

GREEN INFRASTRUCTURE STATEMENT

(Policy SP1, GP5, PPW12, Future Wales Policy 9 compliant)

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83 Commercial Street, Newport

February 2026

1. Introduction

This Green Infrastructure (GI) Statement accompanies the revised planning application for the redevelopment of 83 Commercial Street, Newport.

The proposal comprises:

- Retention of commercial use at ground floor
- Creation of 6 residential flats above
- External works including balconies and rear yard improvements

This statement responds to Refusal Reason 5 of Decision Notice dated 2 October 2025 and demonstrates compliance with:

- Newport LDP Policies SP1 and GP5
- Planning Policy Wales (Edition 12) Chapter 6
- Future Wales Policy 9

2. Site Context

The site is:

- Fully developed brownfield land
- Located within Newport City Centre Secondary Shopping Area
- Previously occupied by a commercial unit

There are currently:

- No soft landscaped areas
- No ecological features
- No tree coverage
- No permeable surfaces

The site therefore presents an opportunity to introduce green infrastructure where none currently exists.

3. Green Infrastructure Strategy

Although constrained by urban form, the scheme incorporates meaningful GI enhancements:

3.1 Rear Yard Planters

As shown on the revised Ground Floor Plan , evergreen planters are introduced along the rear boundary.

These will:

- Provide year-round vegetation
- Improve visual amenity
- Support pollinators
- Contribute to urban cooling

Planting will comprise native and pollinator-friendly species such as:

- Lavender
- Hebe
- Native grasses
- Small flowering shrubs

3.2 Balcony Greening

Rear-facing balconies (shown on first, second and third floor plans) provide opportunities for:

- Resident planting
- Climbing vegetation
- Vertical greening

Residents will be encouraged (via management plan) to incorporate planting into balcony design.

3.3 Biodiversity Enhancements

The scheme will include:

- Integrated bird boxes (minimum 2)
- Integrated bat roosting features (minimum 1)
- Bee bricks incorporated into masonry

These will be positioned:

- At high level
- Away from direct lighting
- In accordance with NRW best practice guidance

3.4 Potential Green Roof

The pitched roof section set back from the frontage provides opportunity for:

- Extensive sedum roof
- Biodiverse substrate planting

This will:

- Improve rainwater attenuation
- Enhance biodiversity
- Improve insulation
- Contribute to urban heat reduction

3.5 Sustainable Drainage Contribution

Although the site is constrained:

- Planters will include permeable soil media
- Rainwater runoff will be partially absorbed
- Opportunities for rainwater butts will be explored

4. Biodiversity Net Benefit

As an urban brownfield redevelopment:

- The site currently has negligible ecological value
- The proposal introduces multiple new ecological features

The scheme therefore delivers a net biodiversity enhancement when compared with the existing condition.

5. Conclusion

The revised scheme introduces green infrastructure within the constraints of a dense urban plot and:

- Enhances biodiversity
- Improves urban greening
- Contributes to climate resilience
- Complies with Policy SP1 and GP5
- Aligns with PPW12 Chapter 6

Refusal Reason 5 is therefore addressed.