1660PL1:GIS

Rev 2

Green Infrastructure Statement

for

Proposed Residential Development

At

Kelvedon Street, Newport

MVR – SOLUTIONS –

kennedy james griffiths

KJG

CHARTERED ARCHITECTS • PROJECT MANAGERS

Contents

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 Ecologcal Asseseemnt.

However as a result of updated guidance included in Section 6 of Planning Policy Wales (PPW12) a Green Infrastucture 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 proposa*l' 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 E	Proposed Site Plan (A3)
1660PL1-05 B	Proposed Floor Plans (A3)
1660PL1-06 F	Proposed Elevations (A3)
1660PL1-07 E	Context Elevations (A3)
1660PL1-10B	RPZs (A3)
1660PL1-11	Bin & Bike Store
1660PL1-DAS-Rev3	Design & Access Statement
1660PL1:GIS rev 2	Green Infrastructure Statement
1660PL1:TP	Travel Plan
OCA-JBA-XX-XX-RP-Z-0001-S0-P01- _FCA	Flood Consequence Assessment
1229.01 B	Soft Landscape proposals
R01 A	Landscape Management plan
16.09.24 Kelvedon Street, Newport	Tree Survey
Tree Constraints Plan A3 Kelvedon Street, Newport	Tree Constraints Plan
27.01.25 AIA Kelvedon Street	Arboricultural Impact Assessment
Arboricultural Impact Assessment A3 Kelvedon Street	Plan to support above
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. 800m^2 in area.

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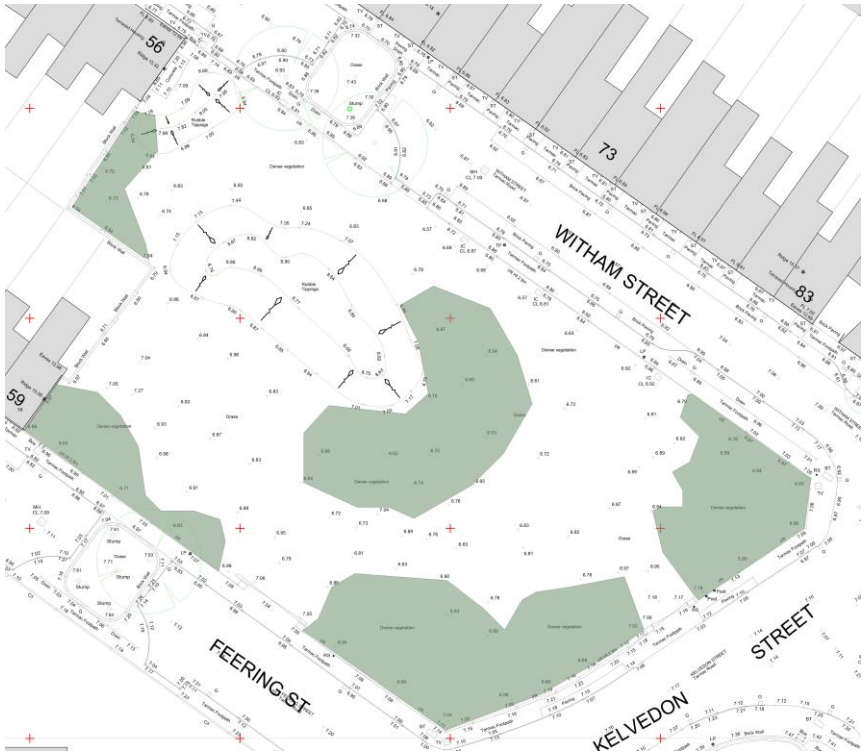


As the site is bounded on all 3 sides by existing roads and on the fourth by garden walls/gables ends of houses there is no direct connectivity to local green infrastructure and limited scope to create new connections or green corridors.

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 respected in any design proposals as described below.

The Root Protection Zones/Areas (RPA) have been designated by the retained arboriculturists, Messrs Treescene, in accordance with the relevant BS. This produces a circular RPA.

It has been suggested that the RPAs could be shown with reference to surface features that may have an impact. There is no set methodology for this as set out in the AIA.

If this approach is adopted it is likely that an RPA that is biased towards the off site area would be the result for all 3 trees for the following reasons.

The on site areas within the RPP's were originally hard standing or buildings prior to the demolition of the former print works. These areas are currently surcharged with spoil material from the demolition and other material that has accumulated on site providing a sub optimal environment for roots. This material has to be removed for Health and Safety reasons.

There are areas of exposed ground within raised planting areas adjacent to all 3 trees, which would present the best environment for tree roots.

Protection of the existing off site trees is covered in the following section and in the submitted AIA.

Given the limited existing biodiversity and connectivity, the opportunity exists to improve the biodiversity and green characteristics of the site by use of a sensitive landscape design and biodiverse features.

3.0 Proposed Development

The final design for the Proposal, shown on the submitted plans, has been developed following the detailed appraisal of the site set out above. The evolution of the design, and a description of how it relates to the character and context of its surroundings, is set out below.

Design Proposals

Site Layout

The site layout is shown on the submitted site plan and described in the Design & Access Statement. An extract is included below.

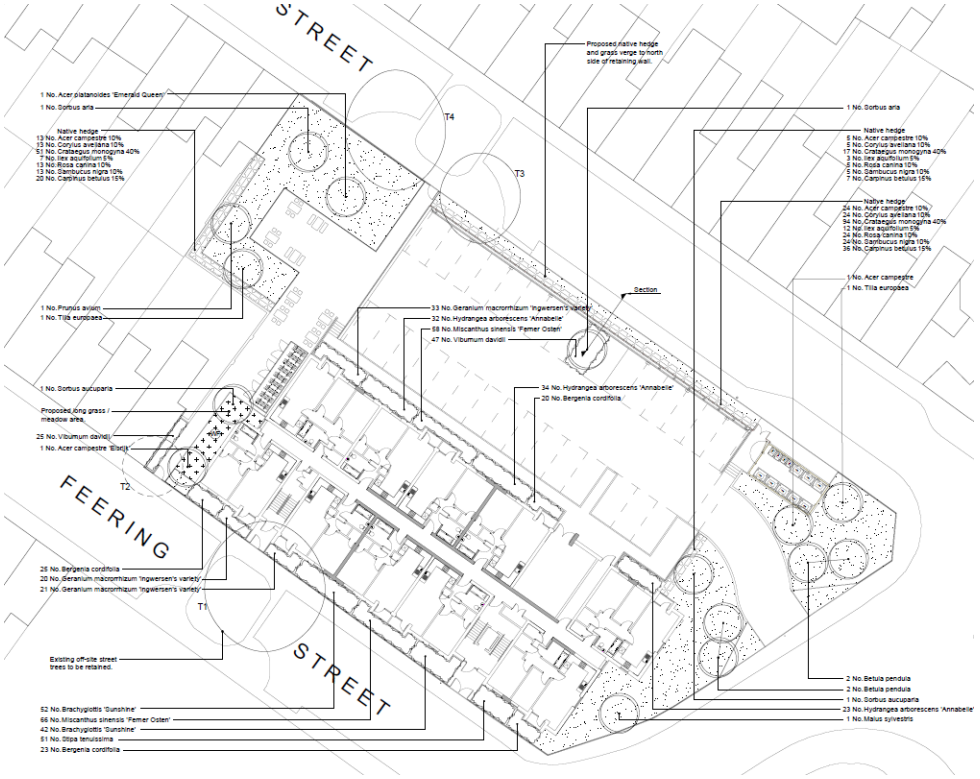
The proposals include a new 2-3 story building located on the SW side of the site and facing Feering Street.

A parking court is located to the NE of the building accessed from a ramp leading up from the new site entrance on Kelvedon Street. The building and car park are raised approx. 800mm above the surrounding ground levels to ensure that the site is not impacted by flooding.

Landscaping

A comprehensive Landscaping scheme has been prepared (1229.01 rev A) which shows the full extent and species mix of the newly proposed planting.

The use of indigenous species provides a significant increase in biodiversity compared to the existing poor value scrub to be removed.



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 planning mix to increase the net gain in Biodiversity.

The existing site had 0m^2 of area with any significant biodiversity or ecological value as set out in the PEA. the proposed development has over 703m^2 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	207
General landscaping areas inc SUDs features	496
SUDS areas (adjacent to building)	100
Existing areas of biodiversity (areas of poor quality in brackets)	0 (800)
Total net gain in area	703

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

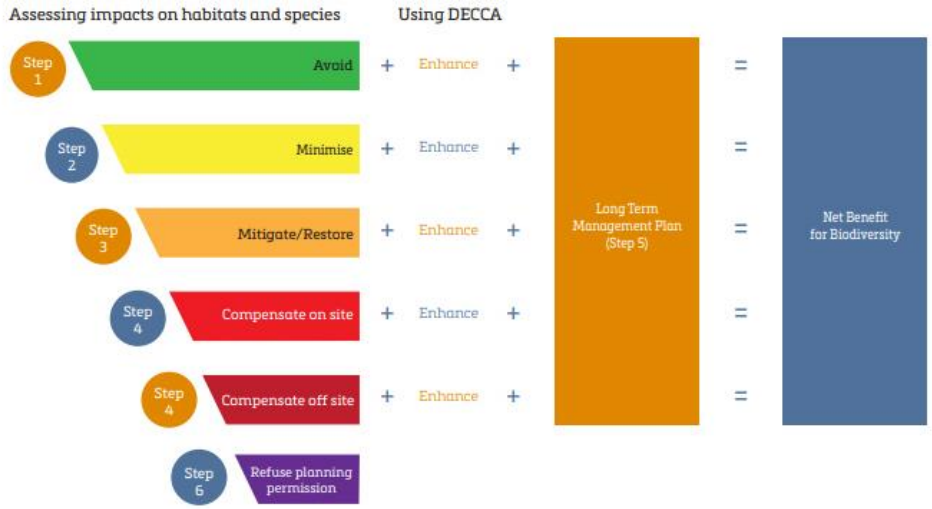
- 2 No Schwegler IFQ Surface Mounted Bat Boxes, located on the SE elevation of the building. These will be painted to match the building colour as closely as possible.

- 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 on site features that require protection.

The existing street trees that are adjacent to the site will be protected as set out in the submitted AIA.

The Root Protection Areas of these trees will be protected as much as possible, although it is proposed that there is some encroachment into these areas as set out in the AIA and shown on the drawing 1660PL10B-RPZ (see extract opposite).

The red areas show where the suggested RPAs would be directly impacted/damaged by proposed excavation and/or construction of foundations.

This is limited to between 0 and 8.8% of the overall RPA areas.

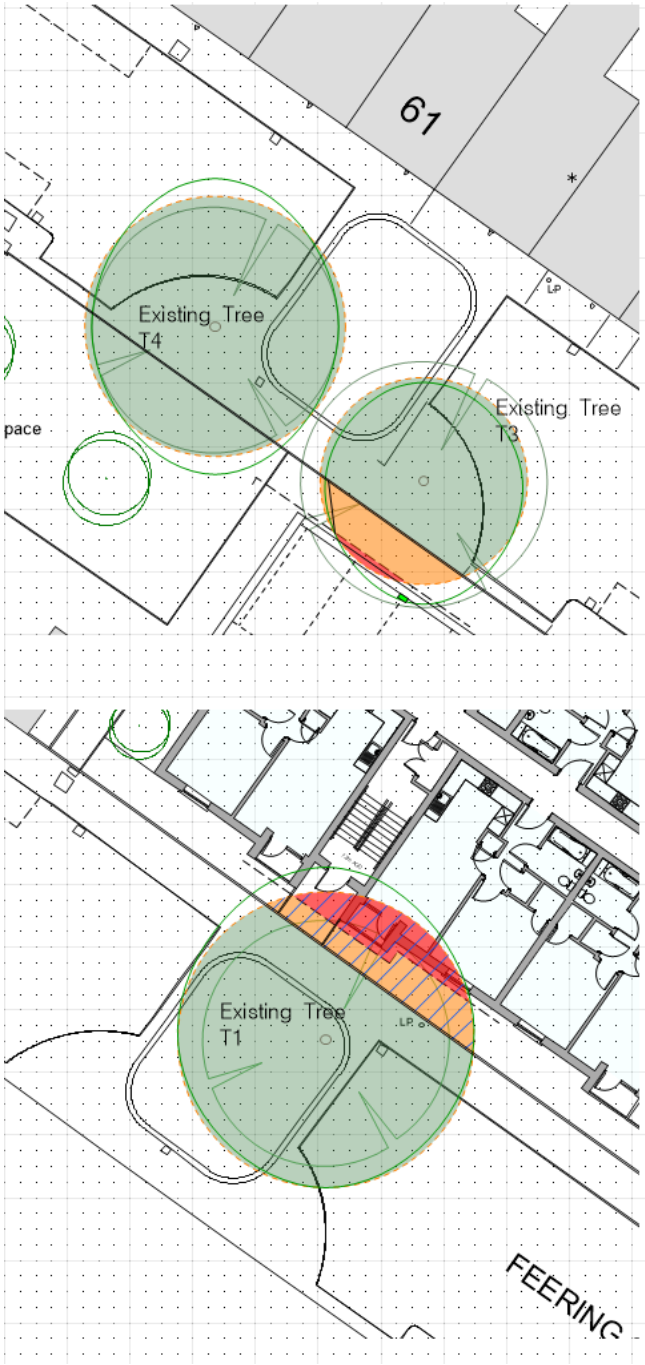
There is no impact ion T4.

It would only take a small adjustment of the RPA for tree T3 for there to be no impact.

The orange areas show where There is minimal impact on the RPA. This is either areas of landscaping or areas where proposed paving could be no dig construction.

These areas range from 10.6 to 16.6% of the RPA's, a relatively small amount.

In these areas there may well be an improvement in conditions, particularly in areas of landscaping for Trees T1 and T3.



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 to ion site features.

As set out above the impact on the existing off site trees is minimal and should not cause any detriment to the trees.

There is a proposal to 'prune' tree T1 as it is encroaching over the site boundary. This is not directly linked to the proposed development and is likely to happen whether the development proceeds or not.

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 which will significantly increase the biodiversity of the site.

A total of 15 new trees are proposed for the site. These are a range of indigenous species and are extra heavy standards which will ensure that they establish quickly.

They are subject to the requirements of the proposed Landscape Management Plan that will be included as an approved document. The trees are therefore offered protection for the duration of the management plan.

Newport City Homes, the eventual owners and operators of the site are committed to biodiversity and the retention and management of trees on their sites

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 additional of 15 new trees will more than compensate for any slight risk to the existing off site trees.

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.