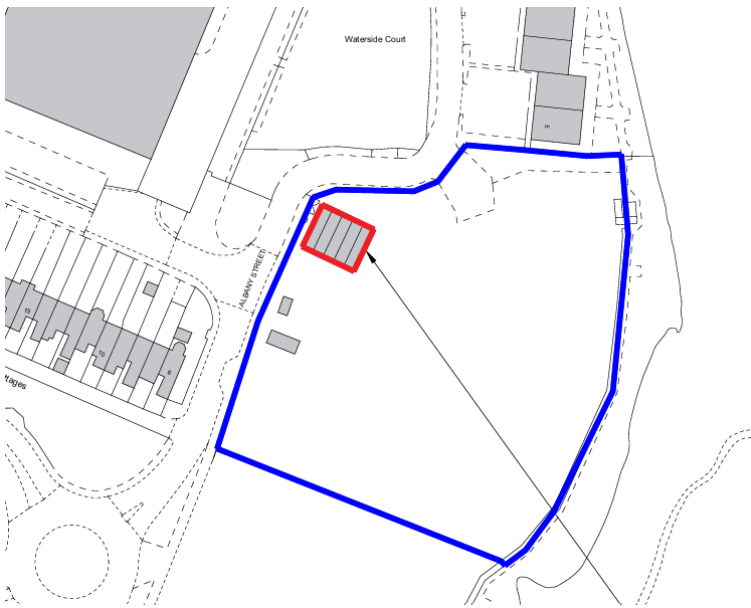


Green Infrastructure Statement

Newport Lorry Park, Abany Street, Newport, NP20 5NJ

July 2025



Introduction	
Client	This statement has been prepared on behalf of Newport Lorry Park Ltd.
Scope	This Green Infrastructure Statement accompanies the submission of a retrospective Full Planning Application for “Welfare and cafe building associated with Newport Lorry Park” at Albany Road, Newport, NP20 5NJ
Context	Green Infrastructure Statement are required to be submitted with all applications for planning permission in Wales. The statement should be proportionate to the scale and nature of the development proposed and should describe how green infrastructure has been incorporated into the proposal. This Green Infrastructure Statement should be read in conjunction with the architectural plans.
Site Details	
Site Address	Newport Lorry Park, Albany Street, Newport, NP20 5NJ.
Site Location	<i>Fig.1 Site Location Plan</i>  The site location plan shows a large area outlined in blue, representing the lorry park site. Within this area, a smaller rectangular area is outlined in red, representing the welfare and cafe building. The plan also shows surrounding features: 'Waterside Court' to the north, 'Albany Street' to the west, and 'Village' to the southwest. The River Usk is shown to the east of the site.
Site Description	The site comprises of a welfare and café building located within an established lorry park. Prior to its use as a lorry park, the wider site was used for other B8 commercial uses for a number of years. The café/welfare building provides two storeys of accommodation within two stacked shipping containers. To the ground floor it provides showers and toilet facilities, an office and a café, whilst to the first floor it provides storage. The wider lorry park site is hard surfaced (primarily tarmacadam), with some designated parking bays, and enclosed by mesh and palisade fencing. The Lorry Park site is located within an existing mixed-use commercial/residential area. To the south of the Lorry Park is a recently constructed Aldi supermarket; to the west (on the opposite side of Albany Road) is a terrace of houses; to the north are a number of commercial/office buildings; whilst to the east is the River Usk.

National Planning Policy

Planning Policy
Wales (Edition
12 2024)

Planning Policy Wales (Edition 12) - February 2024

PPW aims to contribute towards the delivery of sustainable development, embedding the principles of the Well-being of Future Generations (Wales) Act 2015. PPW ingrains Placemaking Wales Charter and how sustainable development can be achieved through implementing placemaking.

Section 6.2 sets out green infrastructure should be given early consideration in development proposals and how it should be integrated into developments.

“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”

Within 6.2.11 it goes on to state that the “quality of the built environment should be enhanced by integrating green infrastructure into development” and the Green Infrastructure Statement will be “an effective way of demonstrating positive multi-functional outcomes which are appropriate for the site in question and must be used for demonstrating how the step-wise approach has been applied”

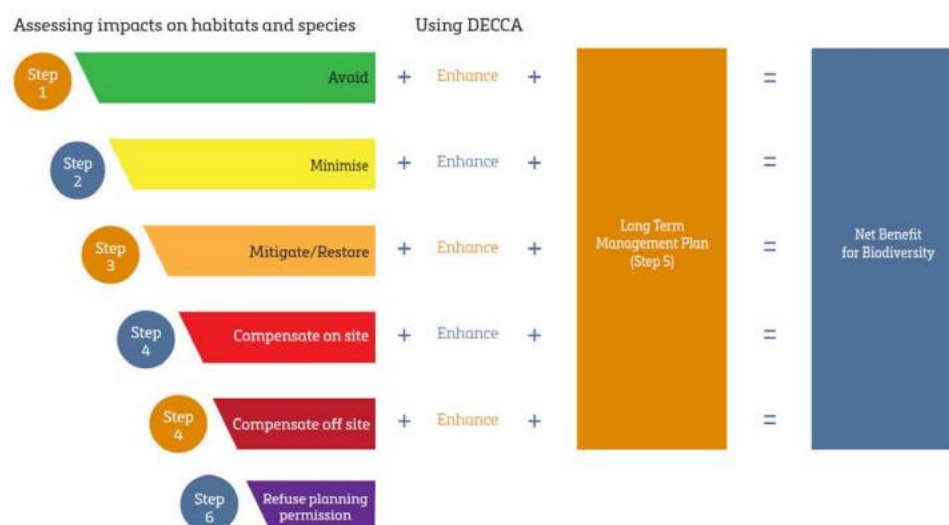
This series of updated policy has a stronger emphasis on taking a proactive approach to green infrastructure and references the Building with Nature Standards - Delivering High Quality Green Infrastructure in Wales as an example of good practice to ensure that appropriate considerations have been taken into account.

The green infrastructure statement should 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 of Planning Policy Wales) has been applied. This is the means of demonstrating the steps which have been taken towards securing a net benefit for biodiversity.

The Step Wise approach has been summarised below:

1. Avoid
2. Minimise
3. Mitigate/Restore
4. Compensate

Fig.2 Summary of the Step Wise Approach - Planning Policy Wales Edition 12, Page 148



Avoid

Aim to maintain biodiversity by avoiding loss or damage to biodiversity (i.e. the variety of species and their abundance). Consider whether the development is really needed, whether it could be located elsewhere, sited or designed differently, or incorporate or be replaced in part by a nature-based solution.

Minimise

When all options for avoiding loss or damage to biodiversity have been exhausted, development should seek to minimise the initial impact on biodiversity and ecosystems on the site by:

- maintaining the largest possible area of existing habitat supporting biodiversity and functioning ecosystems
- retaining existing features (e.g. trees, hedgerows, ponds), and
- using innovative solutions to avoid damage and maintain existing biodiversity features and ecosystems.

Mitigate

Where after measures to minimise impact, biodiversity and ecosystems could still be damaged, the proposed development should aim to mitigate that damage - 'like for like' in the case of priority habitats and species and in every case seek to build ecosystem resilience within the site and where possible the wider area.

Having mitigated loss, a scheme of enhancements should be provided to ensure a net benefit for biodiversity. These could include on-site habitat creation and/or could be part of the development itself using biodiverse nature-based solutions such as SUDS, green roofs, woodland expansion, and wetland creation. Improving ecosystem resilience through the DECCA attributes, particularly improving connectivity to the immediate surroundings would be a key contribution to on-site mitigation and enhancement.

Compensate

When all other options have been exhausted, and where modifications, alternative sites, conditions or obligations are not sufficient to secure biodiversity outcomes, off site compensation

	for unavoidable damage must be sought. Compensation measures should be guided by place-based evidence and the priorities as set out in SoNaRR, the Area Statement and/or Green Infrastructure Assessment and must be secured and established far enough in advance before the loss of biodiversity on site.
Future Wales: The National Plan	Future Wales – The National Plan The National Plan provides a strategy for addressing key national priorities through the planning system, including achieving climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. It also embeds the principles of the Well-being of Future Generations (Wales) Act 2015. <i>Fig.3 The seven well-being goals from Well-being of Future Generations (Wales) Act, 2015</i>  The key policy in relation biodiversity and green infrastructure is Policy 9 – Resilient Ecological Networks and Green Infrastructure. It states, “action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit)..” “The resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.” The Wellbeing of Future Generations Act requires public bodies to carry out sustainable development. The principle of sustainable development is “the process of improving the economic, social, environmental and cultural well-being of Wales.” The principle is made up of five ways of working, including looking to the long-term; taking an integrated approach; involving a diversity of the population; working collaboratively; and preventing issues. It sets out seven well-being goals including resilience and being globally responsible.
Environment Wales Act (2016)	Environment (Wales) Act 2016 This legislation is intended to work alongside the Well-being of Future Generations Act. It included a new biodiversity duty to reverse the decline of biodiversity and to secure long-term resilience. Section 6 states “A public authority must seek to maintain and enhance biodiversity... and in so doing promote the resilience of ecosystems”. In relation to resilience of ecosystems, the following should be taken into account: a) diversity between and within ecosystems; b) the connections between and within ecosystems;

	c) the scale of ecosystems; d) the condition of ecosystems (including their structure and functioning); e) the adaptability of ecosystems.
Local Planning Policy	
Newport's Local Development Plan 2011-2026	Newport Local Development Plan 2011-2026 The Newport Local Development Plan was adopted in January 2015. Policy SP1 (Sustainability) states: <i>"PROPOSALS WILL BE REQUIRED TO MAKE A POSITIVE CONTRIBUTION TO SUSTAINABLE DEVELOPMENT BY CONCENTRATING DEVELOPMENT IN SUSTAINABLE LOCATIONS ON BROWNFIELD LAND WITHIN THE SETTLEMENT BOUNDARY. THEY WILL BE ASSESSED AS TO THEIR POTENTIAL CONTRIBUTION TO:</i> <i>IX) CONSERVING, ENHANCING AND LINKING GREEN INFRASTRUCTURE, PROTECTING AND ENHANCING THE BUILT AND NATURAL ENVIRONMENT"</i> Policy GP5 (General Development Principles – Natural Environment) states: <i>"DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE:</i> <i>VI) THE PROPOSAL INCLUDES AN APPROPRIATE LANDSCAPE SCHEME, WHICH ENHANCES THE SITE AND THE WIDER CONTEXT INCLUDING GREEN INFRASTRUCTURE AND BIODIVERSITY NETWORKS"</i>
Supplementary Planning Guidance	The Newport Local Development Plan is supplemented by a series of Supplementary Planning Guidance (SPG). These provide applicants and decision makers with further information on how the policies of the Newport Local development Plan (LDP) will be applied. The following SPG are of broad relevance to Green Infrastructure: - Trees, Woodland and Hedgerows and Development Site (January 2017) - Wildlife and Development (August 2015)
Existing Green Infrastructure	
Existing Assets	This Green Infrastructure Statement was informed by a site walkover to confirm the existing green infrastructure elements on the site and in the surrounding area. As identified above, the application site itself is entirely hard standing, however existing green infrastructure elements in the immediate locality of the site include: - Verges around the peripheries of the wider lorry park site The green infrastructure elements are described briefly below, identifying and accessing existing or potentially important elements. It summarises the Stepwise approach Step A – Identify and Assess. <u>Ecology</u> No ecology surveys are required for the site given that there are no ecology habitats within the site. The application relates to operational development comprising of the siting of storage units on the previously existing hardstanding. As such, on-site ecological value has been retained, and

	appropriate measures were taken during the formation phase of the development to ensure pollution control. <u>Trees</u> No tree survey is required for the site, due to the development site being entirely hard standing. Small green verges/scrub lie along the northern, western and eastern boundaries of the wider lorry park site however, these are not within the application site and were retained and safeguarded during the build process. <u>Drainage</u> The site will be subject to Sustainable Drainage requirements as part of a separate SABs application, which will be submitted in due course. <u>Landscape</u> The site held no landscape and amenity value due to its previous use as a storage site as a bus and coach store.
Assessment	
Green Infrastructure Enhancement & Mitigation	In alignment with local and national Planning Policy, a stepwise approach has been utilised for the Site proposals, proportional to the size, scope and context of a change of use application for existing dwellings, as outlined in PPW Edition 12 Chapter 6. Section 6.2 sets out that at smaller scalers “individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks”. Step A has been addressed in the earlier sections of this document, identifying existing Green Infrastructure (GI) assets. Step B’s objective is to avoid GI loss wherever feasible. The nature of the works are such that there has been no loss of any identified GI assets, and nor are any proposed. Step C involves designing and responding to any unavoidable losses to achieve a net improvement in the GI and biodiversity value of the site. However, the application does not include any GI loss, and thus Step C is not applicable. Current operations on the site adhere to all relevant environmental regulations set out by Planning Policy Wales (PPW), ensuring the effective mitigation of emissions and minimising any adverse impact on the local area. This targeted approach to environmental stewardship has provided more direct benefits than broader green infrastructure measures and has seen more to align with the characteristics of the site. Schweglar Bird and bat boxes will be incorporated at the end of the building to ensure effective mitigation and enhancement for biodiversity within the area. Furthermore, the green infrastructure on the boundary of the wider has been retained, with no losses recorded.

Conclusion

The current use of the site as a lorry park inherently limits the feasibility of integrating landscaping measures aimed at enhancing green infrastructure. Given its location sandwiched between industrial/commercial sites, additional green infrastructure may not yield significant ecological benefits, particularly in terms of supporting local biodiversity. The focus has therefore been on safeguarding the existing natural features, together with the installation of bird and bat boxes.

It is therefore concluded that, given the nature and location of existing green infrastructure assets and the scope of the application, the development successfully meets the aims and objectives of Planning Policy Wales and Newport Local Development Plan in respect of protection and enhancement of Green Infrastructure.