

Green Infrastructure Statement

Project: Change of use from A3 to D2 and residential

Site Address: West of England Public House, 42 Brunel street, Newport

The applicant is seeking planning consent for the change of use. This green infrastructure statement outlines the lack of existing green infrastructure on the site and the proposed improvements resulting from the development.

The site currently has zero ecological value and consists almost entirely of concrete/ tarmac hardstanding. It is sandwiched between a small green wedge belonging to NCC, and the junction of a small road and main road.

Green Infrastructure Approach:

As set out in PPW 11, paragraph 6.4.21, the impacts on habitats and species from a proposed development should be treated in a step-wise manner. The table below summarises how the proposed works have adopted these step-wise principles and details the Green Infrastructure contribution of the proposed scheme. The Green Infrastructure contribution proposed is considered to be proportionate to the proposed development.

Step-Wise Stages	Summary of Project Proposals
Avoidance	<ul style="list-style-type: none">• The proposed change of use does not require any physical work to be done and therefore avoids any impact on the existing habitats in the immediate area.
Minimisation	<ul style="list-style-type: none">• The ecological impact is minimised by utilising existing structure and hardstanding
Mitigation or Restoration	<ul style="list-style-type: none">• No mitigation is required
Compensation	<ul style="list-style-type: none">• No compensation is required
Enhancement	<ul style="list-style-type: none">• Bird and bat boxes will be installed on the existing building.• Wildflower and native tree planting

Proposed Green Infrastructure:

Within the site there is no landscaping, it is 100% laid to tarmac or built over.

Considerations were given to increasing the biodiversity of the landscape, but such meager improvements were possible, that the LPA advised to concentrate on ecological enhancements on the building itself.

- **Bird and bat boxes:** New Woodstone Estella Sparrow Terrace will be fitted to the wall of the existing building facing the trees to the North East as well as a WoodStone Beaumaris Bat Boxes on the South west facing gable. 4 of each.

In conclusion, the proposed development avoids any harm to the site's existing ecological habitats and the scheme proposes some new ecological features that will enhance the site's ecological infrastructure. The provision of 4 bird and 4 bat boxes will contribute to local biodiversity and support ecological networks in the area.