

Green Infrastructure Statement

The Grove, Bowden's Lane, NP263 3AA



1. Introduction

This Green Infrastructure Statement has been prepared in support of the planning application for demolition of existing semi-detached dwelling and construction of replacement two story detached dwelling at the above site. The statement demonstrates how the proposal protects, enhances and delivers Green Infrastructure in accordance with national policy (Future Wales, PPW11), TAN 15/5 where relevant, and Newport City Council Local Development Plan policies.

This statement is supplemented by the submitted landscape plan and ecological report. A detailed SuDS strategy and plan has also been developed and submitted to the SAB; principal features are captured on accompanying Site and Landscape Plans.

2. Policy Context

The proposal has been assessed against relevant GI policy, including:

- **Planning Policy Wales (Edition 11)** – Green Infrastructure and biodiversity enhancement.
- **Future Wales: The National Plan 2040** – Resilient ecological networks.
- **Newport Local Development Plan** – Policies relating to Green Infrastructure, biodiversity, landscape and placemaking.

3. Site Context and Existing Green Infrastructure

3.1 Site Description

The site is situated in a rural location approximately 920 m west of the village of Penhow. The local landscape is dominated by farmland fields bounded by tree lines and hedgerows, with scattered areas of woodland.

The main dwellinghouse at The Grove is set within extensive residential curtilage that is rural in nature. The mature gardens are laid to lawn, with shrubs trees and several outbuildings. Located to the North side of the property is access to Bowden's Lane with a gravel driveway and garage. A boundary consisting of stone walling, fences and hedges encloses the gardens, as is typical of the rural location.

3.2 Existing Green Infrastructure Assets

The site currently contains a range of Green Infrastructure assets associated with the existing residential curtilage. These include private garden space predominantly laid to lawn, together with established trees, shrubs and boundary hedgerows which contribute to local landscape character and biodiversity. Permeable surfaces and areas of soft landscaping are present throughout the site, supporting natural drainage and soil infiltration. Boundary vegetation and garden planting provide ecological value, offering shelter and foraging opportunities for birds and other wildlife typical of the rural environment.

4. Green Infrastructure Step-Wise Approach

Avoid

The replacement dwelling is predominantly sited within the footprint and developed area of the existing residential curtilage. The layout has been designed to avoid the loss of established Green Infrastructure assets, including mature trees, boundary hedgerows and the majority of existing garden space.

Minimise

Where changes are required, impacts on Green Infrastructure are minimised through the retention of existing soft landscaping wherever practicable. Only limited new hard landscaping is proposed, reducing the loss of permeable green areas to the minimum necessary to serve the dwelling.

In addition to tree protection fences, all construction access and material storage will utilise the existing driveway and adjacent garage, avoiding unnecessary disturbance to garden areas and boundary vegetation.

No change to the driveway or surrounding agricultural land are proposed and only very minimal boundary works are required to achieve the development.

Mitigate

Any minor impacts arising from the development will be mitigated through appropriate landscaping measures, including the retention and reinforcement of existing boundary planting and the use of permeable surfacing where feasible.

Compensate – Proposed Enhancements

Where limited Green Infrastructure loss is unavoidable, this will be compensated for through new native planting within the site, resulting in a net improvement in the quality, diversity and functionality of the site's Green Infrastructure. The proposed planting will enhance habitat provision within the domestic garden environment and strengthen the site's contribution to the wider rural green network.

In accordance with the recommendations of the appointed ecologist, bat and nesting bird boxes will be installed as set out within the attached Preliminary Bat Roost Assessment and Nesting Bird Survey Report. These measures will provide additional roosting and nesting opportunities and will contribute to a net biodiversity benefit.



As identified in Figure 1 a bat box will be located on the southern elevation and bird nest boxes on the wall/under the eaves on the north-easterly elevation

Bees – The site is richly populated with species suited to pollinators and is frequented by many species of bees already. A bee hotel constructed of bamboo or hollow plant stems could also be installed in a suitable south facing location.

Sustainable drainage measures form part of the proposed enhancements, including extensive rainwater attenuation/harvesting and on-site infiltration. These measures will ensure no surface water runoff, support natural water management and contribute to the site's overall climate resilience.

8. Conclusion

The proposed single replacement dwelling retains existing Green Infrastructure assets and delivers proportionate enhancements appropriate to the scale of development. The scheme results in a net benefit for biodiversity, landscape quality and residential amenity, and is fully aligned with national and local Green Infrastructure policy requirements.