

COACH AND HORSES, NEWPORT ROAD, CASTLETON, CARDIFF, CF3 2UQ

RETROSPECTIVE APPLICATION FOR THE PROPOSED
DEVELOPMENT OF AN INDUSTRIAL STORAGE UNIT / BUILDING

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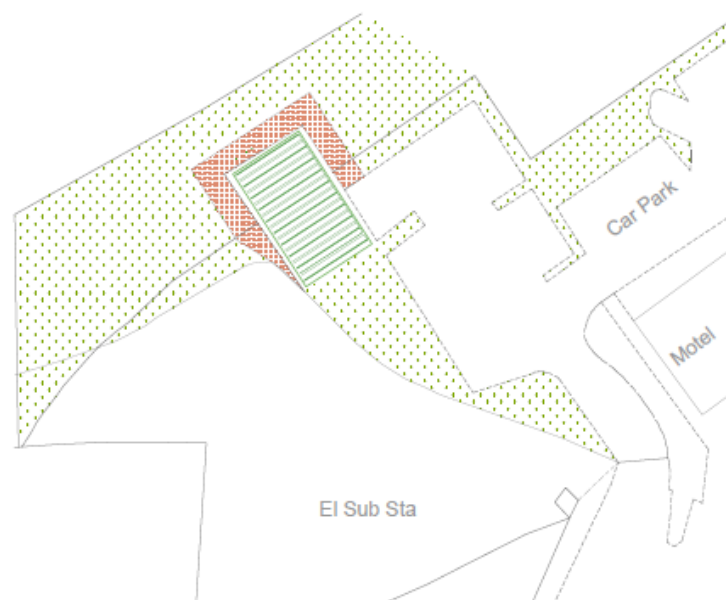
1. Introduction

Background

- 1.1. This Green Infrastructure Statement has been prepared in support of an application for Full Planning Permission, submitted on behalf of 'JMD Restaurants Ltd', in relation to the following development proposal:

'Retrospective Application for the Proposed Development of an Industrial Storage Unit / Building'

- 1.2. The proposed development comprises a storage unit / building within the Coach and Horses ownership. The proposed site plan can be seen below:



Proposed Site Plan

Site Context

- 1.3. The site is situated within the administrative boundaries of Newport Council, and within the Castleton settlement boundaries. The site forms part of the curtilage of the Coach and Horses Hotel and Restaurant. With regard to the surrounding context, the site is situated within an area characterised by a mix of uses, including commercial, residential, and agricultural development.
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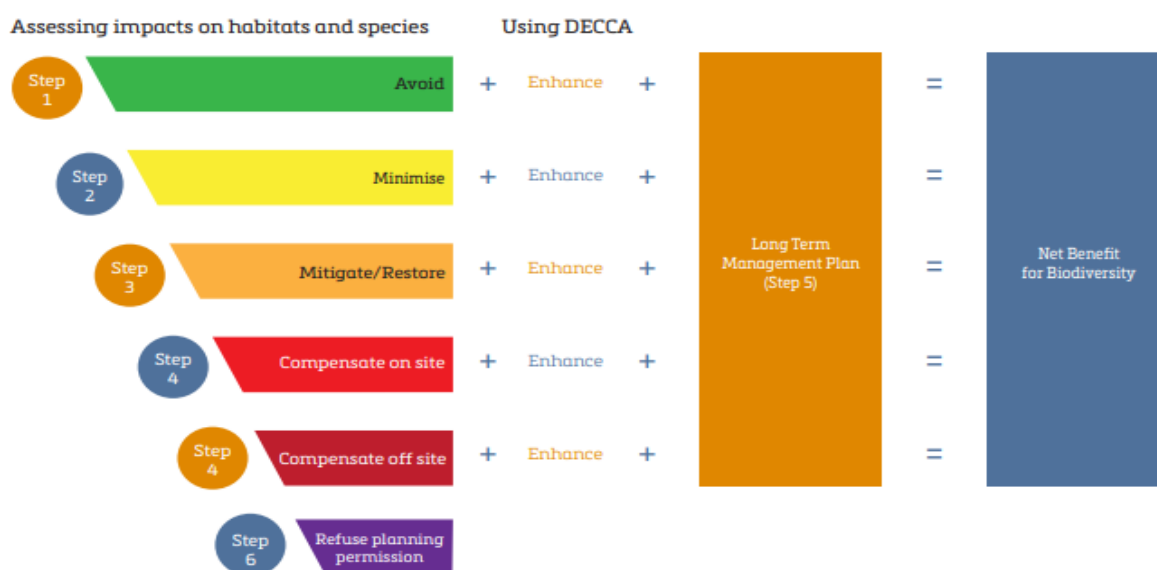
Policy

- 1.4. This Green Infrastructure Statement has been formulated in accordance with Chapter 6 of Planning Policy Wales (PPW 12). This states that it is now considered necessary for all planning applications to be supported by a Green Infrastructure Statement.

- 1.5. In short, the overall objective of the Green Infrastructure Statement is to ensure any disruption to biodiversity is kept to a minimum as a result of the development. The pertinent text has been extracted below from Chapter 6 of PPW 12.

"A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multifunctional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied".

- 1.6. The Step-Wise Approach for assessing and addressing the potential impact of development on habitats and species set out in PPW 12 (Figure 12) is extracted and summarised overleaf:



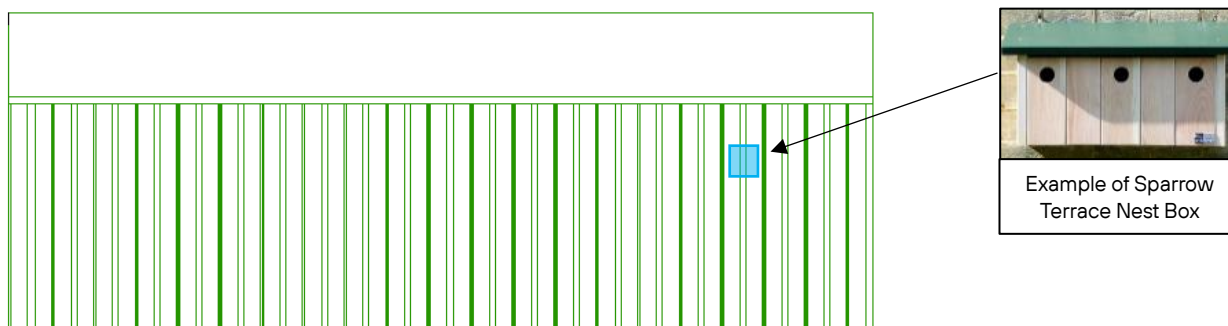
- 1.7. The Step-Wise Approach seeks to prioritise the protection of existing biodiversity, and to mitigate for any loss of biodiversity, to ensure that an overall net benefit is secured through any new development.
- 1.8. Paragraph 6.4.16 states: *'All development must deliver a net benefit for biodiversity and ecosystem resilience from the baseline state (proportionate to the scale and nature of the development proposed)'*.
- 1.9. Paragraph 6.4.42 goes on to state: *'Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.'*
- 1.10. As such, this statement will outline the measures the proposal will take to ensure it is compliant with the policy position set out in PPW12.

2. Green Infrastructure Strategy & Enhancement Measures

- 2.1. In light of the step-wise approach, avoiding and minimising the impact on the existing levels of green infrastructure on the site is required, and where necessary, mitigation and compensation is required to offset the implications of any loss.

Step-Wise Approach

- 2.2. Given the location of the proposal, on existing tarmac ground, it consider the proposal avoids any biodiversity on assets. Accordingly, the proposal meets Step 1 of the Step-Wise Approach in avoiding the loss of any biodiversity habitats / species within or adjacent to the site. As a result, there is no requirement to consider the other steps within this approach (e.g. mitigation / minimise etc.) given that there will be total avoidance.
- 2.3. Through the development, there are opportunities within the site to provide appropriate enhancement measures, in order to achieve an overall biodiversity net gain.
- 2.4. A bird box will be mounted to the storage container to provide a habitat for nesting birds. A preliminary example of the proposed bird box is illustrated below.



Proposed Rear Elevation

- 2.5. The above measures are considered to appropriately provide green infrastructure enhancement, meeting the ambitions of Chapter 6 of PPW 12. It is therefore considered that the proposals suitably achieve a biodiversity net gain on site.

Long Term Management

- 2.6. Due to the minimal ecological impact of the proposals, little long-term management is necessary; however, where applicable features will necessarily be subject to long term management, maintenance, and monitoring so as to serve their condition and functional integrity in the long term

3. Conclusion

3.1. Having regard to the above, and in summary, it is considered that the proposed development should be considered acceptable and compliant with the recently updated Chapter 6 of PPW 12, in light of the following key factors:

- A stepwise approach has been undertaken for the site, whereby the proposal will avoid the discernible loss of any green infrastructure on site; and
- To achieve a net benefit, the site will see the addition of bird box to provide an ecological enhancement to the local bird species.

3.2. Accordingly, it is considered that the proposed development is acceptable in terms of its impact on the environment and biodiversity, and is fully in accord with Chapter 6 of PPW 12.



GJP.

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