

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:

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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.



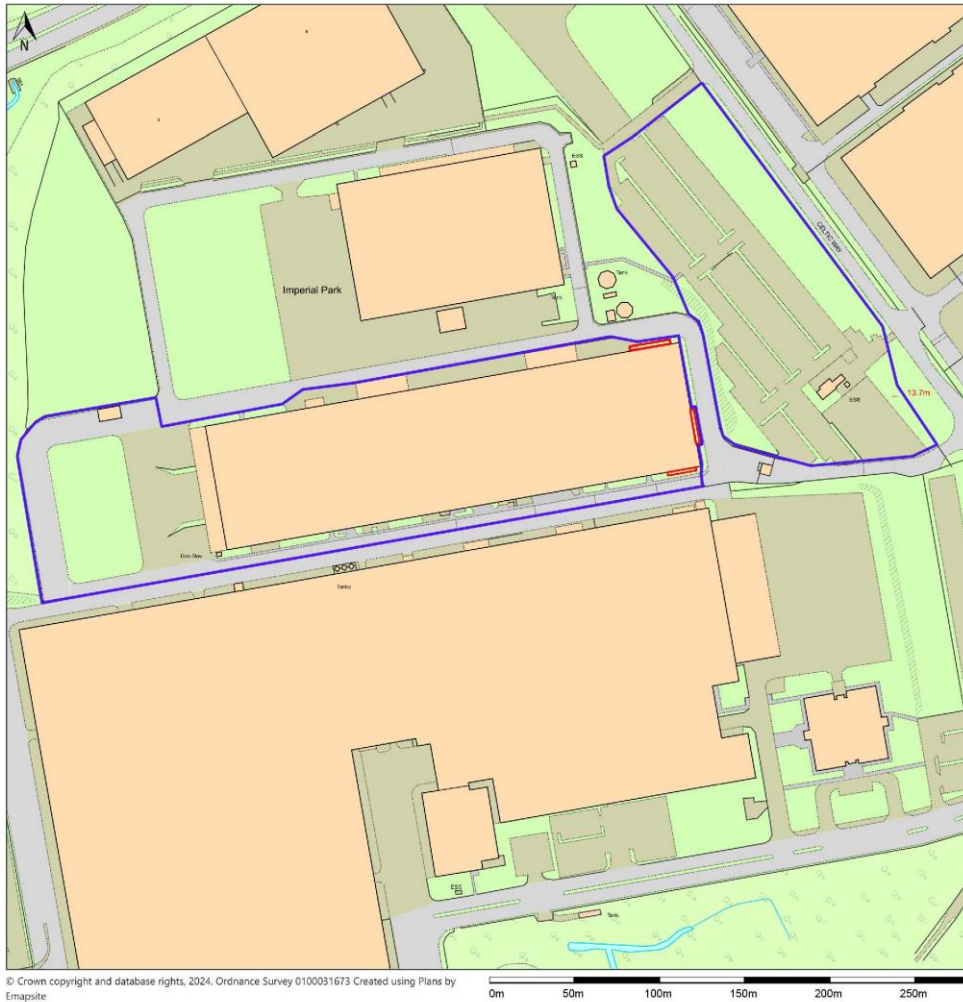
Figure 2: Proposed Location of Wildflower Planting (Northern Elevations)

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



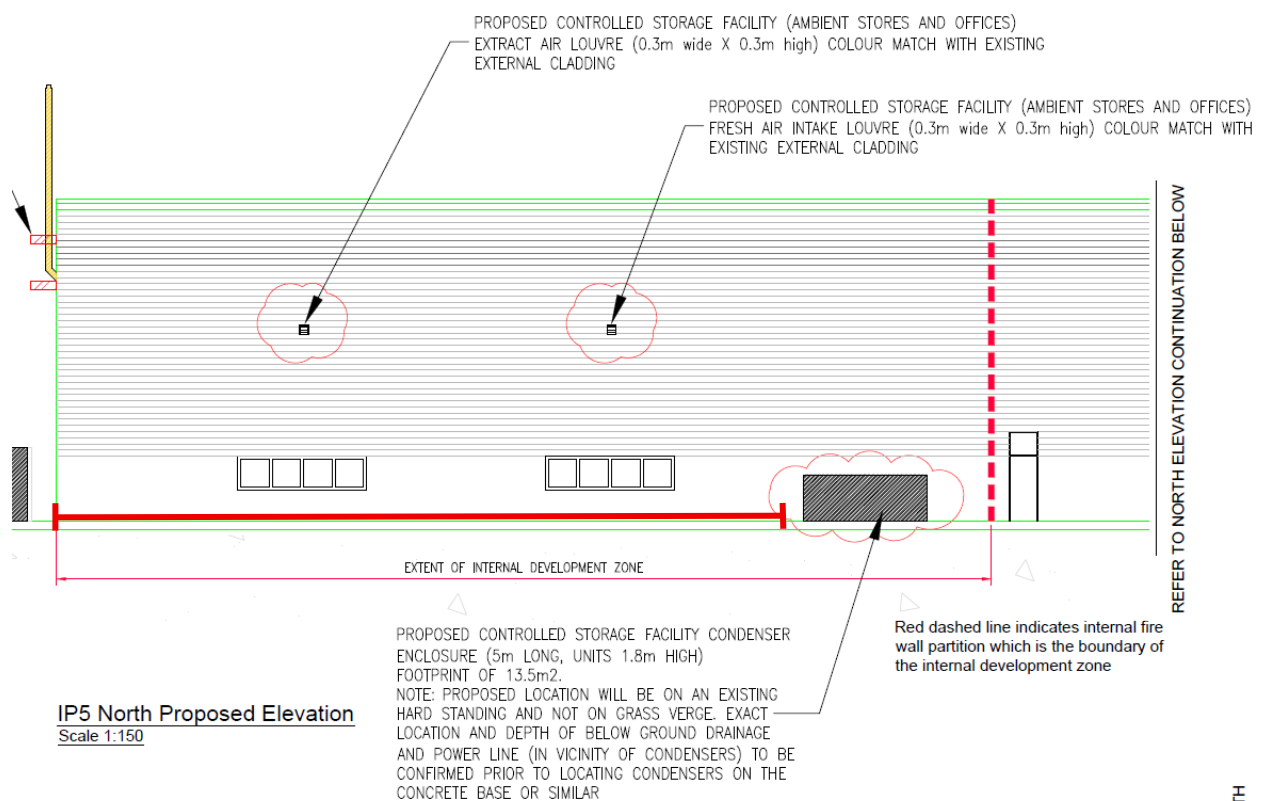
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Paper Size: A3

Notes:



Appendix B – Location of Proposed Biodiversity Enhancements



Appendix C – Planting Specification

LWBP Butterfly & Bee

100% Wildflower Seed Mix



LWBP contains twenty six native British wildflower species, consisting of mainly perennial species and a handful of annual and biennial species to create a permanent area of pure wildflowers.

The species included in this mixture create an attractive display from May to October and is suitable for creating habitats for bees, butterflies and other pollinating insects. It contains a wide range of species to create a diverse environment and range of food to support local wildlife.

LWBP supports bees, butterflies and other pollinators as it contains 81% of species recommended by the Royal Horticultural Society (RHS) as 'Perfect for Pollinators'.



Mixture Contents:

Common Name	Latin Name	Quantity	Flowers	Height	Type
1 Agrimony, Common	Agrimonia eupatoria	1%	Jun - Sep	50 - 150cm	Perennial
2 Borage	Borago officinalis	7%	Aug-Sep	60 - 80cm	Annual
3 Clary, Wild	Salvia verbenaca	4%	May - Aug	30 - 40cm	Perennial
4 Clover, Red	Trifolium pratense	3%	May - Sep	20 - 60cm	Perennial
5 Clover, White	Trifolium repens	1%	Jun - Sep	15 - 20cm	Perennial
6 Corn Cockle	Agrostemma githago	8%	May - Aug	50 - 70cm	Annual
7 Cornflower	Centaurea cyanus	6%	Jun - Oct	20 - 80cm	Annual
8 Daisy, Ox-eye	Leucanthemum vulgare	5%	May - Sep	20 - 100cm	Perennial
9 Foxglove, Wild	Digitalis purpurea	3%	Jun - Aug	50 - 100cm	Biennial
10 Knapweed, Common	Centaurea nigra	6%	Jun - Sep	30 - 80cm	Perennial
11 Knapweed, Greater	Centaurea scabiosa	5%	Jun - Sep	50 - 90cm	Perennial
12 Loosestrife, Purple	Lythrum salicaria	1%	Jun - Sep	100 - 200cm	Perennial
13 Marjoram, Wild	Origanum vulgare	1%	Jul - Oct	20 - 50cm	Perennial
14 Meadow Cranesbil	Geranium pratense	1%	May-Aug	40 - 60cm	Perennial
15 Musk Mallow	Malva moschata	5%	May - Sep	20 - 150cm	Perennial
16 Poppy, Common	Papaver rhoeas	5%	May - Jul	50 - 70cm	Annual
17 Ragged Robin	Lychnis flos-cuculi	2%	May - Aug	30 - 90cm	Perennial
18 Sainfoin	Onobrychis viciifolia	7%	Jul - Sep	30 - 40cm	Perennial
19 Scabious, Field	Knautia arvensis	7%	Jul - Sep	30 - 200cm	Perennial
20 Scabious, Small	Scabiosa columbaria	3%	Jul - Aug	20 - 60cm	Perennial
21 Teasel	Dipsacus fullonum	1%	Jul - Aug	100 - 200cm	Biennial
22 Trefoil, Bird's-foot	Lotus corniculatus	2%	Jun - Aug	10 - 40cm	Perennial
23 Vetch, Kidney	Anthyllis vulneraria	2%	May - Oct	15 - 50cm	Perennial
24 Viper's Bugloss	Echium vulgare	2%	May - Oct	50 - 100cm	Biennial
25 Yarrow	Achillea millefolium	5%	Jun - Oct	20 - 100cm	Perennial
26 Yellow Rattle	Rhinanthus minor	7%	Jun - Sep	20 - 50cm	Annual

Contains:



For information on this or any other mixtures in the Landlife Wildflowers range, contact us on 01205 281 902 or email info@wildflower.co.uk

Wildflower seed in Landlife Wildflowers mixtures is of UK native origin.

The definition of UK native seed provided by Natural England is: *British native-origin seed refers to seed originally collected from wild populations in Great Britain (from sites with no known history of sowing of amenity or agricultural varieties) and either sown directly, or grown on as a field crop to provide further seed. It includes seed collected in 'green hay'. It excludes certified amenity or agricultural varieties of native species.*

Landlife Wildflowers UK native wildflower seed is sourced in two ways:

- 1) Seed collections from the wild which are field sown or sown in modules before being field planted as spaced plants. These are then harvested and cleaned to increase seed germination, vigour and purity.
- 2) Meadow collections are taken with owner permission or under license if the meadow is within a registered area. These seeds are then processed to remove excessive admixture and graded so they can be used in measurable amounts in prescribed mixtures.

Contents of wildflower mixtures will vary according to seed and species availability

Sowing Rate: 3g/sqm



Prepare the Ground

LWBP Butterfly & Bee Wildflower Seed Mix performs best in low nutrient soils, which haven't been heavily fertilised in the past. For best results sow into bare soil after clearing all existing plants and weeds from the area.

Cultivate the ground to a depth of 10cm to relieve compaction and create a fine level tilth, free from obstructions (to allow for mowing at a later stage). Finish the seedbed by treading or lightly rolling the area, so that it is firm enough to stand on without leaving indentations.

Where weeds have been prevalent, allow a flush of weeds to germinate and remove these before sowing. In areas of high fertility, it may be necessary to remove the topsoil and sow into the subsoil. High nutrient soils encourage weeds and fast growing grasses which may outcompete the wildflowers in this mixture.

LWBP can be used to overseed into existing grassland, provided the sward comprises only fine leaved grasses and does not include ryegrass, agricultural species or weeds. Cut the grass as short as possible and thoroughly scarify or rake the ground to remove any thatch, moss and other debris from the area.

Sowing

BSBP should be sown between March and November. Spring and autumn provide ideal conditions as moisture and warmth are in good supply. If overseeding into grass, it is best to sow during autumn when grass growth has slowed down.

Distribute seed with a handheld or pedestrian spreader, at the recommended sowing rate of 3g/sqm. Mix the wildflower seeds with an inert carrier (such as sharp sand), at a ratio of four parts sand to one part seed (by weight). This makes it easier to achieve an even distribution and also provides a visual marker, making it easier to see any missed patches and avoid seeding areas twice.

Regularly mix the seed when sowing, as seeds will naturally separate due to variations in size and weight.

Once sown, ensure good 'seed to soil' contact by lightly raking to a depth of 0.5cm or rolling the area. When overseeding this encourages the seeds to fall down to the ground underneath.

It is also possible to broadcast, drill or hydroseed this mixture for larger or hard to reach areas. However, broadcast spreading throws heavier seeds further so this may impact the distribution and when drilling, the seed must not be buried deeper than 0.7cm.

Sowing Rate

The sowing rate of 3g/sqm is designed to produce optimum results. Reducing the sowing rate is likely to result in invasion from weed species. Increasing the sowing rate generally leads to reduced diversity as the more aggressive species will outcompete slower growing plants.

This rate also applies when overseeding into grassland as many seeds may fail to germinate due to the increased competition from the existing grasses, and some seeds not reaching the soil surface.

Maintenance First Year

LWBP contains mainly perennial species, which can be slow to establish and are unlikely to flower in the first year. Annual species such as Borage, Corncockle, Cornflower and Field Poppy will generally flower in year one.

During the first year remove any weeds which grow before they run to seed, either by topping, mowing or by hand for smaller areas. Weed growth is common due to the action of disturbing the ground (rather than being caused by contaminated seed mixtures).

The area can be cut once the flowers have died back in the autumn. We recommend leaving the area undisturbed for as long as possible, ideally until February / March (before the first spring growth). The dead flowers and stems provide a diverse environment which is a haven for wildlife through the winter months. In particular, it provides habitat for butterflies such as the Red Admiral and the Clouded Yellow which remain in their chrysalis during the winter months.

Cut the area down to around 10cm using a scythe, strimmer or mower, leaving the cuttings for up to a week before removing. This will allow them to dry and shed seeds back into the soil.

Second Year

After twelve months the sward should be well established and requires little additional maintenance. Simply follow the same annual cut pattern (either in spring or autumn depending on your preference).

As an ongoing process, observe and remove any weeds which invade the area.

Over time, some species within the mixture may become more dominant due to environmental factors and natural selection. To encourage diversity, simply reduce the number of dominant plants in order to restore the balance.

Overseeding

If overseeding into grassland, we recommend incorporating at least two 10cm cuts each year; at the beginning of March and November. This reduces the grass canopy, allowing light and air to reach the wildflowers and encourage growth. Where aggressive grasses are dominating, it may be necessary to employ a more regular cutting regime to ensure the wildflowers are not smothered.



As members of Flora Locale, Landlife Wildflowers follows a strict code of practice to ensure wildflower seed is of UK native origin and is harvested and grown responsibly to aid conservation and help protect native UK wild plants.



In LWBP 81% of the wildflower species included are recognised by the Royal Horticultural Society as supporting many of the 1500 species of pollinating insects across the UK.