

Green Infrastructure Statement

**IP5 Phase 4, Celtic Way,
Newport, NP10 8BE**

June 2026



Summary

Proposal:

Installation of external building extract ducts, air intake/extract louvres, condenser units and enclosures and associated works

Location:

IP5 TRAMS Controlled Temperature Storage Facility, Celtic Way, Newport, NP10 8BE

Date:

June 2026

Project Reference:

26.169

Client:

NHS Wales Shared Services Partnership

Product of:

Asbri Planning Ltd
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Green Infrastructure Statement – IP5, Newport

Site Description

The development site is located in a semi-urban location being located on the southeastern outskirts of Dyffryn, Newport. Imperial Park is bounded by the A48 to the north and Dyffryn Lane along the southern boundary. Additional light industrial units are present further north and east of the roads. To the south and west of the site are open fields and small areas of woodland.



Figure 1: Aerial View of Site

Existing Green Infrastructure

The green infrastructure features within the site boundary at present are limited. The buildings are immediately surrounded by tarmac car parking and well mown semi-improved grassland verges. The grassland verges are regularly mown with the sward being kept short and even. The site has some habitat connectivity to the wider landscape. It is located on the southwestern outskirts of an industrial estate. While the immediate surroundings include roads, hardstanding and other high industrial building, there are areas of grassland, scrub, tree lines and woodland to the south and east.

Green Infrastructure Strategy

Planning Policy Wales defines Green Infrastructure as the network of natural and semi-natural features, green spaces, rivers, and lakes, that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels.

Paragraph 6.4.15 details a step-wise approach for the consideration of green infrastructure within development proposals. In summary this approach follows the below steps:

- **AVOID** - Consider options to avoid any potential harm to an ecological feature,
- **MITIGATE** - If negative effects are unavoidable, measures should be implemented to minimise and reduce potential effects,
- **COMPENSATE** - If negative effects are still likely to be experienced, despite measures to reduce impacts being implemented, appropriate compensatory measures should be implemented,

- **ENHANCEMENT** - Works should always seek to provide net benefits for biodiversity to help meet the section 7 & 6 requirements of the Environment (Wales) Act 2016.

The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes. The development only concerns minor additions to the existing building, and therefore the scale of proposed green infrastructure is considered to be minor. The installation is not anticipated to cause any unacceptable harm on air quality, heat, noise or light pollution, or any other identified risk to the environment. Therefore, the proposal will accord with Policy GP7 (Environmental Protection and Public Health) of the LDP, and any concerns can be deemed insignificant.

Proposed Green Infrastructure

Given the small scale of the development, the impacts on surrounding green infrastructure and biodiversity value will be negligible. However, Planning Policy Wales 12 and Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated.

The proposal will plant wildflower seeds on the grass verge along the northern elevations of the building. The mixture will include a rich variety of plants with high nectar to attract bees and other pollinators, whilst also providing additional biodiversity value to the site. The facility's lease only provides scope for additional planting within this section of the site; therefore, we feel that this would be the best approach to maximise the site's green infrastructure, with respect to the scale of the proposal. Further details on the planting specification can be found within Appendix B.



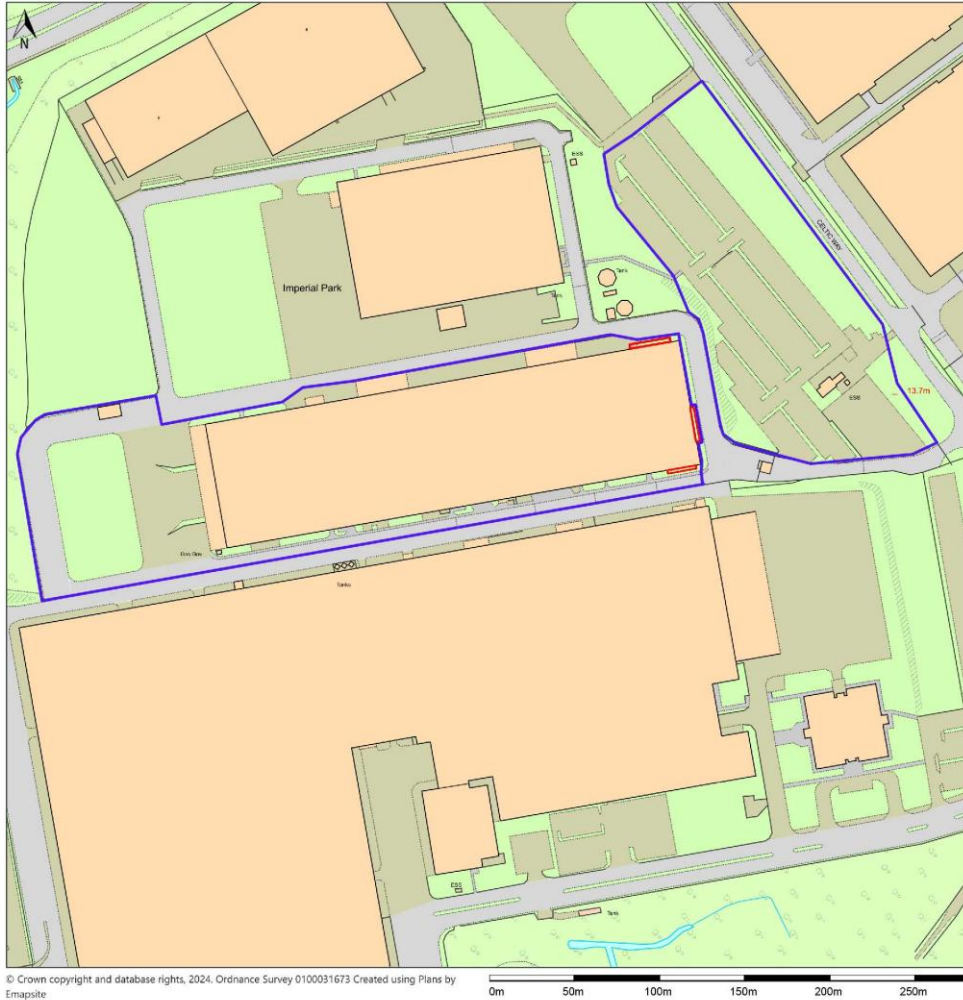
Figure 2: Proposed Location of Wildflower Planting (Northern Elevations)

Conclusion

This Green Infrastructure Statement has been prepared on behalf of NHS Wales Shared Services Partnership for proposed installation of external building extract ducts, air intake/extract louvres, condenser units and enclosures and associated works at IP-5, Celtic Way, Newport, NP10 8BE.

After reviewing the surrounding landscape and the potential impact of the proposed installations, it is considered that the proposal will not have a damaging impact on the green infrastructure associated with the site. Only 27m² of green space will be lost along the grass verges to accommodate the condenser units and enclosure on the southern elevations. Mitigation/compensation measures will be achieved through wildflower planting along the northern elevations of the building, providing a net benefit biodiversity value. The development is also in compliance with the relevant National and Local Policies, and therefore green infrastructure should not be regarded as a constraint.

Site Location Plan



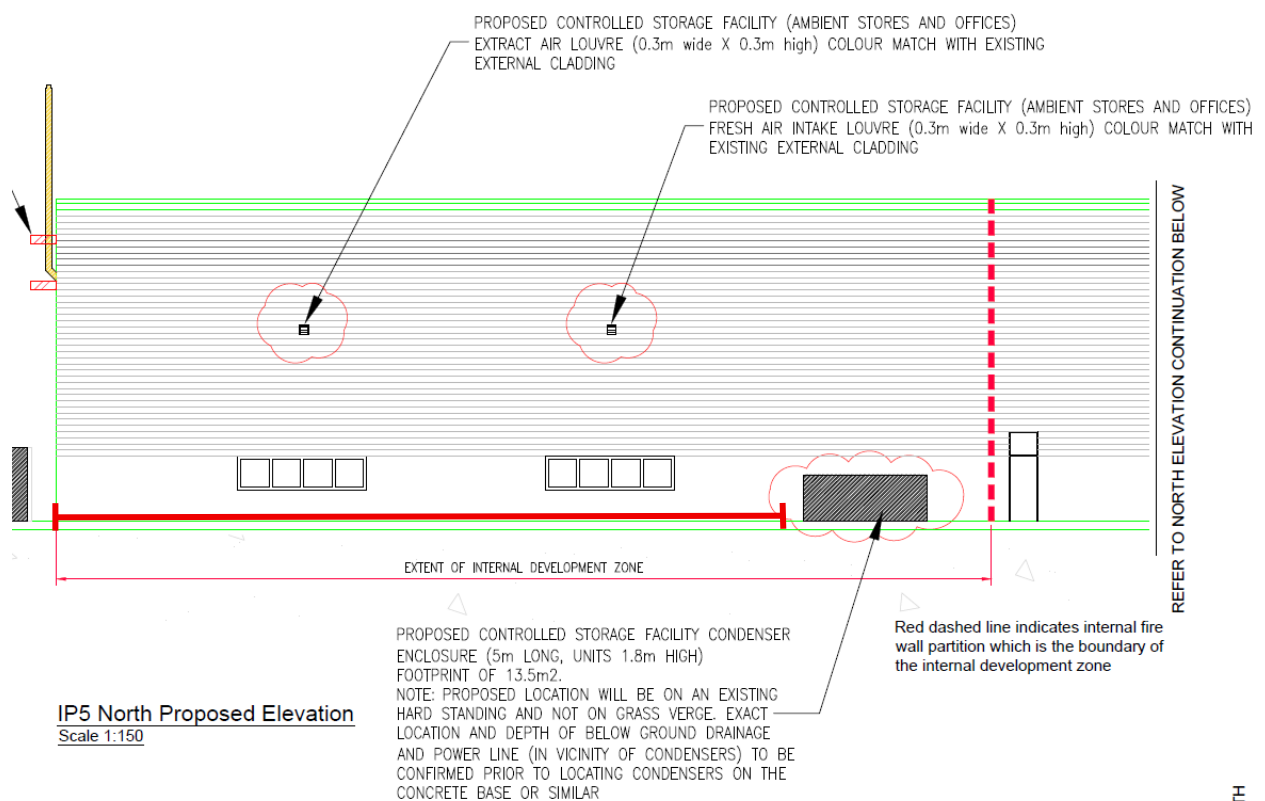
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Notes:



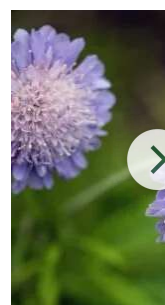
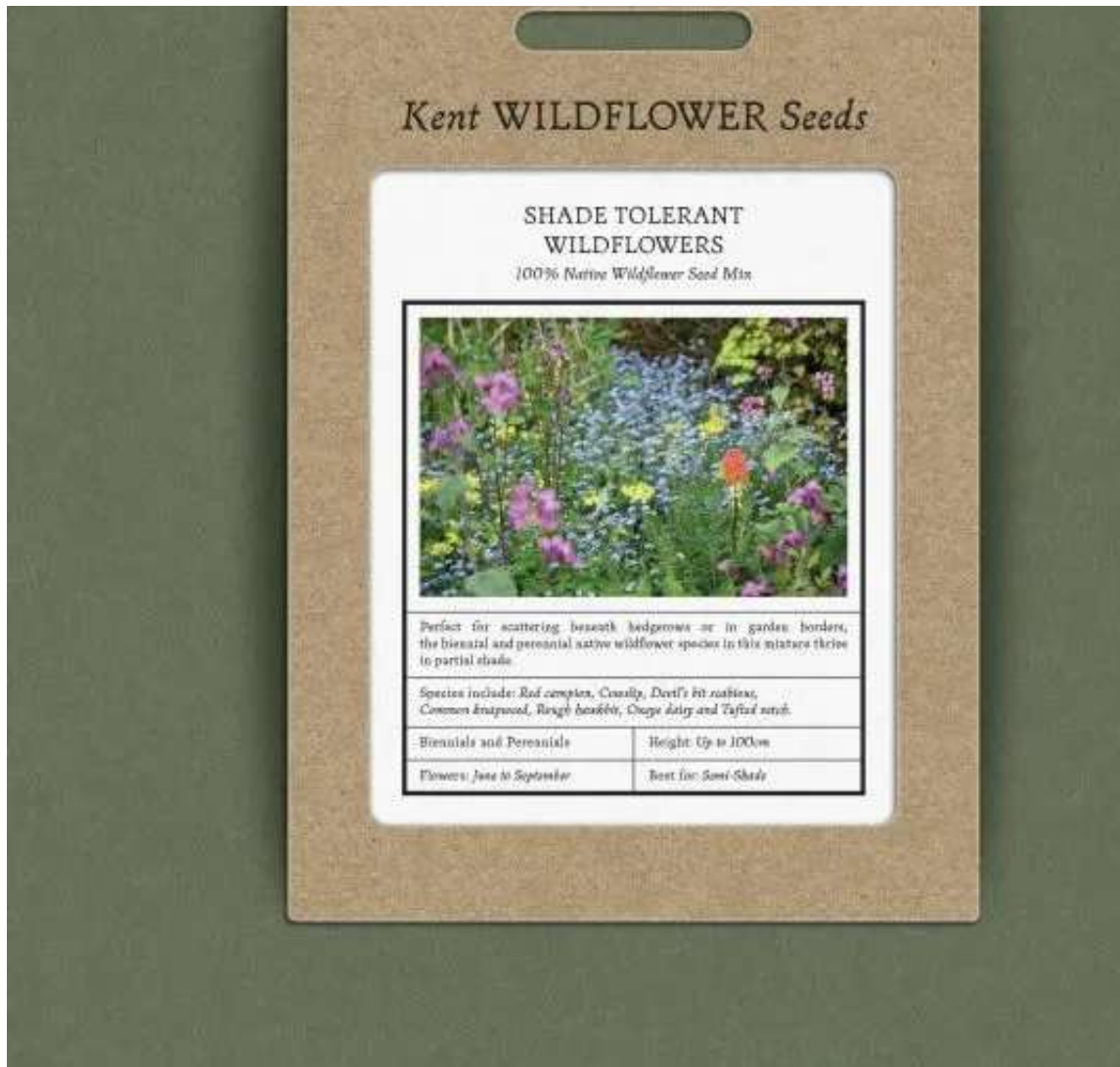
Appendix B – Location of Proposed Biodiversity Enhancements



Appendix C – Planting Specification



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100% Wildflower Mixtures

Shade Tolerant Wildflower Mix

Designed to be grown on sites which are in shade for part of the day, this shade tolerant wildflower mixture will thrive without full sun. Low

maintenance and colourful, these wildflowers are well suited to shady areas such as garden borders beneath hedges, fences, and walls where the ground sits in full shade for part of the day but receives a minimum of three hours of full sunlight.

Shady ground under trees and alongside hedges is known as dry shade and here the seeds and seedlings may need watering if sown when the weather is warm and there is no rain forecast. The young plants will be competing for water so you will need to give them a helping hand.

This mix contains 100% British-grown wildflower seed.

If the seed weight you require is not listed below please [send us an enquiry](#).

Make your seed packet gift-ready with our optional festive bow.

£5.00 – £295.00

Weight

Choose an option

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Add To Basket

Description

It's important to note that these wildflowers will not thrive on sites with full shade, if your site sits in full shade we recommend woodland wildflowers such as bluebells, wood anemones and fritillaries. The wildflowers in our shade tolerant mixture are adapted to cope with partial shade which describes areas that receive between three to six hours of direct sunlight per day.

The species in this shade tolerant wildflower mixture include Bird's-Foot Trefoil, Cowslip, Common Sorrel, Selfheal, Tufted Vetch, Rough Hawkbit,

Kidney Vetch, Pepper Saxifrage, Meadow Vetchling, Musk-Mallow, Red Champion, Sainfoin, Salad Burnet, White Clover, Wild Basil, Devil's Bit Scabious, St John's Wort and Oxeye Daisy

Contents may change with each new harvest and depending on availability.

If you're considering adding our shade tolerant wildflower mix to your garden, here are some things to note:

What area will a packet of seed cover?

One seed packet will cover 1sqm of ground.

How many grams of wildflower mix should I buy?

We recommend sowing at a rate of 2g/sqm and increasing to 4g/sqm for densely populated growth.

When to sow: Avoid sowing in high summer when rain is infrequent. Ideally, sow in spring or early autumn. If sowing mid-season, sow when the ground temperature is above 12 degrees and the conditions are warm and wet. It's vital to keep the area damp after sowing to aid germination and ensure the seedlings receive enough water. To do this, lightly water the area with collected rainwater. Do not drill. Take a look at these [tips for successful wildflower seed germination](#).

Sowing rate: We recommend sowing our shade tolerant wildflower mixtures at a rate of 2 grams per square metre. For more densely populated growth increase to 4 grams per square metre. To encourage even distribution when scattering mix wildflower seeds with dry sand, sawdust, or flour at a weight ratio of 1:4 (seed to spreader).

Tips for Growing Wildflowers in Shade

Soil Preparation: Shaded areas can often have poor, dry, compacted soil. Loosen the soil and allow any dormant seeds in the soil bank to germinate before sowing your seed mix. Be sure to weed out any establishing plants which you do not want into your meadow planting.

Light Conditions: Only woodland wildflowers such as wood anemones and bluebells can tolerate sites with full shade. Choose species suited to the specific light conditions of your garden.

Moisture: Wildflower seeds need moisture to establish, so ensure you water the area well (ideally with collected rainwater) as the young plants begin to appear, especially under trees where the soil can dry out.

Naturalizing: Wildflowers for shade work well when planted in naturalistic drifts, mimicking woodland edges and glades where they are found in the wild.

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