



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR THE DEMOLITION OF THE EXISTING DWELLING AND
THE ERECTION OF A REPLACEMENT DWELLING, TOGETHER WITH ASSOCIATED ACCESS,
PARKING, LANDSCAPING AND ASSOCIATED WORKS
ELM TREE, CAERLICKEN LANE, LANGSTONE, NEWPORT, NP18 2JZ
GREEN INFRASTRUCTURE STATEMENT**

Town & Country Planning Advisors Ltd

The Embassy, 389 Newport Road, Cardiff, CF24 1TP
02920 032818

info@tcpaltd.com

www.tcpaltd.com

Consultant: Mr James Banks BSc (Hons) AssocRTPI

Applicant: Mr Jan Sniatecki and Mrs Agnieszka Sniatecka

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1.0 INTRODUCTION

1.1 Purpose of the Document

- 1.1.1 This Green Infrastructure Statement has been prepared in support of the planning application for a replacement dwelling at Elm Tree, Caerlicken Lane, Langstone. It is submitted in accordance with national policy requirements in Wales and is proportionate to the scale and nature of the proposed development. Given the rural context of the site, the statement places particular emphasis on landscape structure, boundary treatment, habitat connectivity, drainage features and the relationship of the proposal to the wider green infrastructure network. It identifies the existing green infrastructure resource of the site, considers the likely effects of the proposal, and explains the measures incorporated to retain, protect and enhance green infrastructure within and adjoining the application site.

1.2 Application Site

- 1.2.1 The application site comprises Elm Tree, a detached single storey dwelling of 1950s construction set within a mature garden of approximately 0.4 hectares on ground falling consistently from north to south by roughly ten metres, together with a detached garden shed, a detached garage to the southeast and two asphalt drives. The site lies in the countryside beyond the settlement boundary and within the Wentwood Special Landscape Area.

1.3 Proposed Development

- 1.3.1 The proposal comprises the demolition of the existing dwelling and the erection of a replacement dwelling of two storeys set lower in the slope, with the closure of the southern vehicular entrance, a new permeable drive from the retained northern entrance looping around the retained rowan, three parking spaces with an electric vehicle charging point, and the landscape works shown on drawing 2610-PL20A, being the return of the footprint of the demolished bungalow and the southern asphalt drive to native species rich grassland, a wildflower meadow beneath the northern boundary canopy and native infill planting to the boundary hedgerows. The existing garden shed and detached garage are retained unaltered and no new outbuilding is proposed. Every existing tree and hedge on the site is retained.

1.4 Scope and Proportionality

- 1.4.1 Planning Policy Wales requires a Green Infrastructure Statement to accompany all planning applications, proportionate to the scale and nature of the development. The proposal is minor development, being a single replacement dwelling, but the site carries genuine landscape and ecological interest through its Special Landscape Area designation, its mature boundary vegetation and the bat activity recorded upon it, and this statement is accordingly prepared in full form while remaining proportionate. It draws on the submitted drawings including the landscape and tree protection plan 2610-PL20A, the topographical survey, site photography and aerial imagery, the Design and Access Statement, and the Bat Emergence Survey Report prepared by NewWays Ecology Ltd, final version dated June 2026.

2.0 SITE CONTEXT AND EXISTING GREEN INFRASTRUCTURE

2.1 Site Location and Surroundings

- 2.1.1 The site lies on Caerlicken Lane in a predominantly rural setting characterised by mixed pasture, mature hedgerow field boundaries and scattered rural residential properties in large

garden plots, with the extensive mixed woodland of Wentwood Forest to the north. The ecological survey records the wider habitat as mixed pastoral with good connectivity, and roosting potential locally as high on account of older buildings and woodland in the surrounding area.

2.2 Existing Green Infrastructure Assets on Site

- 2.2.1 The principal green infrastructure assets of the site are its boundary features, being continuous mature hedgerows and tree lines to all boundaries, together with a substantial population of mature specimen trees within the garden including sweet chestnut, oak, ash, wild cherry, silver birch and an orchard group of apple and pear, extensive lawned garden with ornamental shrub planting, and the largely permeable ground of the curtilage. The built elements of the site, being the dwelling, the shed, the garage and the two asphalt drives, contribute no green infrastructure function. The ecological survey confirms that the dwelling is not a bat roost, and that the garden functions as foraging and commuting habitat, with common and soprano pipistrelles recorded foraging and commuting within it, a single pass by a noctule, and a lesser horseshoe recorded commuting along the western boundary hedgerow.

2.3 Adjacent Green Infrastructure Assets and Connections

- 2.3.1 The site connects to the wider green infrastructure network through its hedgerow and tree line boundaries, which run into the hedged field pattern of the surrounding pasture and, beyond, toward the woodland of Wentwood Forest. The ecological survey identifies these linear boundary features as important commuting and foraging routes for the local bat population, and they form the primary framework which the development must respect.

2.4 Existing Blue Infrastructure and Drainage Features

- 2.4.1 No pond, ditch or watercourse lies within the site. Surface water currently drains informally to ground across the largely permeable curtilage, and the site lies within flood Zone 1 on the Natural Resources Wales Flood Map for Planning.

2.5 Baseline Information

- 2.5.1 Baseline understanding has been informed by site inspection and photography, aerial imagery, the topographical survey PLS-187 prepared by Precision Land Surveyors (Wales) Ltd in March 2026 which records the species, stem diameter and canopy spread of the trees on the site, the Design and Access Statement prepared by Siemens Architecture Ltd, the Bat Emergence Survey Report prepared by NewWays Ecology Ltd together with the desk study records within it, and publicly available Natural Resources Wales mapping.

3.0 POLICY AND ASSESSMENT CONTEXT

3.1 Local Policy Context

- 3.1.1 The following policies of the adopted Newport Local Development Plan 2011 to 2026 are relevant to the green infrastructure assessment of the proposal.
- Policy GP5, General Development Principles, Natural Environment
 - Policy SP5, Countryside
 - Policy SP8, Special Landscape Areas

- Policy H12, Replacement Dwellings in the Countryside

3.2 National Policy Context

- 3.2.1 Planning Policy Wales Edition 12 requires a Green Infrastructure Statement to accompany all planning applications, proportionate to the scale and nature of the development, describing how green infrastructure has been incorporated into the proposal and demonstrating how the step-wise approach has been applied. Section 6 of the Environment (Wales) Act 2016 places a duty on the authority to seek to maintain and enhance biodiversity and to promote the resilience of ecosystems, and Technical Advice Note 5 addresses nature conservation in decision making. National policy seeks a net benefit for biodiversity from development.

4.0 ASSESSMENT OF LIKELY EFFECTS ON GREEN INFRASTRUCTURE

4.1 Existing Features to be Retained

- 4.1.1 The development retains every tree and hedgerow on the site, as drawing 2610-PL20A records. The root protection areas of the retained trees are drawn on that plan, and the replacement dwelling, the terrace, the drive and the steps are all held clear of them, including the sweet chestnut, oak, cherry and ash whose stems generate the largest protection radii on the site and the rowan around which the new drive is formed. The boundary hedgerows and tree lines are retained in their entirety and the greater part of the lawned garden and its permeable ground is unaffected.

4.2 Existing Features Affected by the Proposal

- 4.2.1 The only building removed is the existing dwelling, and the ecological survey confirms that it is not a bat roost. The existing shed and garage are retained. The replacement dwelling, its terrace and the new permeable drive occupy garden ground in a localised area of the central part of the plot, while the southern vehicular entrance and its asphalt drive are closed. The footprint of the demolished bungalow and the southern drive together become 234 square metres of native species rich neutral grassland, so that ground presently built upon or surfaced returns to vegetation, and although the built ground coverage of the site rises from approximately 141.4 to approximately 169.7 square metres, the sealed impermeable area falls and the vegetated area grows. The overall effect on the green infrastructure resource is a net addition to it, and the boundary framework and its connectivity are not interrupted at any point.

4.3 Construction Stage Effects

- 4.3.1 Construction effects would be short term and confined to the application site. Retained trees and hedgerows will be protected by fencing installed to BS 5837:2012 in the positions and to the specification shown on drawing 2610-PL20A before demolition begins and retained throughout the works, with no excavation, storage or machinery within the protected areas, and the nocturnal working and lighting restrictions recommended in the ecological survey, including no working after dusk or before dawn and no generators left running after dusk, will be observed so that the boundary commuting habitat is not disturbed during the works. All demolition material, foundations, slabs and hardcore will be removed from the areas to be seeded and the compacted ground ripped before seeding, with site won topsoil reused only where free of debris and no topsoil imported.

4.4 Operational Effects

- 4.4.1 In operation the site remains a single dwelling in a landscape dominated curtilage that carries more vegetation than it does today. No external lighting is proposed, drawing 2610-PL20A provides that no lighting is to illuminate the bat box, the meadow, the grassland or the boundary hedgerows and that any lighting later approved is to be warm white, downward directed and sensor controlled, and the western boundary is maintained as an unlit dark corridor for the lesser horseshoe commuting route recorded upon it. The grassland, meadow and hedgerows are managed under the regime specified on the plan, which excludes fertiliser and herbicide other than the spot treatment of injurious weeds.

5.0 APPLICATION OF THE STEP-WISE APPROACH

5.1 Avoidance

- 5.1.1 Avoidance has been embedded within the design by siting the replacement dwelling wholly within the existing residential curtilage, away from every boundary hedgerow and tree line and clear of the root protection areas drawn on drawing 2610-PL20A, by proposing no garage or other new building, by confirming through survey before the design was fixed that the building to be demolished is not a bat roost, and by proposing no external lighting so that the western boundary commuting route is protected as a dark corridor by design.

5.2 Minimisation

- 5.2.1 Minimisation is achieved through the placing of the dwelling lower in the slope with its lower storey cut into the hillside, so that approximately 120 cubic metres of its volume sits below existing ground, the use of permeable surfacing for the new drive and parking, the closure of one of two vehicular openings onto the lane without loss of hedgerow, permanent external venetian blinds to the west facing windows and the recessing of the western balcony behind a return wall to limit internal light spill, tree protection fencing to BS 5837:2012 for the duration of the works, and the construction stage working and lighting restrictions recommended in the ecological survey.

5.3 Mitigation and Restoration

- 5.3.1 Mitigation and restoration are provided on drawing 2610-PL20A through the return of the footprint of the demolished bungalow and the southern asphalt drive to 234 square metres of native species rich neutral grassland of Welsh provenance, sown with red fescue, common bent and crested dog's tail with yellow rattle and native wildflowers, and through the infill of the gaps in the boundary hedgerows over 45 square metres with bare root transplants of UK native provenance matching the existing species, planted in double staggered rows at five plants per linear metre between November and March, guarded and mulched, kept weed free for three years and with failures replaced within five years. Hedge trimming is confined to January and February no more than once every two or three years, with no cutting between 1 March and 31 August, so that vegetation management falls outside the bird nesting season.

5.4 Compensation

- 5.4.1 No compensatory provision off site is required, because the proposal results in no loss of green infrastructure assets that is not more than replaced within the site. The only vegetation

affected is localised amenity lawn in the central part of the plot, the boundary framework is retained in full, and the vegetated area of the site is greater after development than before it.

5.5 Enhancement and Net Benefit

- 5.5.1 Enhancement is secured on drawing 2610-PL20A through a 100 square metre wildflower meadow of UK native origin sown beneath the northern boundary canopy with a cutting regime that removes the first year weed flush and thereafter takes a single late summer hay cut with arisings removed, through the conversion of 234 square metres of built and surfaced ground to species rich grassland, through the strengthening of the hedgerow pattern in accordance with the LANDMAP recommendations for the Penhow Lowlands aspect area, through the protection of the western hedgerow as an unlit commuting corridor, and through the installation of a Schwegler 1FF woodcrete bat box on a mature boundary tree in accordance with the specification in the ecological survey. Taken together some 380 square metres of new or enhanced habitat is created on a site of approximately 0.4 hectares, foraging habitat for the pipistrelles recorded over the garden is increased, and the measures deliver a clear improvement over the baseline position and a net benefit for biodiversity in the terms sought by Welsh national policy.

6.0 PROPOSED GREEN INFRASTRUCTURE MEASURES

6.1 Delivery Package of Measures

- 6.1.1 The delivery package is fixed on drawing 2610-PL20A and comprises the following measures, each secured by the recommended conditions accompanying the application.
- Retention of every tree and hedgerow on the site, with the dwelling, terrace, drive and steps held clear of the root protection areas drawn on the plan.
 - Tree and hedgerow protection fencing to BS 5837:2012 in the positions and to the specification shown on the plan, installed before demolition and retained throughout construction.
 - 234 square metres of native species rich neutral grassland of Welsh provenance to the footprint of the demolished bungalow and the southern asphalt drive, sown at 4 to 5 grams per square metre in September to October or March to April.
 - 100 square metres of wildflower meadow of UK native origin beneath the northern boundary canopy, sown at 4 grams per square metre in September to October with yellow rattle, and managed by a first year cut and thereafter a single late summer hay cut with arisings removed.
 - 45 square metres of native hedgerow infill matching the existing species, bare root transplants of UK native provenance in double staggered rows at five plants per linear metre, planted November to March, guarded, mulched, weed free for three years and failures replaced within five years.
 - Hedge trimming confined to January and February no more than once every two or three years, with no cutting between 1 March and 31 August, and the hedgerows maintained at not less than two metres high and 1.5 metres wide.
 - One Schwegler 1FF woodcrete bat box on a mature boundary tree in accordance with the specification in the Bat Emergence Survey Report, installed October to March.
 - No external lighting proposed, with the western boundary maintained as a dark corridor, permanently installed external venetian blinds to the west facing windows, and any lighting later approved conforming to the parameters on the plan.

- No fertiliser, herbicide or imported topsoil in any planted or seeded area, other than the spot treatment of injurious weeds.
- Permeable surfacing to the new drive and parking areas.

6.2 Function of the Measures

- 6.2.1 Collectively these measures retain the essential green infrastructure framework of the site, add to it a quantified area of native grassland, meadow and hedgerow under a specified management regime, and integrate water management into the landscape design rather than treating it as a purely engineered solution.

7.0 DRAINAGE AND BLUE INFRASTRUCTURE

7.1 Proposed Surface Water Approach

- 7.1.1 The proposal has considered surface water management alongside green infrastructure design. Foul drainage connects to the existing mains connection and no private treatment system is required. The southern asphalt drive is removed and returned to planting and the retained drive and parking are permeable, so that the impermeable area of the site falls and runoff is lower after development than before it. Surface water is managed on site through attenuation and infiltration in the garden ground to the south and east of the dwelling, subject to infiltration testing, with groundwater intercepted by the cut into the slope collected behind the retaining structure and directed into the same strategy. The construction area of the development exceeds 100 square metres and the drainage design is accordingly subject to the separate approval of Newport City Council as SuDS Approving Body under Schedule 3 to the Flood and Water Management Act 2010, to which the applicants will apply in advance of construction. The drainage information provided with that application should be read alongside this statement, and the two narratives are consistent.

8.0 MANAGEMENT AND MAINTENANCE

8.1 Protection and Establishment

- 8.1.1 Retained trees and hedgerows are protected during demolition and construction by fencing to BS 5837:2012 as shown on drawing 2610-PL20A. New planting and seeding is established under the regime specified in the landscape notes on that plan. The hedgerow infill is kept weed free for three years, with failures replaced like for like within five years. The grassland is sown in the first available autumn or spring season and the meadow in autumn, and the meadow is cut in its first year to remove the weed flush and thereafter left uncut from April to July, with a single hay cut in late July or August, arisings left to shed seed for up to a week and then removed, and the regrowth mown through the autumn and winter. No fertiliser or herbicide is used other than the spot treatment of injurious weeds.
- 8.1.2 Thereafter the landscape is maintained by the applicants and future occupiers of the dwelling in accordance with the regime on drawing 2610-PL20A, the hedgerows being trimmed no more than once every two or three years in January and February only and maintained at not less than two metres high and 1.5 metres wide, and the bat box left undisturbed with any inspection undertaken only by a licensed bat worker. The regime is secured by the recommended landscaping condition, and the applicants' long term interest in the enclosure that screens their home aligns with it.

9.0 SUMMARY OF GREEN INFRASTRUCTURE OUTCOME

9.1 Summary of Outcome

- 9.1.1 The proposal has been informed by the site's existing rural landscape framework and has been designed to retain and reinforce the principal green infrastructure features of the site, with the landscape works fixed on drawing 2610-PL20A. Every tree and hedgerow is retained and protected, the dwelling is set lower in the slope clear of the root protection areas, one vehicular opening onto the lane is closed, the footprint of the demolished bungalow and the southern drive become 234 square metres of native grassland, a 100 square metre native wildflower meadow is created beneath the northern canopy, 45 square metres of hedgerow infill of native provenance strengthen the boundary pattern, and the western boundary is protected as an unlit commuting corridor with a bat box provided. The development would not erode ecological or landscape connectivity, no compensatory provision is required, some 380 square metres of new or enhanced habitat is created under a specified management regime, and the step-wise approach has been applied and demonstrated.
- 9.1.2 The proposal therefore incorporates green infrastructure in accordance with Policy GP5 of the Newport Local Development Plan, Planning Policy Wales and the duty under section 6 of the Environment (Wales) Act 2016, and delivers a net benefit for biodiversity over the baseline position.

APPENDICES

Appendix A: Site Location Plan, drawing 2610-PL02A



Appendix B: Planning Drawings 2610-PL01A to 2610-PL12A



PROPOSED NEW HOUSE PLANNING SET

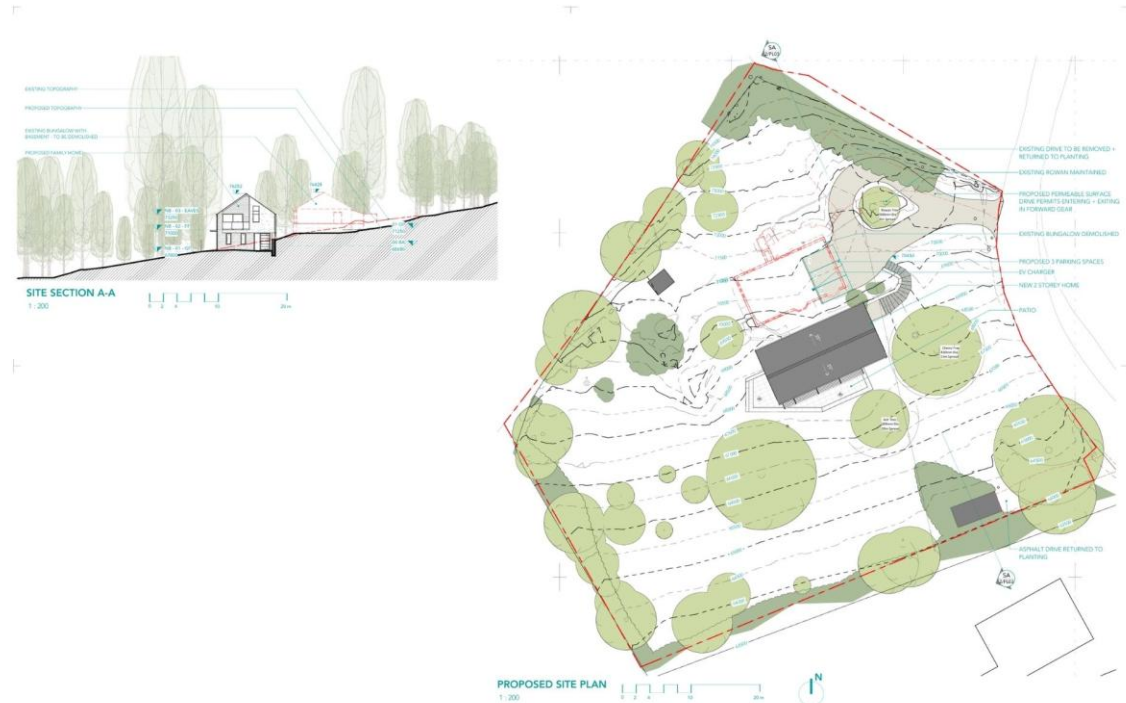
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PL02	LOCATION AND EXISTING SITE PLANS	A1	11/08/20
PL03	PROPOSED SITE PLAN	A1	11/08/20
PL04	EXISTING AND PROPOSED ELEVATIONS	A1	11/08/20
PL05	PROPOSED FLOOR PLANS	A1	11/08/20
PL06	PROPOSED ELEVATIONS	A1	11/08/20
PL07	PROPOSED ELEVATION SHADOWS	A1	11/08/20
PL08	PROPOSED ELEVATION SH	A1	11/08/20
PL09	PROPOSED ELEVATION SHADOWS	A1	11/08/20
PL10	PROPOSED ELEVATION SH	A1	11/08/20
PL11	PROPOSED FLOORING FLOOR	A1	11/08/20
PL12	PROPOSED FIRST FLOOR PLAN	A1	11/08/20

ELM TREE
 Elm Tree, Caerlicken Lane,
 Langstone, Newport, NP18 2JZ

SIEMENS ARCHITECTURE
 Design that listens

Project 2610
 2610 - AGRICULTURAL SHEDS
 Elm Tree, Caerlicken Lane
 Langstone, Newport, NP18 2JZ
 2610 - 1000 HAVEN
 NOT FOR CONSTRUCTION

Scale: 1:1
COVER SHEET
PL01A

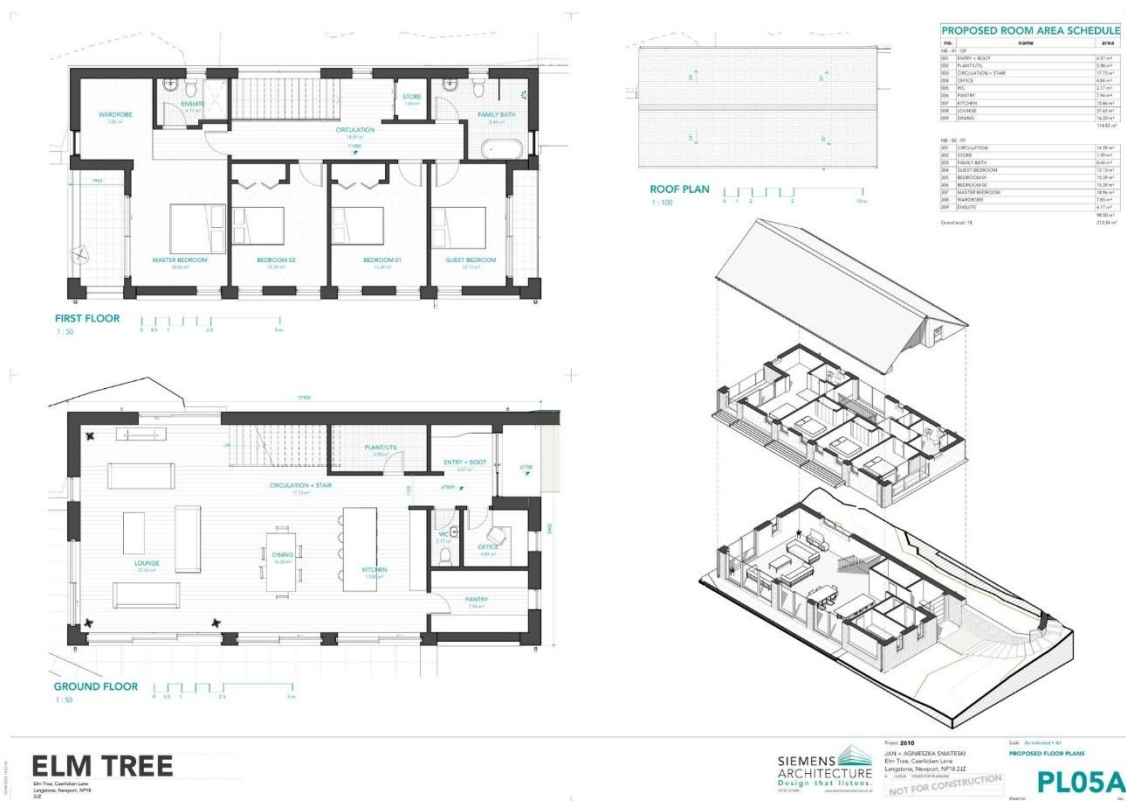
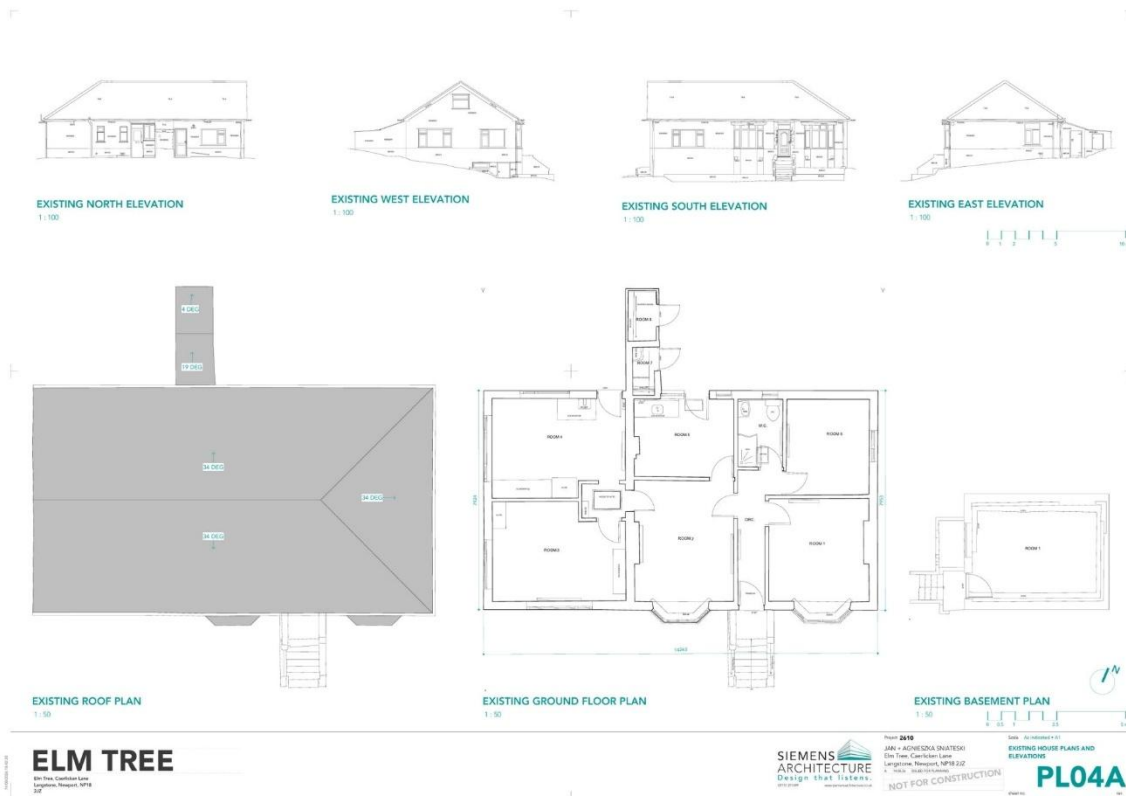


ELM TREE
 Elm Tree, Caerlicken Lane,
 Langstone, Newport, NP18 2JZ

SIEMENS ARCHITECTURE
 Design that listens

Project 2610
 2610 - AGRICULTURAL SHEDS
 Elm Tree, Caerlicken Lane
 Langstone, Newport, NP18 2JZ
 2610 - 1000 HAVEN
 NOT FOR CONSTRUCTION

Scale: 1:200
PROPOSED SITE PLAN
PL03A





ELM TREE

Elm Tree, Caerlicken Lane,
 Langstone, Newport, NP18 2JZ

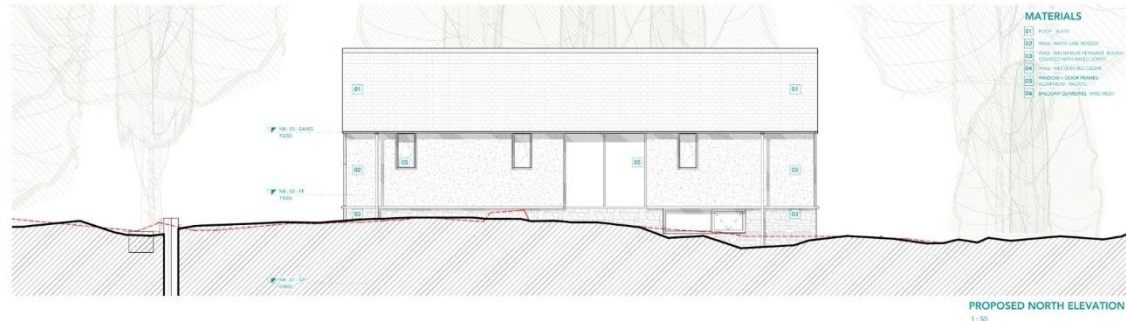
SIEMENS ARCHITECTURE
 Design that listens.

Project: 2010
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 Langstone, Newport, NP18 2JZ

Scale: 1:50 (A1)

PROPOSED ELEVATIONS 01
PL06A

NOT FOR CONSTRUCTION



ELM TREE

Elm Tree, Caerlicken Lane,
 Langstone, Newport, NP18 2JZ

SIEMENS ARCHITECTURE
 Design that listens.

Project: 2010
 JAN + ARCHITECTURA SPATIAL
 Elm Tree, Caerlicken Lane,
 Langstone, Newport, NP18 2JZ

Scale: 1:50 (A1)

PROPOSED ELEVATIONS 02
PL07A

NOT FOR CONSTRUCTION





ELM TREE
 Elm Tree, Caerlicken Lane,
 Langstone, Newport, NP18
 2JZ

SIEMENS
ARCHITECTURE
 Design that listens.

Project: **2010**
 JAN - ARCHITECTURAL DRAWINGS
 Elm Tree, Caerlicken Lane
 Langstone, Newport, NP18 2JZ
 100% - 100% completed
 NOT FOR CONSTRUCTION

Scale: 1:50
 3D PERSPECTIVE - EXT - SOUTH
PL10A



ELM TREE
 Elm Tree, Caerlicken Lane,
 Langstone, Newport, NP18
 2JZ

SIEMENS
ARCHITECTURE
 Design that listens.

Project: **2010**
 JAN - ARCHITECTURAL DRAWINGS
 Elm Tree, Caerlicken Lane
 Langstone, Newport, NP18 2JZ
 100% - 100% completed
 NOT FOR CONSTRUCTION

Scale: 1:50
 3D PERSPECTIVE - SOUTH EAST CORNER
PL11A



ELM TREE
2/24/2024, 10:00 AM
Langstone, Newport, NP18 2JZ

SIEMENS
ARCHITECTURE
Design that listens

Point 2610
JAN - ARCHITECTURA INATEKSI
Elm Tree, Caerlicken Lane
Langstone, Newport, NP18 2JZ
NOT FOR CONSTRUCTION

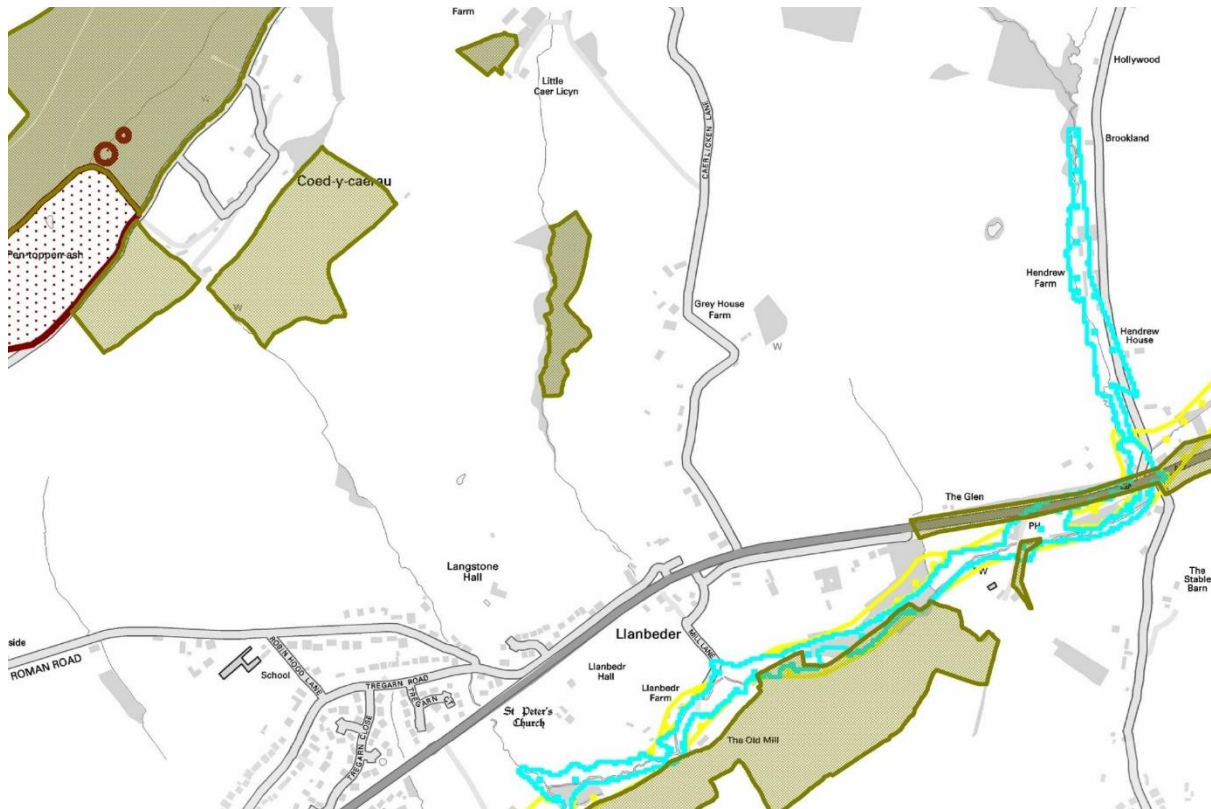
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3D PERSPECTIVE - NORTH WEST
CORNER
PL12A

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Appendix D: Newport Local Development Plan Proposals Map Extracts



Appendix E: Newport Local Development Plan Constraints Map Extracts



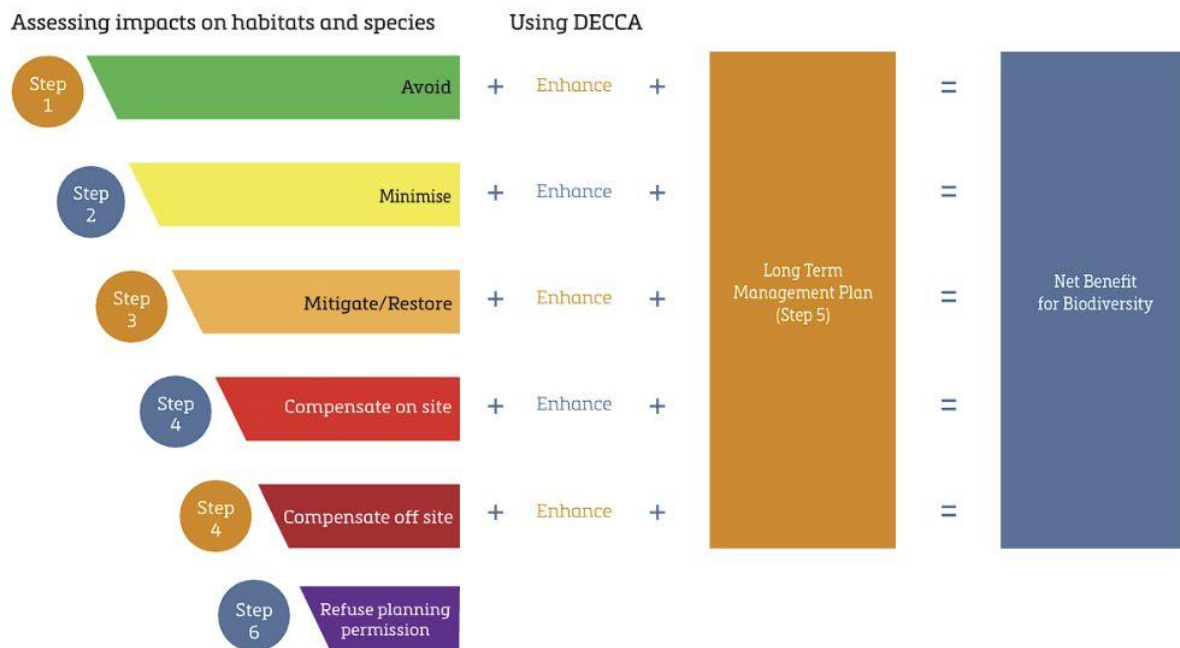
Appendix F: Site Photographs and Aerial Imagery







Appendix G: Planning Policy Wales Ed 12, Figure 12: Summary of the Step-Wise Approach



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