



GREEN INFRASTRUCTURE STATEMENT

September 2025

DUTCH BARN AT THE OLD COWSHED,
BOWDENS LANE, NP26 3AA



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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 development proposals and landscape philosophy follow the stepwise approach set out in paragraph 6.4.21:

- 1) Avoid – The layout of the site and proposed change of uses has been designed to avoid any damage to existing green infrastructure where possible. Please refer to existing and proposed site plan drawings.
- 2) Minimise – With refinement to the design the new hard landscaping is of equal size to the hardstanding being removed, mitigating the amount of green space lost. Please refer to existing and proposed site plan drawings.
- 3) Mitigate – Any potential damage to on-site green infrastructure has been mitigated as it is primarily change of use of an existing structure, which has been accepted to have little potential to be a suitable habitat.
- 4) Compensate – Although the scale of the project and nature of the site 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, so have included this in the designs.

2. SITE DESCRIPTION

The property is a detached building with agricultural use within the grounds of a dwelling house. The proposal is to convert building to C6 use class for holiday / short term lets to provide a tourism use within a the countryside setting.

Located at the front of the property there is a gravel driveway with parking to the side, of the building, between the barn and the main house. (see drawing R824-27 A3 Existing Site Plan). The area at the rear of the host property comprises a patio with hardstanding adjacent to a grassed area. There is an area to the side of the barn which is being used to grow vegetables and wildflowers in raised beds. Enclosing the gardens and acting as a boundary is a mix of fences and hedges, as is typical of the countryside setting.

Around the property are other dwellings and agricultural outbuildings and there is a pattern of houses in large plots, mixed amongst the farm fields Bowdens Lane cuts through.

3. SURROUNDING AREA

The site is located on Bowdens Lane within the Langstone Ward, a Suburb and community in the northeast of the city and is set among a diverse collection of house types and agricultural fields. The property has good access into Newport through surrounding footways, cycle routes and bus links.

4. DEVELOPMENT IMPACTS

The proposed change of use will have limited impact on the green infrastructure of the area. The existing barn has been established to have limited potential for sustaining wildlife and the surrounding garden, grass areas and boundary planting will be minimally affected.

A section of the land around the building that is currently being used as a vegetable patch, with raised beds, will be re allocated for use as outdoor amenity space associated with the change of use to a holiday/short term let. A modest seating area will be introduced which will replace an existing area of hardstanding that is currently being used as a storage space.

No change to the driveway, surrounding land or boundary treatments are proposed as part of this application.



Figure 1

Area to side of barn with existing hard standing and car parking that will be re purposed as outdoor amenity space associated with the change of use.



Figure 2

Existing raised beds and planting to be retained.

5. PROPOSED BIODIVERSITY ENHANCEMENTS

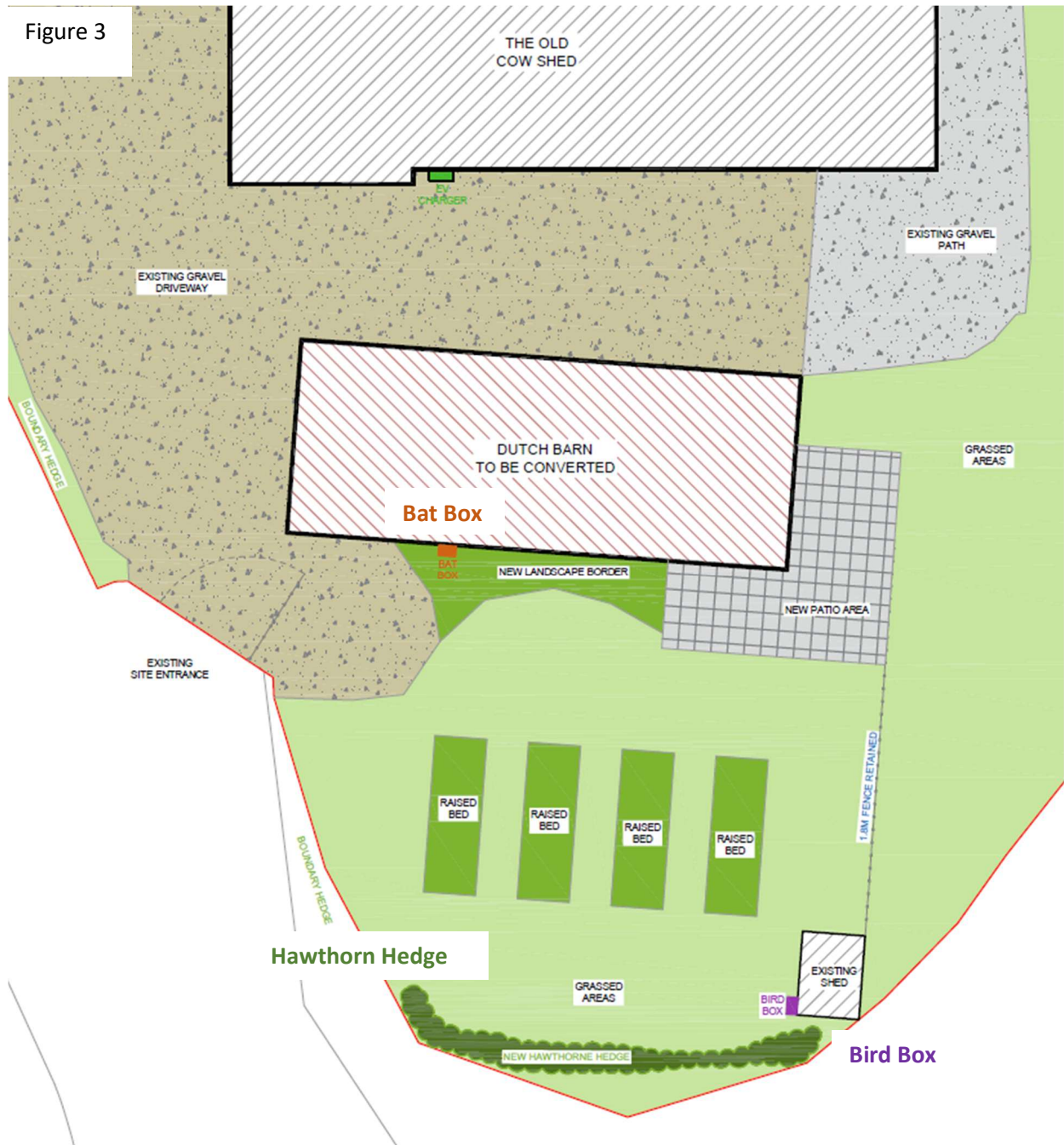
It is proposed to install both a bird box and bat box as follows. A bat box is to be installed on the western elevation to the underside of the soffit on the end of the existing barn and one bird box to the side of the existing tool shed that sits within the area to the side of the barn. This would create additional connectivity and nesting habitat. Shown in figure 3.

The landscaping remaining mostly unchanged. The raised beds are to be retained to grow vegetables, herbs, etc for the main dwelling and for use by guests who visit the holiday/short term let so that they can embrace sustainable ways of living.

A new Hawthorne hedge is proposed in place of the existing fence that is visible in figure 2 to the northern end of the land that houses the raised beds to the side of the barn. This is a native hedge species and is in keeping with the countryside appearance of the area. It will provide further habitat for birds and small mammals and will be maintained to a maximum height of 2.5 meters.

Although there will be limited green infrastructure lost, these new features aim to increase the levels of biodiversity on the site with the aim to offset any damage created by the proposed construction.

Figure 3



Example Bird and Bat boxes to be fixed as indicated in figure 3. Also incorporated a Hawthorn Hedge as Habitat and Landscape enhancements.



6. CONCLUSION

We understand that under normal circumstances a proposal of this size, which would have little impact on existing green infrastructure would only require a small amount of green infrastructure improvement to create a net gain of biodiversity. With this in mind, we have felt it extremely prudent to retain the positive green infrastructure of the site and enhanced it with the addition of bird and bat boxes and a hawthorn hedge sustain a mix of wildlife in addition to the already strong biodiversity credentials which the site holds.