & Safety Grounds which will reduce the existing areas of vegetation on the site. There are areas of revegetation on previously developed land and small areas of mixed scrub around the periphery of the site. None of the species identified are of particular significance and as such the site can be classified as having a relatively low ecological value.

The following extract from the Existing site plan shows these areas of scrub, as described in the PEA, which amount to approx. 800m² in area.



As the site is bounded on all 3 sides by existing roads and on the fourth by garden walls/gables ends of houses there is no direct connectivity to local green infrastructure and limited scope to create new connections or green corridors.

There are areas of Green infrastructure in the vicinity, most notably the corridor of trees and mature scrub behind the industrial/commercial units opposite the site on Feering Street. However, these are not directly connected to the site nor does the opportunity exist to . As stated above, although close to the site there are no obvious opportunities for a direct connection to create green corridors.

There are street trees on both Witham St and Feering street that have Root protection Zones that extend into the site as shown on the Tree Protection Plan. These will need to be respected in any design proposals as described below.

The opportunity exists to improve the biodiversity and green characteristics of the site by use of a sensitive landscape design and biodiverse features.

To meet with the requirements of the relevant Local and National Planning Policies and the Biodiversity aspects of SUDS drainage, areas have been allocated for enhanced biodiversity within the site.

These areas will provide a location for planting of appropriate plant species.

The total area of landscaping in the proposed scheme is greater than the existing situation and the areas will be planted with a more diverse planting mix to increase the net gain in Biodiversity.

The existing site had 0m² of area with any significant biodiversity or ecological value as set out in the PEA. the proposed development has over 819m² in total of landscaped area, which is a significant increase on the existing.

All proposed planting will be hardy and low maintenance and suitable for use in a rain garden environment.

Certain areas will act as a swales and/or rain gardens and will be incorporated into the overall SUDS drainage strategy as shown on the submitted drainage layout plans.

The landscaping scheme clearly sets out the proposed plant species and planting densities and is deemed to be an appropriate response to the site and the brief provided

The additional landscaping (green) features comprise the following areas:

Description	Area (m ²)
Community Amenity space area	157
General landscaping areas	562
SUDS areas (adjacent to building)	100
New feature trees	13
Existing areas of biodiversity (areas of poor quality in brackets)	0 (800)
Total net gain in area	819 (19)

Ecology

In addition to the proposed landscaping and planting features there are further ecological enhancements proposed as shown on the drawings.

- 2 No Schwegler IFQ Surface Mounted Bat Boxes, located on the SE elevation of the building. These will be painted to match the building colour as closely as possible.



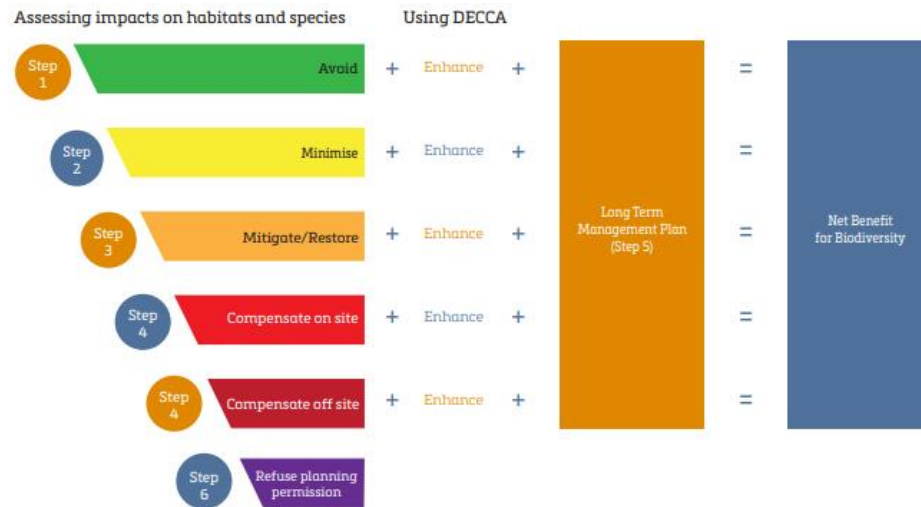
- 2 No Vivara Pro WoodStone Swift Nest Boxes, located on the NE elevation of the building



Given the above enhancements there will be a net increase in ecological biodiversity on the site as result of the proposed works.

4.0 GI Strategy

The guidance documents set out a Stepwise approach to biodiversity improvement that should be adopted within a GIS as shown on the diagram below.



The following sets out how the proposals have been developed in line with this Stepwise approach:

Avoid

There is no planned removal of any existing significant ecological features. Currently the site has limited ecological value with small areas of scrub that have grown through concrete surfaces that covers most of the site. The PEA has classified the site as Low Ecological Value with no significant features and no connectivity.

Protect Existing features

No existing significant biodiverse features are being removed as part of the development, nor are there any that require protection. The existing street trees that are adjacent to the site will be protected and enhanced.

Minimise

There are no existing biodiverse features that are being removed or affected. No harm is being caused and as such the harm does not need to be minimised.

Mitigate/Restore

Whilst there is no loss of existing ecological features, and as such no requirement to mitigate, there are proposals to increase and improve the range of ecological features and opportunities on the site.

Reinforce existing features

There are no significant features that would benefit from reinforcement or improvement.

Introduce New Habitats and Features

The proposed landscaping strategy for the site introduces a large area of new formal landscaping with a range of new species of plants and trees which will significantly increase the biodiversity of the site.

The provision of new bat boxes and bird boxes to the elevations is an increase in ecological features and is a further net gain in Biodiversity for the site.

Compensate

As there is no loss of features and a proposed increase in biodiversity there is no requirement to compensate and the stepwise approach has been satisfied.

In order to achieve a net gain in Biodiversity the proposed scheme has included areas of landscaping associated with the Sustainable Drainage solution which will increase the flora on the site and potentially encourage insects and birds to the site.

In addition, the building itself will incorporate bat and bird boxes within its façade to encourage new species to the site. These are indicated on the submitted elevations.

The design process has adopted the step-by-step approach to assessing biodiversity and the combination of the landscaped areas and the bat/bird boxes will provide a net gain in terms of biodiversity in accordance with the relevant planning policies and SPGs.

5.0 Summary and Conclusions

The proposed works have no negative impact on existing ecological features or biodiversity of the site.

The addition of a substantial area of new native landscaping is a positive enhancement of biodiversity on the site .

The addition of bat boxes and bird boxes to the building elevations is a positive enhancement of biodiversity on the site.

It is hoped that these measures will be accepted by the Planning Officer and Consultees as an appropriate response to the requirement to consider Green Infrastructure as part of the proposed refurbishment works.