

Green Infrastructure Statement

The Ffwrwm, High Street, Caerleon
August 2026



Green Infrastructure Statement

COPYRIGHT © DAVID GLASSON PLANNING LIMITED. The contents of this document must not be copied, reproduced or transmitted in any form, either in whole or in part without the prior written consent of David Glasson Planning Limited. David Glasson Planning Limited does not accept any liability for any loss or damage suffered by any party resulting from reliance on this publication.

David Glasson Planning Limited asserts its moral rights to be identified as the author of this work under the Copyright, Designs and Patents Act 1988

David Glasson Planning Limited is a limited company registered in England & Wales (registered number 6420702). Registered Office at Trym Lodge, Henbury Road, Westbury-on-Trym, Bristol BS9 3HQ

Site	The Ffwrwm
Client	Highmore Investments Ltd
Report	GIS
Prepared by:	David Glasson Planning Limited Primrose Cottage Ayr St Ives Cornwall TR26 1DU Tel: 07954 341002
Version	2
Approved by:	David Glasson BA MRTPI FASAg
Date	21.8.26



Contents

- Project Description
- Site Context
- Legislative and Policy Context
- Existing Green Infrastructure Assets
- Step-Wise Approach
- Local Green Infrastructure Assets
- Biodiversity Enhancements

This statement should be read in conjunction with the accompanying plans (prepared by *Griffiths Design*),



Site Context

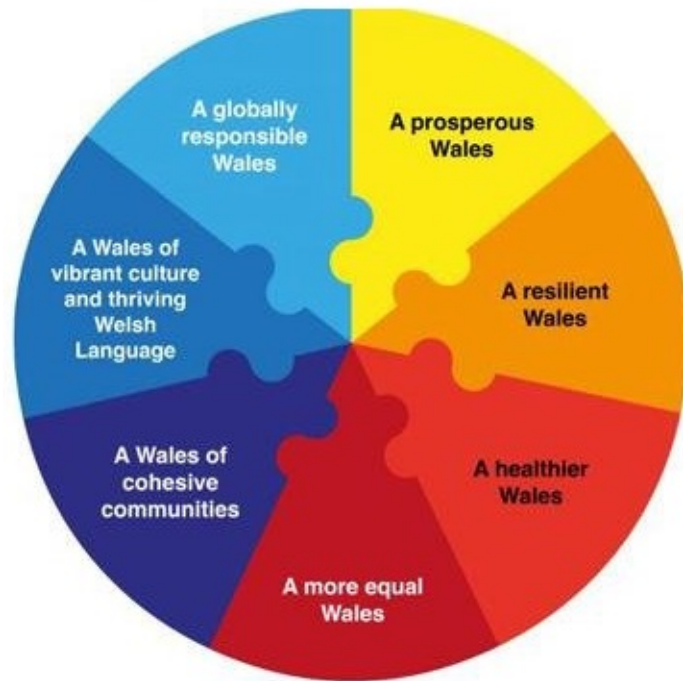
The “Ffwrwm” (derived from the Latin ‘Forum’ which is Welsh for a “seat”) is an enclosed courtyard of five shop units (arrowed in red), restaurant (“The Snug”) occupying a backwater set behind the High Street in the Caerleon Conservation Area.

The site is within a Scheduled Ancient Monument.



Source: Google Earth

Legislative and Policy Context



Resilient Wales' goal

Source: Wales Biodiversity Partnership

The Environment (Wales) Act 2016

The Act provides a context for the delivery of multi-functional green infrastructure. Its protection and provision can make a significant contribution to the sustainable management of natural resources, and in particular to protecting, maintaining and enhancing biodiversity and the resilience of ecosystems in terms of the diversity within and connections between ecosystems.

Section 7 of the Act places a duty on public bodies to maintain and enhance biodiversity and promote the resilience of ecosystems.

Planning Policy Wales (Edition 12 | February 2024) ("PPW")

6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design.

6.2.12 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.

6.4.16 **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).

Newport Local Development Plan (January 2015) ("LDP")

SP1(ix) (Sustainability)

SP5 (Countryside)

SP9 (Conservation of the Natural, Historic and Built Environment)

Existing Green Infrastructure Assets



The site faces a courtyard but is otherwise surrounded by established development within the built-up area. There are no statutory environmental designations and no protected habitats.

The courtyard is dominated by a flag-stone surface, stone/brick boundary walls, scattered low level vegetation and a mixed group of trees which have recently been assessed as follows

T1 – Willow (in advanced decline and to be felled on safety grounds)

T2 – Oak (standard maintenance)

T3 – Tulip (standard maintenance)

T4 – Yew (to be felled as low-amenity/limited landscape value)

T5 – Rowan (to be felled as low-amenity/limited landscape value)

T6 – Silver Birch (height reduction by circa 15%)

T7 – Mulberry (standard maintenance)

T8 – Scots Pine (to be felled as limited individual landscape value)

T9 – Silver Birch (height reduction by circa 15%)

T10 – Rowan (to be felled as low-amenity/limited landscape value)

NB. Trees in conservation areas are subject to similar controls as trees to which a Tree Preservation Order applies. All the above works are approved under Application No: 26/0444 (27 07 26)

Step-Wise Approach



PPW requires a step-wise approach for assessing the environmental impact of development.

1a) Avoid damage to biodiversity and ecosystems.

1b) Proposals in statutory designated sites are unacceptable and must be excluded from site searches and sites containing protected species and habitats must be safeguarded.

2. Minimise the initial impact on biodiversity and ecosystems.

3a). Where after measures to minimise impact, biodiversity and ecosystems could still be damaged, or lost through residual impacts, the proposed development should mitigate that impact.

3b) Effective mitigation or restoration measures should be incorporated.

4. When all the steps above have been exhausted and where modifications, alternative sites, conditions or obligations are not sufficient to secure biodiversity outcomes off-site/immediately proximate or compensation must be provided.

5. Each stage must be accompanied by a long-term management plan.

6. Where the adverse effect on biodiversity and ecosystem resilience clearly outweighs other material considerations the development should be refused.

The proposed development is simply a change of use and no works are proposed to the courtyard (other than already approved to the existing tree coverage).

Local Green Infrastructure Assets



The site (circled in red) is adjacent to built development and private domestic gardens with little or no natural features of any significance.

Further to the west and beyond the built-up area are open fields with boundary vegetation and dense ribbons of tall trees and beyond them, the Roman Amphitheatre.

The proposed development will preserve the built form and will not represent any incursion to wider green infrastructure.

Biodiversity Enhancements

The development site is restricted to the built form of the existing shop units.

However, as the adjacent courtyard is in the control of the Applicant there is an opportunity to utilise this space and so contribute positively to local biodiversity and the resilience of ecosystems.

Bird and bat boxes will be installed on the tree (pictured opposite top) and to the gable end of the Snug (pictured opposite below). These measures will enhance biodiversity through habitat creation and improved ecological connectivity.

PPW requires that 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). Although the proposed development is solely a change of use the mitigation measures are a proportionate response and will provide a clear net benefit to biodiversity and meet the requirements of legislation, PPW and the LDP.

