

Green Infrastructure Statement

6A Station Road, Caerleon, Newport NP18 1NH

Proposal	Change of use of ground floor commercial unit from retail (Use Class A1) to financial and professional services (Use Class A2), for use as an independent financial adviser's office with clients seen by appointment only; and replacement of the existing corrugated steel roof covering with natural Spanish slate. All other external finishes to remain as existing.
Applicant	James Hawkins
Local planning authority	Newport City Council
Planning Portal reference	PP-15231184
Site area	Approximately 53 m ² (building footprint only)
Date	September 2026

1. Purpose

Planning Policy Wales (Edition 12) requires a Green Infrastructure Statement with all planning applications. The statement should be proportionate to the scale and nature of the development. It should describe how green infrastructure has been considered, how the step-wise approach has been applied, and how the proposal will deliver a net benefit for biodiversity and improve ecosystem resilience.

This is a minor proposal. It involves a change of use and the replacement of a roof covering on an existing building, and this statement is proportionate to that.

2. Existing green infrastructure

Site coverage	The site is fully built on. The building covers the whole application site, and there is no garden, soft landscaping or open ground.
Trees and hedges	There are no trees or hedges on the site, and none on adjoining land that would be affected.
Habitats	There are no habitats of ecological value on the site. The existing roof is corrugated steel sheeting.
Protected species	The building has been inspected on several occasions. No

	bats or evidence of bat roosting were found.
Water and drainage	Surface water drains from the roof to the existing mains sewer connection. The site is not within an area at risk of flooding.
Designated sites	The proposal is a small building works scheme with no groundworks, discharges or change in drainage, so it has no pathway to affect any designated nature conservation site.

3. The step-wise approach

1. Avoid	The proposal reuses an existing building within its existing footprint, so no green space, vegetation or habitat is lost.
2. Minimise	The works are limited to the roof covering and internal fit-out. Roofing work will be carried out with care, and if bats or nesting birds are unexpectedly found, work will stop and advice will be taken from a suitably qualified ecologist.
3. Mitigate	No mitigation is needed, because no habitat is lost.
4. Compensate	No compensation is needed.

4. Net benefit for biodiversity and enhancements

The site is small and fully built on, so opportunities are limited. The following proportionate enhancements are proposed, and the applicant is happy for them to be secured by condition:

- **Integrated bird nesting provision:** one swift brick or sparrow terrace box installed on a suitable elevation, away from the main frontage, during the works.
- **Bat roosting provision:** one bat access slate or external bat box built into the new roof or fixed to a suitable elevation.
- **Planting:** a planter with pollinator-friendly planting by the entrance, where this does not obstruct the footway.
- **Water:** a water butt on the rainwater downpipe, if space allows, to collect rainwater for the planter.

These measures will give a modest but real net benefit for biodiversity, set against an existing baseline of no habitat on the site.

5. Wider green infrastructure and wellbeing benefits

- Reusing an existing building in a sustainable town centre location reduces the need for development elsewhere.
- The central location encourages walking, cycling and public transport rather than car use.
- Replacing the roof is an opportunity to improve insulation and reduce the building's energy use.

6. Conclusion

The proposal causes no loss of green infrastructure or habitat. It follows the step-wise approach and provides proportionate enhancements that will give a net benefit for biodiversity. It therefore accords with Chapter 6 of Planning Policy Wales (Edition 12) and with the Newport Local Development Plan policies on the natural environment.