

Green Infrastructure Statement

Proposed reconstruction of fire
damaged building at Unit 3,
Nash Mead, Queensway
Meadows Industrial Estate,
Newport

Client: BP Rolls

Date: July 2024

**BP Rolls, Nashmead, Queensway Meadows Industrial Estate, Newport
Green Infrastructure Statement**

Summary

Steve Morgan Associates Limited have prepared this report in accordance with the instructions of their client. It is for the client's sole and specific use. Any other persons who use any information contained herein do so at their own risk.

This report has been produced using all reasonable skill and care. Where opinions are provided, this has been stated within the body of the report.

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1 Introduction

1.1 Introduction

This statement has been prepared by Steve Morgan Associates Limited on behalf of BP Rolls. It sets out the proposed green infrastructure proposals at Unit 3, Nash Mead, (OS Grid Reference ST 334451, 185767), 'The Site'. See Figure 1-1 for the red line boundary and surrounding area.



Figure 1.
Google Maps extract of the site and surrounding area.

1.2 Purpose and planning policy

Planning Policy Wales, Chapter 6, requires a green infrastructure (GI) statement to be submitted with all planning applications, which describes how green infrastructure has been incorporated into the development proposals.

Planning Policy Wales (PPW) 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. At the landscape scale, green infrastructure can comprise entire ecosystems such as wetlands, waterways and mountain ranges. At a local scale, it might comprise parks, fields, public rights of way, allotments, cemeteries, and gardens. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks.”*

Purpose and planning policy (Cont.....)

Paragraph 6.2.14 of PPW recommends for GI statements that,
“Development proposals should be informed by the priorities identified in green infrastructure assessments and locally based planning guidance. The Building with Nature standards represents good practice and are an effective prompt for developers to improve the quality of their schemes and demonstrate the sustainable management of natural resources. Using these standards in a way which is proportionate to the nature and scale of the development proposed will be a useful way of ensuring appropriate consideration in circumstances where there is an absence of a green infrastructure assessment and planned approach or relevant local or Supplementary Planning Guidance. The standards are underpinned by an accreditation system and whenever possible, accreditation under these standards should be pursued.”

Natural Resources Wales (NRW) has developed a framework for evaluating ecosystem resilience based on five attributes and properties specified in the Environment (Wales) Act. This is referred to as DECCA: Diversity, Extent, Condition, Connectivity and Aspects of ecosystem resilience.

The attributes provide a framework for considering the state of ecosystem resilience in Wales and can be applied across different habitats and land uses and for a range of different scales. NRW works to the definition of ecosystem resilience published in its State of Natural Resources Report in 2020, which is: *“An environment that can respond to pressures by resisting, recovering or adapting to change; and is able to continue to provide natural resources and benefits to people.”*

When assessing planning applications, Planning Policy Wales instructs planning authorities to take account of and promote the resilience of ecosystems, in particular the five attributes of ecosystem resilience.

The purpose of this statement is to provide an overview of the existing habitats on the Site and their condition. The statement also details potential development impacts (in the absence of mitigation) and proposed biodiversity enhancements, and how they fit within the DECCA Framework and Building with Nature standards.

The statement has been produced in accordance with requirements outlined in Chapter 6 of Planning Policy Wales (PPW), which can be summarised as follows:

- **Green Infrastructure (GI):** stronger emphasis on taking a proactive approach to GI, covering cross boundary considerations with the submission of a proportionate GI statement with planning applications.

Purpose and planning policy (Cont.....)

- **Net Benefit for Biodiversity and the Step-wise Approach:** further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and the need to consider enhancement and long-term management at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit.
- **Protection for Sites of Special Scientific Interest:** strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'.
- **Trees and Woodlands:** closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.

2 Green Infrastructure Statement

2.1 Site location

The Site is located to the south-east of Newport within an area of industrial estates, agricultural land, and woodlands. The area is interspersed by a network of reens (drainage ditches) and hedgerows, which connect the Site to the wider landscape (refer to Figure 1).

The Site is:

- within a Natural Resources Wales (NRW) Lowland Wetland Priority Area.
- East of the River Usk
- located north of Gwent levels Site of Special Scientific Interest (SSSI) – Nash and Goldcliff sections, designated for its extensive areas of reclaimed wet pasture, which is the largest of its kind in Wales. The SSSI reens are rich in plant species and communities, including rare plant species, and nationally rare and notable invertebrates.

2.2 Site baseline

The Site is an established Service, Repair and MOT centre for commercial vehicles, particularly in the retail sector.

The site was granted change of use on 08 April 2021- (21/0075) - CHANGE OF USE TO MOTOR VEHICLE SERVICE, REPAIRS AND MOT TESTING CENTRE FOR VEHICLE CLASSES 1,2,4,5 AND 7 (USE CLASS B2) AND PROPOSED EXTERNAL ALTERATIONS INCLUDING 7NO. ROLLER SHUTTER DOORS, CLADDING, GALVANISED PALLISADE FENCING AND AMENDMENTS TO EXTERNAL FORECOURT TO PROVIDE PARKING.

As can be seen from old Ordnance Survey plans, the site vehicle access has always been in its current location.

The current application is to reconstruct the fire damaged steel structure.

The Site is bounded by a hedgerow with mature trees to the west and east. There is no requirement nor proposal to alter the existing vegetation to these boundaries as part of the application.

2.3 Development impacts

It is proposed to replace the fire damaged steel-framed building to the Site.

In the absence of mitigation, the proposals have the very limited potential to impact the Gwent Levels SSSI - Nash and Goldcliff sections, the Lowland Wetland Priority Area, and nearby woodland and reens through dust or chemical pollution (i.e., oil or fuel leakage) during the construction phase.

Development impacts (Cont....)

There is no risk of damaged during the construction phase by accidental damage by machinery.

2.4 Net benefit for biodiversity and the step-wise approach

The Proposed Development seeks to follow the step-wise approach, as detailed within Chapter 6 of PPW, as follows.

1. **Avoid:** The Site is an established industrial site from a previous use. The Site avoids the use of and impacts on an alternative green field site. Pollution of designated sites and habitats, including reens and woodland, will be avoided by implementing best practice pollution prevention measures during construction, i.e., [PPG 6: Working at construction and demolition sites](#) and [GPP 5: Works and maintenance in or near water](#). The Site drainage is unaffected by the reconstruction of the steel frame. It is accepted that the proposal will be subject to approval by the Sustainable Drainage Approving Body (SAB) There is no expectation of dust generation during operation of the Site. Removal of trees and hedges is not necessary. There is no requirement for trees and woodland protection due to the localised area of the reconstruction (including root protection zones) around the Site.
2. **Minimise:** The proposed access is at the only acceptable location to provide an acceptable visibility splay for highways interests. There is no requirement to affect the existing hedges and vegetation to the site.
3. **Mitigate:** There is no requirement for clearance or interference with any vegetation.
4. **Compensate:** As the existing vegetation is undisturbed as a result of the proposals, no compensatory measures are considered applicable. native tree and shrub species will be planted around the north and west Site boundaries, equating to

The Proposed Development has recognised the need to achieve a Net Benefit for Biodiversity from the outset; this has been built into the planning of the project - through avoiding areas of ecological importance and mitigating for potential effects on retained and existing habitats.

2.5 DECCA Framework

The proposed ecological enhancements fit with the DECCA Framework in that:

- The DECCA framework highlights that net benefit does not “need to be onerous” and should be proportional to the extent and impact of development.
- The proposed development is limited to the reconstruction of a fire damaged steel framed building. The wider site will be unaffected by the proposal and will be retained as the original approval. Net benefit will be achieved through the SAB application with improvements in biodiversity and amenity.
- Improving the **condition** of the habitats around the Site by bringing the Site under long term conservation management.

2.6 Building with Nature Standards

All of the Site boundaries will be retained.

The proposed development will have no significant impacts on air or soil quality and noise generation will be minimal and during normal working hours in an industrial area.

The proposed industrial use of the Site fits within the local context of the Queensway Meadows Industrial Estate.

The site drainage will incorporate sustainable urban drainage features in accordance with CIRIA C753 Simple Index Approach. There is no foreseeable demand for non-potable water on the Site throughout its design life; and no foreseeable need to harvest water at the Site as the relevant water undertaker’s water resources and drought management plans do not identify potential stresses on mains water supplies. The use of rainwater harvesting is not a viable/ cost-effective part of the solution for managing surface water runoff on the site, taking account of the potential water supply benefits of such a system.

2.7 Conclusion

It is therefore concluded that the Site has been identified as being relatively low ecological value, with onsite and immediately offsite impacts appropriately avoided and mitigated for. All habitats either retained, created or enhanced will be subject to long-term management.