



S & B Developments Limited

Proposed new shopfront, conversion of first floor offices and roof space to create 5 no. flats, Class A3 unit, car park alterations and associated works.

170-172 Commercial Road

Newport NP20 2PL

GREEN INFRASTRUCTURE & BIODIVERSITY ENHANCEMENT STATEMENT

Introduction

This Statement has been prepared in support of a planning application by S&B Developments Limited at 170-172 Commercial Road, Newport.

Context

Since November 2023, Welsh Government has required that all planning applications be supported by a Green Infrastructure Statement.

Chapter 6, Paragraph 6.2.1 of Planning Policy Wales (Edition 12, February 2024) describes Green Infrastructure as:

“...the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways, peatlands and mountain ranges or be connected networks of mosaic habitats, including grasslands. At a local scale, it might comprise parks, fields, ponds, natural green spaces, public rights of way, allotments, cemeteries and gardens or may be designed or managed features such as sustainable drainage systems. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks.”

Paragraph 6.2.4 outlines that the planning system must maximise its contribution to the protection and provision of green infrastructure assets and networks as part of meeting society’s wider social and economic objectives and the needs of local communities.

Local authorities are required to prepare a Green Infrastructure Assessment as a resource for biodiversity, ecosystem resilience and ecosystem service provision.

In terms of applications for new development, Paragraph 6.2.11 states:

“The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem

services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes. “

It continues at 6.2.1:

“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. (Our emphasis). The green infrastructure statement will be an effective way of demonstrating positive multi-functional 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.”

Examples of how GI may be incorporated are given in Paragraph 6.2.13:

“There are multiple ways of incorporating green infrastructure, depending on the needs and opportunities a site presents, and the green infrastructure assessment should be referred to, as appropriate, in order to ascertain local priorities. Landscaping, green roofs, grass verges, sustainable drainage and gardens are examples of individual design measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places.”

Newport City Council has yet to prepare a GIA to support its emerging Local Development Plan. The Preferred Strategy - Green Infrastructure and Biodiversity Background Paper October 2023 does, however, at Paragraph 5.1.2 propose a new strategic policy that identifies characteristics of GI in Newport. This includes a recognition of roadside verges and screen planting along roads as components of Green Infrastructure.

Green Infrastructure - Assessment

Planning Policy Wales requires that all proposals are assessed against the Step-Wise Approach.

Figure 12 of Planning Policy Wales illustrates the approach as follows:



