

Former Kensington Court Day Centre, Oaklands Road, Newport, NP19 8GQ

*The demolition of the former daycare centre building and
the construction of 6 No dwellings, access road, turning
area and associated works*

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1. Introduction

1.1. This Green Infrastructure Statement has been prepared in support of an application for Full Planning Permission, submitted on behalf of Townscape Homes Ltd, in relation to the following development proposal:

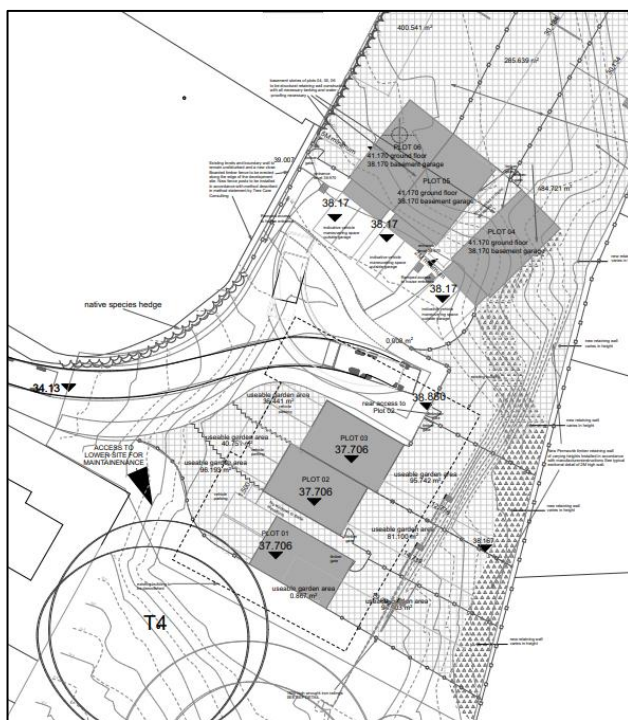
“The demolition of the former daycare centre building and the construction of 6 No dwellings, access road, turning area and associated works”.

1.2. The parcel of land, located to the east of Oaklands Road within the north-east of Newport within the administrative area of Newport City Council. The site is proposed for redevelopment into residential housing comprising 6 new dwellings, including associated landscaping, drainage infrastructure, access roads, and other supporting amenities. A survey to establish the ecological baseline conditions and identify any ecological constraints or opportunities at the site is therefore required to inform a planning application and has been undertaken by Solyst Brewster.

Site Context

1.3. The site is a brownfield parcel of land which contains the building previously known as Kensington Court Day Care Centre along with several dilapidated outbuildings, access and hardstanding. The site comprises an area of circa 0.29ha and benefits from an existing access point off Oaklands Road.

1.4. The site boundaries comprise a mix of trees, and Woodland Park immediately adjoins the site to the south and to the west. The site is located within settlement and is surrounded to the south, east and west by existing residential properties. For context the site location plan is provided below:



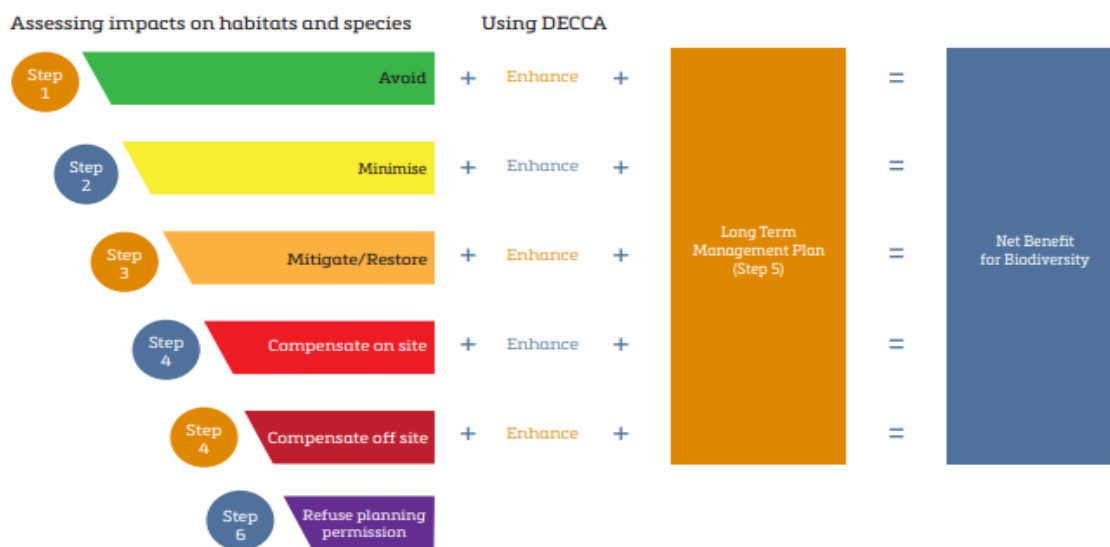
Proposed Site Layout

Policy

- 1.5. This Green Infrastructure Statement has been formulated in accordance with Chapter 6 of Planning Policy Wales (PPW 12). This states that it is now considered necessary for all planning applications to be supported by a Green Infrastructure Statement.
- 1.6. In short, the overall objective of the Green Infrastructure Statement is to ensure any disruption to biodiversity is kept to a minimum as a result of the development. The pertinent text has been extracted below from Chapter 6 of PPW 12.

“A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multifunctional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied”.

- 1.7. The Step-Wise Approach for assessing and addressing the potential impact of development on habitats and species set out in PPW 12 (Figure 12) is extracted and summarised below:



- 1.8. The Step-Wise Approach seeks to prioritise the protection of existing biodiversity, and to mitigate for any loss of biodiversity, to ensure that an overall net benefit is secured through any new development.
- 1.9. Paragraph 6.4.16 states: *‘All development must deliver a net benefit for biodiversity and ecosystem resilience from the baseline state (proportionate to the scale and nature of the development proposed)’.*
- 1.10. Paragraph 6.4.42 goes on to state: *‘Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.’*
- 1.11. As such, this statement will outline the measures the proposal will take to ensure it is compliant with the policy position set out in PPW12

2. Ecology and Green Infrastructure Baseline

- 2.1. To establish the ecological baseline of the site, an Preliminary Ecological Report, Tree Report and Landscape Scheme were all commissioned by the Applicant. These documents found that this proposal has limited ecological significance and also outlines the necessary measures to ensure an overall net gain for biodiversity is achieved as part of the proposals.
- 2.2. This section of the statement outlines the findings of these documents, whilst Section 3 of this Statement outlines the measures that will be taken into account, and incorporated into the proposed development.
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Ecological Assessment

- 2.3. The Ecological Assessment sets out the findings of both a desk-study and habitat survey which was undertaken in July 2025. The desk-based review confirmed that the site carries no statutory ecological designations and that nearby designated areas, such as St Julian's Park LNR/SINC and three parcels of ancient woodland within 1 km, are not expected to be affected due to distance and existing physical barriers. Although the land falls within a B-Lines Cymru corridor, no wildflower-rich habitat is present, meaning the designation is not of relevance to the scheme.
- 2.4. Field survey work identified only a limited range of generally common habitats, including dense scrub, hardstanding, derelict buildings, scattered trees, and a small area of semi-natural woodland. Of these, the woodland is the only priority habitat, though it occupies a small proportion of the site and is to be retained. Other features, such as scrub and scattered trees, hold low, site-level ecological value, and while two mature trees have potential bat roost features, overall the site offers little habitat of wider ecological significance.
- 2.5. The proposed development will remove the derelict buildings, while retaining the woodland, the southern scrub area, and trees (which may have bat roost potential). The PEA outlines that no further surveys are required, and recommended measures are limited to standard good practice, including sensitive vegetation clearance, protection of retained trees and habitats, appropriate lighting design, safeguarding small mammals during works, and installing bat and bird boxes. Overall, the PEA concludes that the site supports only limited, common habitats and is not considered to be of high ecological importance.
- 2.6. Further to the above, the Ecological Assessment sets out a variety of avoidance, and enhancement measures to ensure a biodiversity net gain is reached as part of the proposals. These have been detailed in full in the following section '*Section 3 - Green Infrastructure Strategy & Enhancement Measures*'.
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Landscaping & Trees

Landscape Masterplan and Planting Strategy

- 2.7. The proposed design for the site introduces a series of carefully considered landscaping features that respect the existing trees and areas within the site. The proposals include the creation of wildflower grass lawn areas

and native woodland and scrub planting. The proposed planting seeks to create pockets of attractive green space within the site whilst also providing opportunities to increase ecological value.

Arboricultural Report

- 2.8. The Tree Survey, conducted on 12th November 2025 found no arboricultural reason that development within existing hard surface and building areas can't take place with appropriate tree protection measures in place. There is no detrimental tree loss to the site (without good reason for removal). However, re planting will be required for new gardens/open space areas that would mitigate any previous tree losses on site from on-going management.
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3. Green Infrastructure Strategy & Enhancement Measures

- 3.1. In light of the step-wise approach, and the findings of the relevant reports submitted in support of this application, appropriate avoidance, and mitigation will be necessary to offset the implications of ecological loss associated with the proposals. This section outlines these measures and sets out the steps taken to ensure the proposals result in an ecological net benefit.
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Step-wise Approach

Avoidance Measures

- 3.2. It is firstly important to note that the site comprises a brownfield site, which contains a derelict building along with hardstanding. As a result, the development of the site is considered to meet 'Step 1' of the Step-wise Approach being met, in principle.
- 3.3. Further, as outlined in the PEA a series of avoidance measures will be implemented as part of the proposed development. These measures are intended to prevent or minimise impacts on biodiversity and existing green infrastructure wherever possible. The avoidance measures to be adopted include:
- Retain semi-natural broadleaved woodland along the western boundary;
 - Retain southern scrub areas and trees, including bat-potential trees;
 - Clearly demarcate and avoid tree root protection zones during works;
 - Maintain dark corridors (<1.0 lux) along woodland and boundary features;
 - Schedule vegetation and building works outside nesting season (Sept–Feb), unless supervised by an ecologist; and
 - Remove brush piles used for hibernation only outside hibernation season (mid-March–September), unless under ecological supervision.

Minimisation Measures

- 3.4. In addition to the avoidance measures, the following minimisation measures have been recommended through the various reports and investigations undertaken. These measures will be implemented to further reduce potential impacts on biodiversity and the surrounding environment:
- Cover excavations overnight or provide escape ramps to minimise risk to badgers, hedgehogs, and other small mammals;
 - Store construction materials securely to prevent wildlife access;
 - Use sensitive lighting that maintains or reduces current light levels near habitats;
 - Maintain wildlife access through perimeter/security fencing using small ground-level gaps; and
 - Ensure any wildlife encountered during clearance is safely relocated.

Mitigation Measures

- 3.5. In response to the potential impacts of the proposed development on the site's ecological baseline, the following mitigation measures will be implemented to restore and maintain ecological balance:
- Install bat boxes on new buildings or suitable retained trees;

- Install bird nest boxes on buildings or retained trees to compensate for lost nesting habitat;
- Recreate log/brush piles after construction if existing ones must be removed;
- Provide suitable refuge features within retained habitats; and
- Maintain safe movement corridors around the site via access gaps in fences.

Enhancement Measures

3.6. In addition to the avoidance, minimisation, and mitigation measures outlined above, the site offers opportunities to deliver appropriate ecological enhancements aimed at achieving an overall biodiversity net gain. Accordingly, and in line with Planning Policy Wales (PPW) Edition 12, the following enhancement measures are proposed:

- Create hibernacula, log piles, and brush piles to support reptiles, amphibians, and small mammals;
- Restore the former garden pond to enhance wetland habitat;
- Manage southern habitats to create a mosaic of grassland, scrub, and trees;
- Incorporate wildflower planting and flowering lawn mixes in landscaping;
- Install hedgehog access holes (13 cm x 13 cm) at 15 m intervals in boundary fencing; and
- Provide additional bat and bird roosting/nesting features where opportunities exist.

3.7. The Landscape Scheme (produced by Potterton Associates) outlines the potential configuration in which these measures could be implemented:



Extract of Landscaping Scheme

3.8. In light of the above, it is considered that the site and the proposals can adequately accommodate the recommendations of the reports, ensuring that a biodiversity gains can be achieved on the site.

4. Conclusion

Background

- 4.1. Having regard to the above, and in summary, it is considered that the proposed development should be considered acceptable and compliant with the recently updated Chapter 6 of PPW 12, in light of the following key factors:
- A stepwise approach, informed by appropriate survey and assessment of the site, has been considered for the site, minimising damage to the green infrastructure on site wherever possible and considering that this is the development of a brownfield site;
 - Any green infrastructure impacted on site by the proposal is being replaced by adequate alternatives and mitigation measures;
 - To achieve a biodiversity benefit, the following green infrastructure enhancement measures are being included over and above the existing on-site provision:
 - Incorporate wildflower planting and flowering lawn mixes in landscaping;
 - Provide additional bat and bird roosting/nesting features where opportunities exist; and
 - Create hibernacula, log piles, and brash piles to support reptiles, amphibians, and small mammals.
- 4.2. Accordingly, it is considered that the proposed development is acceptable in terms of its impact on the environment and biodiversity, and is fully in accord with Chapter 6 of PPW 12.
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GJP.

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