



GREEN INFRASTRUCTURE STATEMENT

September 2025

508 CHEPSTOW ROAD, NEWPORT,
NP19 9DB



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ARCHITECTS

SUSTAINABLE

MODERN

CREATIVE

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1. INTRODUCTION

The design for the proposed dwelling was informed by the planning policy Wales chapter 6. Specifically, the development proposals and landscape philosophy follow the stepwise approach set out in paragraph 6.4.21:

- 1) Avoid – The layout of the site and proposed extension has been designed to avoid any damage to existing green infrastructure where possible. Please refer to existing and proposed site plan drawings.
- 2) Minimise – With refinement to the design the proposed extension and studio was extending minimally into the rear garden, in place of the existing extensions and patio areas, reducing the amount of green space lost. Please refer to existing and proposed site plan drawings.
- 3) Mitigate – Any potential damage to on-site green infrastructure has been mitigated.
- 4) Compensate – Although the scale of the project and nature of the site would not usually require the introduction of green infrastructure, we understand that due the site's location and context, any introduction of green infrastructure would greatly benefit surrounding biodiversity.

2. SITE DESCRIPTION

The property is a semi-detached property. The proposal is to add a single storey extension to for a new sunken living room area linked to new stepped terraces to bridge the level change between the house and the garden.

Located at the front of the property there is a landscaped garden and driveway with parking to the side, of the property (see drawing R928-07 A1 Existing Site Plan). The garden which is located to the rear of the property is comprised of a grassed lawn and a well-maintained mix of shrubs and garden planting. Enclosing the gardens and acting as a boundary is a garden fence.

Located to the side of the existing property on one neighbour's side is a garage, the garage acts as part of the boundary.

3. SURROUNDING AREA

The site is located on Chepstow Road within the Always Ward, a Suburb and community in the northeast of the city and is set among a diverse collection of house types and materiality. The property has good access into Newport through surrounding footway, cycle routes and bus links.

4. DEVELOPMENT IMPACTS

5. The proposed extension and studio are to be constructed on a small proportion of the existing hardscape and in place of the existing conservatory and extensions to the rear of the property.

A section of the garden, existing extension and hard landscaping will be removed to accommodate the extension.

The rear hardscape will be adapted to a series of terraces to bridge the level change between the main property and rear garden.

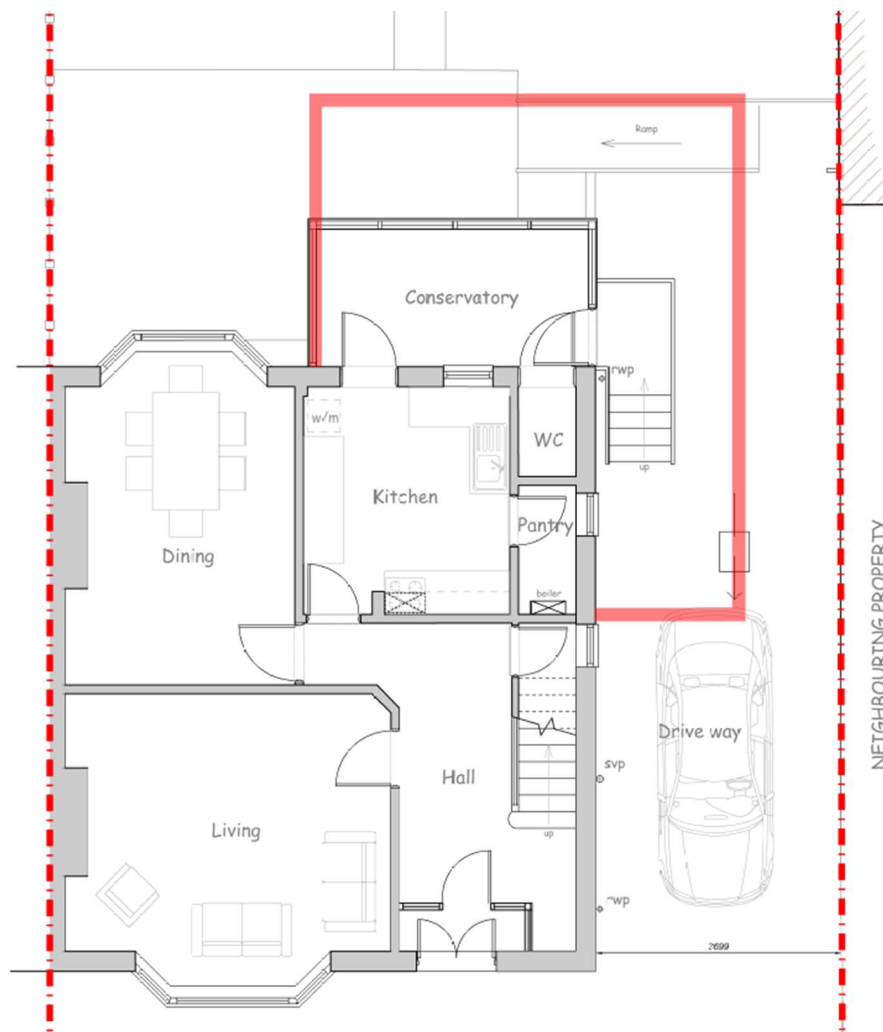


Figure 1

This diagram shows the proposed location of the extension Using the existing location of the conservatory and ramps steps and rear hardscape.



Figure 2

Rear of the property

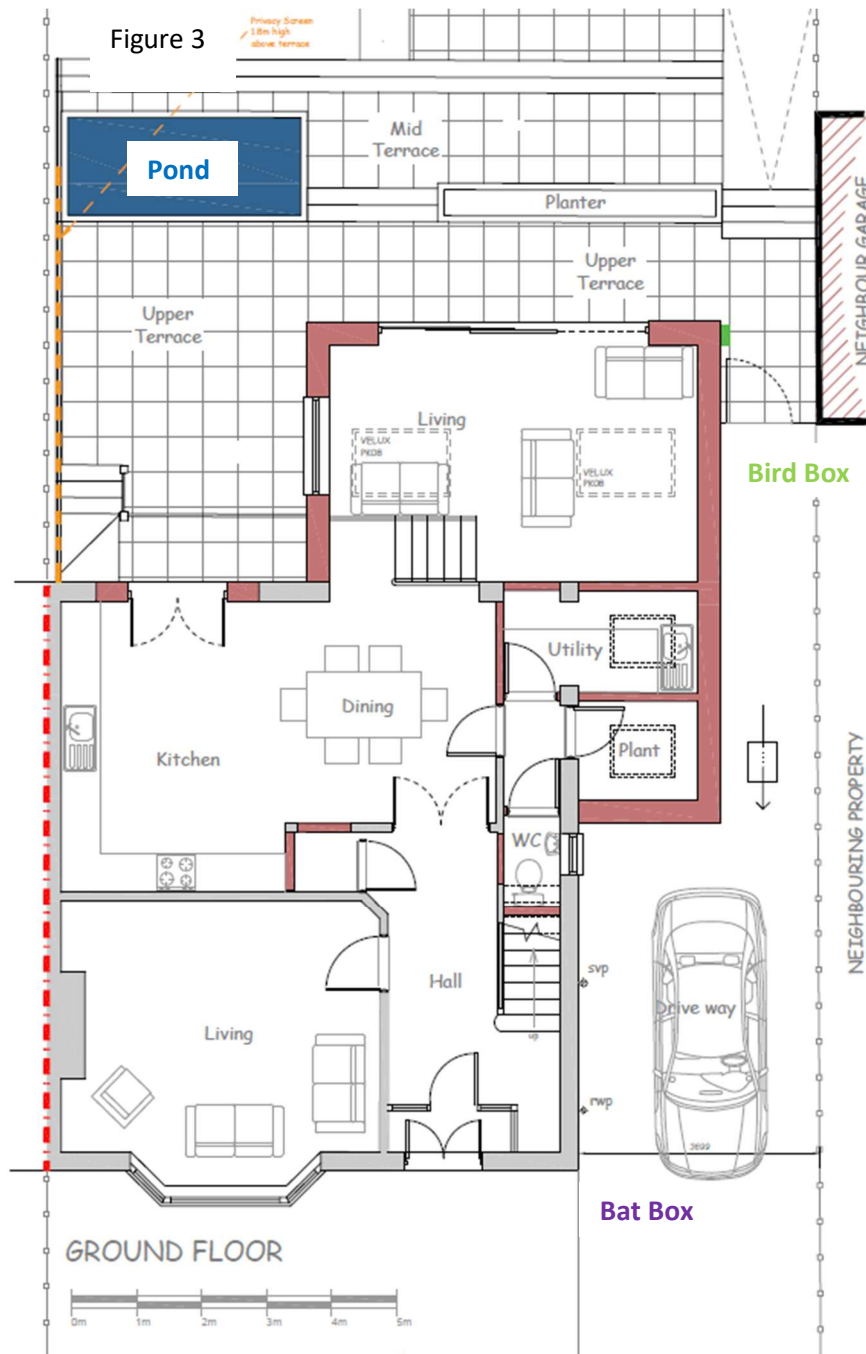
6. PROPOSED BIODIVERSITY ENHANCEMENTS

It is proposed to install both a bird box and bat boxes as follows. Two bat boxes are to be installed on the western elevation to the underside of the soffit on the end of the existing house and one bird box to the newly constructed extension on the western side elevation. This would create additional connectivity and nesting habitat. Shown in figure 3.

The garden remaining mostly unchanged. The applicant is a keen gardener so the existing planting will be retained and or relocated to another part of the garden. The existing garden is over 30m long and is home to large, grassed areas, a variety of bushes and shrubs. The proposed extension will only affect a small percentage of this existing garden area.

The applicant has advised that they intend to install a wildlife pond within the terraced patio areas adjacent to the new extension. This will be a fantastic new habitat addition to the site and demonstrates their desire to enhance biodiversity wherever possible.

Although there will be limited green infrastructure lost, these new features aim to increase the levels of biodiversity on the site with the aim to offset any damage created by the proposed construction.



Example Bird and Bat boxes to be fixed as indicated in figure 3. Also incorporated a wild life pond to RHS recommendations.



7. CONCLUSION

We understand that under normal circumstances a proposal of this size, which would have little impact on existing green infrastructure would only require a small amount of green infrastructure improvement to create a net gain of biodiversity. With this in mind, we have felt it extremely prudent to retain the positive green infrastructure of the site and enhanced it with the addition of bird and bat boxes and a wildlife pond which will be built in line with published guidance from The Royal Horticultural Society (RHS).