



GREEN INFRASTRUCTURE STATEMENT

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21 Cot Farm Circle, Newport,
NP19 9JR



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ARCHITECTS

SUSTAINABLE

MODERN

CREATIVE

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1. Introduction

The design for the proposed dwelling was informed by the planning policy Wales chapter 6. Specifically, the stepwise approach set out in paragraph 6.4.15 and paragraph 6.4.21.

- 1) Avoid – The layout of the site and proposed extensions has been designed to avoid any damage to existing green infrastructure where possible. Please refer to existing and proposed site plan drawings.
- 2) Minimise – The design of the proposed extensions means that the areas used are currently hardstanding and a small unused border. Meaning very little green infrastructure has been lost.
- 3) Mitigate – Any potential damage to on-site green infrastructure has been mitigated.
- 4) Compensate – Although we believe that the nature and impact of the project would not usually require the introduction of green infrastructure, we understand that due the site's location and context, any introduction of green infrastructure would greatly benefit surrounding biodiversity.

2. Site Description

21 Cot Farm Circle is a semi-detached brick property located in Ringland, Newport. The surrounding area is mainly characterised by similar terraced and semi-detached housing with woodland to the rear of the property.

The site is situated off a residential street which is part of a dead-end road which continues onto and ends on Cot Farm close. The site consists of multiple levels including a sloped front garden and steps up to the front of the property, level side entrance and rear garden consisting of four separate levels. The rear garden includes a mix of finishes including paving, planters, decking, patio slabs and grass.

The materiality of the site includes a brick exterior, tiled roof and white PVC window and guttering. The front garden lawn is enclosed with low wooden fencing, with the side and rear being enclosed by full height garden fencing.

3. Development Impacts

The construction of this proposed extension and landscaping of the rear garden will involve excavation works to the rear garden and side entrance of the property to facilitate the proposed extension. This will include the removal of decking, paving and a border which currently doesn't consist of any planting.

4. Proposed Biodiversity enhancement

As there will only be limited removal of existing green infrastructure including a grassed area in the rear garden, it is proposed that raised planters will be installed to both the front and rear of the property. This will aim to improve and introduce biodiversity to the re landscaped garden which currently doesn't include any such aspects.

The proposal also includes the installation of a bird box to the proposed side extension to offer a possible habitat for nesting birds, and link to the woodland located to the rear of the site. There is also a bat box proposed to serve as an artificial nesting site.

5. Conclusion

As shown in the proposed drawings submitted with this application and justification above, we believe that the proposals include improvements to the green infrastructure of 21 Cot Farm Circle and for these reasons the Council should have no hesitation in approving this application.