



Newport Retail & Leisure Park
Seven Stiles Avenue
Newport

GREEN INFRASTRUCTURE STATEMENT

Prepared for and on behalf of Seven Stiles Avenue

By

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INTRODUCTION

Green infrastructure has been defined as “A strategically planned network of natural and semi-natural areas with other environmental features, designed and managed to deliver a wide range of ecosystem services, while also enhancing biodiversity.” Such services include, for example, improving air quality, providing space for recreation, as well as helping with climate mitigation and adaptation. This network of green spaces improves the quality of the environment, the condition and connectivity of natural areas, as well as improving peoples’ health and quality of life. Developing green infrastructure can also support a green economy and create job opportunities.

This document has been produced in accordance with Planning Policy Wales 12 (June 2026). It is acknowledged that proposed green infrastructure should be proportionate to the scale and nature of the development and should demonstrate positive multifunctional outcomes which are appropriate to the site. The following demonstrates how the step-wise approach (para 6.4.21 of PPW 12) has been applied.

BASELINE

The site is located within Newport Retail and Leisure Park, an out-of-town shopping centre in the city of Newport, Monmouthshire. The site lies Below Days Rental on Seven Stiles Avenue in the eastern extent of Newport Retail Park and encompasses a brownfield plot approximately 2.47 acres in size (central grid reference: ST 34812 86920). The topography of the site is relatively level at approximately 6.50m AOD. Earth bunds have been formed around the perimeters of the site.

The plot is currently undeveloped/unmanaged and has been largely colonised by a mosaic of scrub, ruderal and ephemeral/short perennial vegetation, with a belt of vegetation found along the site’s eastern boundary. There are no buildings within the site boundaries (other than a small power box/feeder pillar on the site’s western boundary), although existing commercial plots with associated car parks can be found to the north, south and west. A vacant retail store and car park lie immediately to the north. A car dealership is located to the south of the site. To the west, the rear elevations of the units within the main body of the retail park adjoin Seven Stiles Avenue. To the east, a wide belt (approximately 80m) of densely vegetated green space forms a landscape buffer, separating the retail park from the large residential and mixed use community development of Glan Llyn.

The site has been proposed for development and in order to inform a planning submission, a survey to establish the ecological baseline conditions and identify any ecological constraints or opportunities at the site is required. A Preliminary Ecological Appraisal was undertaken by Soltys Brewster Ecology in September 2024.

Desk based consultation confirmed the site holds no statutory designations for nature conservation, although the Gwent Levels – Nash and Goldcliff SSSI can be found approximately 475m to the southeast. Several non-statutory designations were also found within a 1km radius of the site, of which only the Former Steel Works Site off Queensway Meadow SINC was considered of ecological relevance, with this SINC found directly adjacent to the application site’s eastern boundary.

An Extended Phase I Habitat survey undertaken in August 2024 revealed a limited number of habitats at the site, all of which are typically associated with recently colonised brownfield

land. The majority of the site was covered in Bramble scrub and a mosaic of bare ground, patchy ephemeral/short perennial and ruderal vegetation which was considered to be of limited ecological importance. A line of broadleaved trees can be found along the eastern boundary of the site, and this represents the most important ecological feature in context of the site, with this treeline falling within the boundary of the Former Steel Works Site off Queensway Meadow SINC. The habitats found along the eastern boundary were considered suitable for supporting a range of protected/priority listed species including foraging/commuting/roosting bats, nesting birds, herpetofauna, Water Vole and Otter on an irregular basis. As part of the local green infrastructure network, this eastern boundary is expected to be retained and protected as part of any future development at the site, thus limiting any potential impacts to local wildlife populations. The survey also found invasive non-native plant species listed under Schedule 9 of the Wildlife & Countryside Act 1981 (as amended) growing at the site, with Wall Cotoneaster present along the site's northern boundary.

While no further survey work is deemed necessary, any clearance of vegetation has the potential to impact wildlife unless precautionary working methods (i.e. sensitive approach to vegetation clearance) and appropriate controls during the construction/operational phases (i.e. lighting) are adopted. The development also provides opportunities for biodiversity enhancements through the provision of new habitat resources/features; new bat/bird boxes; the creation of refuges (brash/log piles) along the eastern boundary; and the positive management of retained/newly created habitats in order to encourage botanical diversity.

PLANNING POLICY

Newport Replacement Local Development Plan is currently being prepared and will shape new development and land use in Newport until 2036. Until this is adopted, the current Local Development Plan will be used to inform all planning decisions within Newport. The current Local Development Plan was adopted in 2015. It sets out how new development will be managed, and land will be used in Newport until 2026.

Refer to Appendix 1 for an excerpt of Newport City Council's Local Development Plan Proposals Map, showing the area relevant to the development site.

Refer to Appendix 2 for an excerpt of Newport City Council's Local Development Plan Constraints Map, showing the area relevant to the development site.

Refer to Planning Statement by Montagu Evan LLP for details of relevant planning policy.

PROPOSED DEVELOPMENT

Refer to DEP dwg no. 6026.01 – Planting Plan, for details of proposed site planting.

Refer to DEP Landscape Management Plan for details of proposed ongoing landscape management and maintenance.

The proposal would include the erection of a single storey building with reception area, offices, amenity facilities, workshop and adjoining wash bays. Externally, there would be hard surfaced staff and customer car parking, van and car hire display collection area, van compound and EV charging area. The compound area would be surfaced in permeable material with a sustainable drainage system. Secure fencing would be erected to the site boundaries and compound area. Access would be gained off Seven Stiles Avenue to the west of the site via secure gates.

The proposed landscape scheme comprises mixed native species hedgerows along the northern and southern boundaries of the site, and a 5m wide landscape buffer on the eastern boundary, with mixed native species scrub planting and wetland wildflower planting to SuDS drainage swales. Within the site, ornamental beds and extra heavy standard trees will be planted.

It is assessed that these landscape proposals are proportionate to the scale of the proposed development and will optimise the site's potential for connectivity to the wider green infrastructure network, particularly the landscape buffer to the eastern edge of the site which forms a wildlife corridor and adjoins the neighbouring area of existing green infrastructure. The planting will provide habitat for a range of vertebrates and invertebrates, flowering species will attract pollinators and fruiting/berrying plants will attract birds and other wildlife.

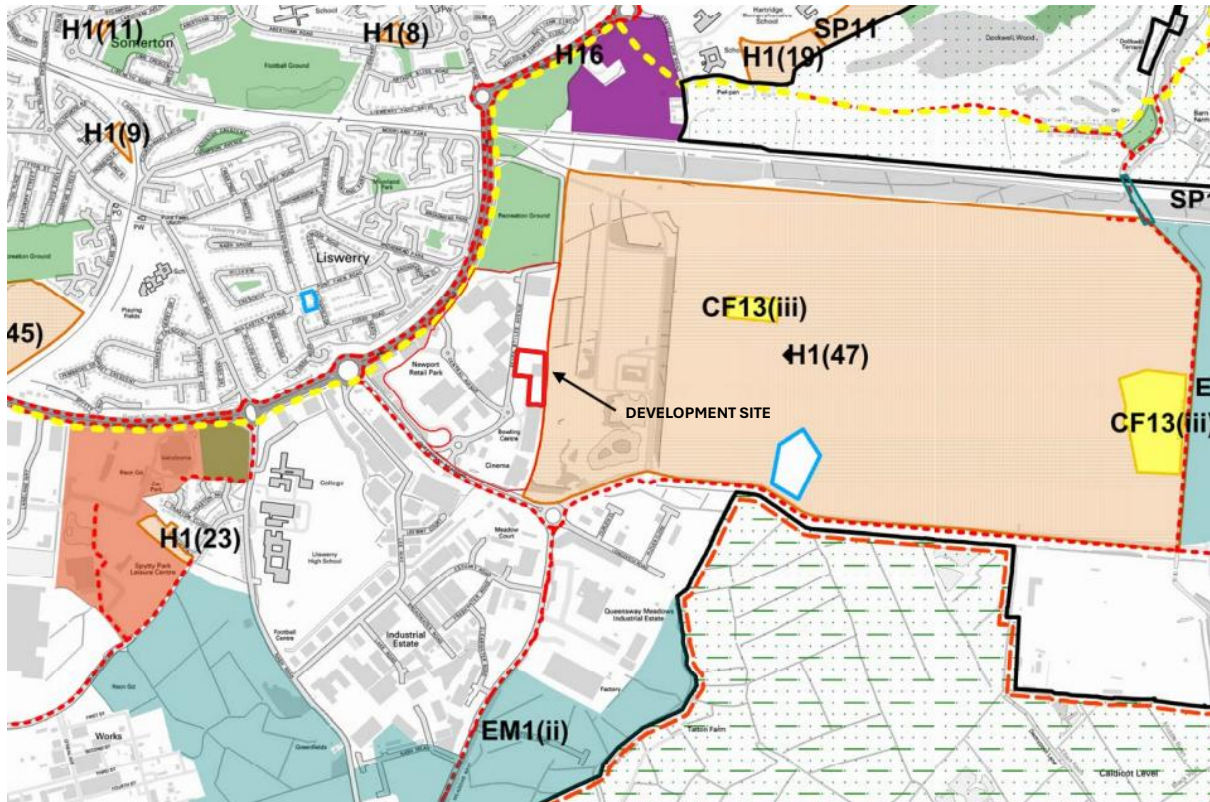
CONCLUSION

As previously stated, it is acknowledged that proposed green infrastructure should be proportionate to the scale and nature of the development. This is a small-scale development, with little or no existing green infrastructure assets. There are opportunities to provide positive green infrastructure enhancements as part of the development, which are to be implemented as part of the design and are demonstrated within the landscape proposals. In particular the inclusion of native species hedgerow provides a diverse linear habitat, benefitting vertebrates (for example as feeding areas and navigation pathways for bats) and invertebrates. Tree planting will also provide green infrastructure connectivity with the adjacent area of existing green infrastructure, trees along the highway network verges and green/open space within the wider area.

Please refer to dwg no 6026.01 by DEP Landscape Architecture Ltd for details of the site landscaping proposals.

APPENDIX I

(Excerpt of Newport City Council's Local Development Plan Proposals Map, showing the area relevant to the development site)



KEY

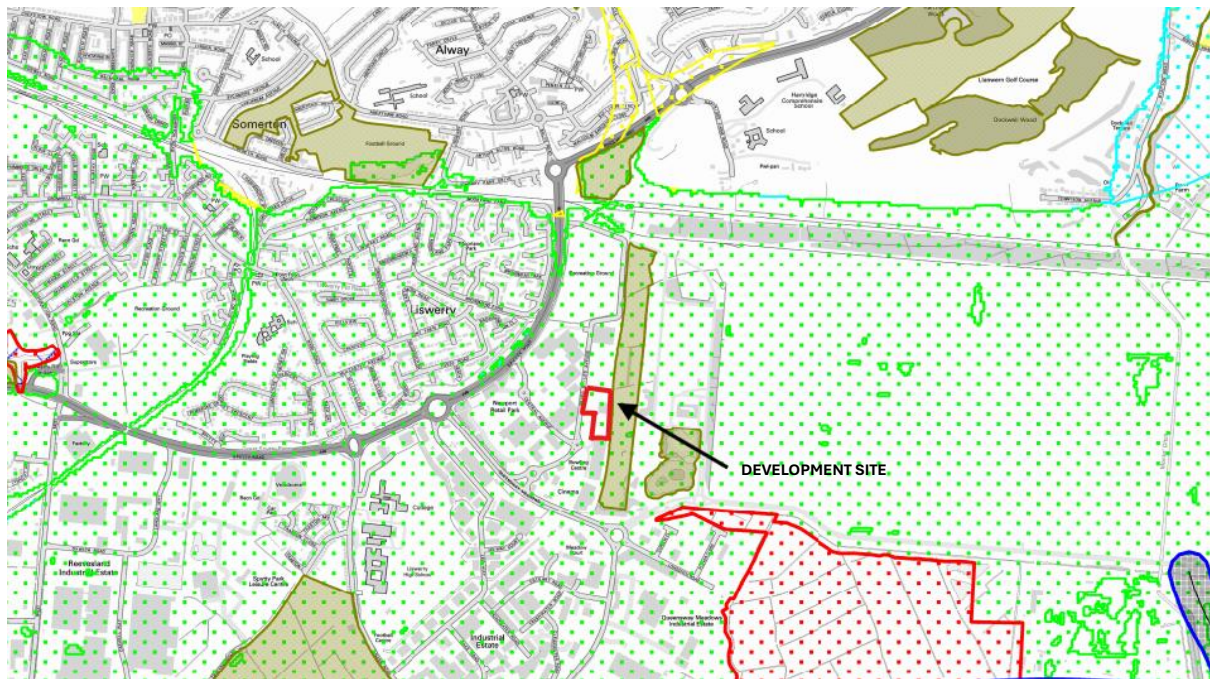
	Allotments
	All Wales Coastal Path
	Archaeologically Sensitive Area
	Celtic Manor Resort
	Conservation Area
	Countryside
	Developed Coastal Zone
	District Centres (See Inset Plans DC1-10)
	Indicative Education Sites
	Employment
	Environmental Space
	Green Belt
	Green Wedge
	Gypsy and Traveller Residential Accommodation
	Housing Sites
	Inset Boundary
	Leisure and Sporting Facilities
	Local Centres
	Long Distance Walk / Cycleway
	Major Road Schemes
	Newport City Boundary
	Newport Docks
	Safeguarding of Hardrock Resources
	Sand and Gravel Resource
	Special Landscape Area
	Undeveloped Coastal Zone
	Urban Boundary
	Wharves and Sidings

Environmental Spaces and Corridors

Archaeologically Sensitive Area	CE3
Conservation Area	CE6
Local Nature Reserve	CE7
Coastal Zone	CE8
Leisure and Sporting Facilities	CE9
Allotment	CF1
Celtic Manor Resort	CF6
Education Sites	CF9
Employment	CF13
Newport Docks	EM1
Housing Policies	EM2
Gypsy and Traveller Residential Accommodation	H1
Safeguarding of Mineral Resource	H16
Wharves and Rail	M1, SP21
District Centres	M4
Local Centres	R6
Urban Boundary	R8, R9
Countryside	SP5
Green Belt	SP5
Green Wedges	SP6
Special Landscape Area	SP7
Eastern Expansion Area	SP8
Major Road Schemes	SP11
Proposed Railway Stations	SP16
Long Distance Walk / Cycleway	T1
	T5

APPENDIX 2

(Excerpt of Newport City Council's Local Development Plan Constraints Map, showing the area relevant to the development site)



KEY

- Sites of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- RAMSAR & Special Protection Area (SPA)
- TAN15 Zone C2
- TAN15 Zone C1
- TAN15 Zone B
- National Nature Reserve
- Landscape of Outstanding Historic Interest
- Historic Park or Garden
- Newport Boundary
- Scheduled Ancient Monuments
- Local Nature Reserve
- RIGS
- Coal Authority Development Risk
- Junctions from Proposed M4 Relief Road (July 2014)
- Buffer of M4 Relief Road (July 2014)
- Line of Proposed M4 Relief Road (July 2014)
- Sites of Importance for Nature Conservation (SINC)