

Green Infrastructure Statement

PREPARED FOR
LOWER WENALLT FARM
GOLYNOS LANE
ROGERSTONE
NEWPORT
NP10 9GR

JUNE 2025
HN/2462/0525



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Green Infrastructure Statement: Minor Development

Site Address:

Lower Wenallt Farm, Golynos Lane, Rogerstone, Newport, NP10 9GR

Proposed Development:

Siting of an agricultural storage building for fodder and feed and some farm machinery and equipment to the east of the existing group of farm buildings at Lower Wenallt Farm.

Site description:

Lower Wenallt Farm extends to approximately 135 acres of grazing land with the existing agricultural buildings situated approximately 380m west of Golynos Lane and adjacent to Craig y Wenallt broadleaved woodland.

The farm complex itself comprises of two agricultural buildings to the immediate west of the proposal site and a further agricultural building to the southwest. The associated farmhouse sits at the entrance to the farmyard and as such is the building to the farthest to the southwest of the complex. Figure 1 below provides a block plan with the existing buildings identified.

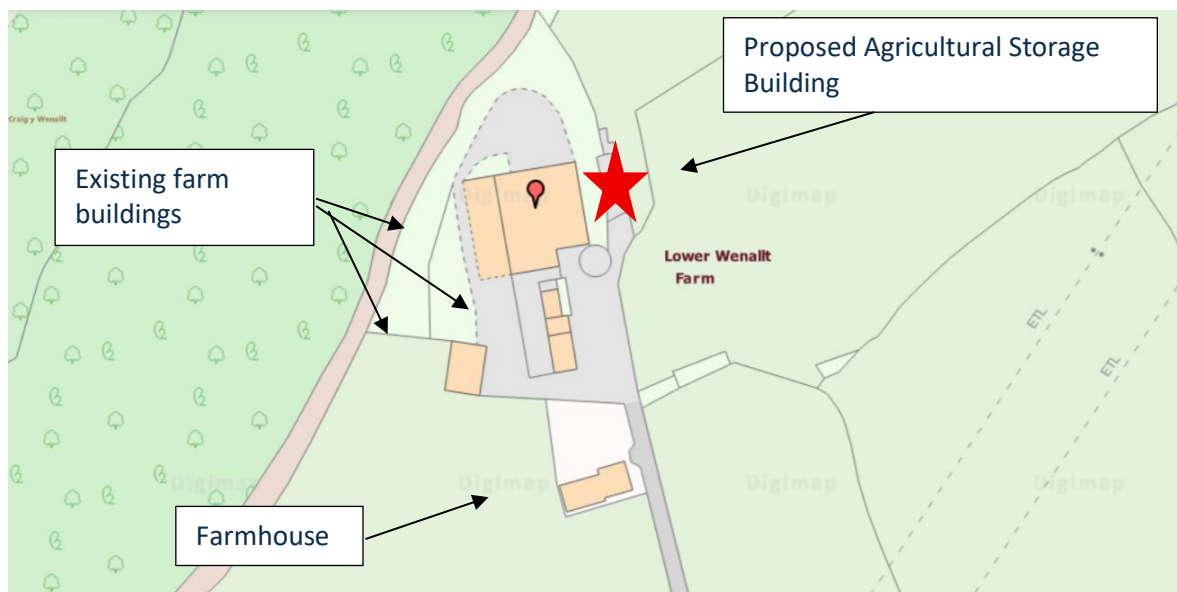


Figure 2, Plan showing form of existing agricultural buildings and farmhouse (ProMap, 2025).

To the west of the site is broadleaved woodland registered in the National Forest Inventory. This woodland is measured at approximately 15m to the west. Figure 2 below which shows the woodland stretching to the west of the wider site.

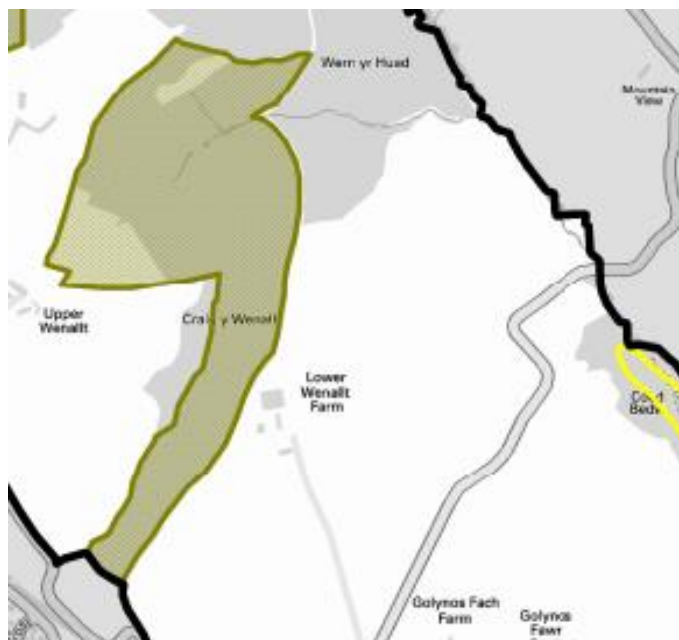


Figure 2, Policy Constraints Map (Newport City Council, June 2025)

The proposal site lies to the west of the existing group of buildings and as such is separated physically from the woodland by the existing agricultural buildings. Figure 3 provides a block plan showing the siting of the proposed agricultural building.



Figure 3, Plan of agricultural storage building (ProMap, 2025).

Earthworks have been undertaken by the Applicant to raise the level of the land at the proposal site to that similar to the existing farm yard. This enables access from the yard to the adjacent field to the north and east of the yard as well as the east and west elevations of the existing large agricultural building. The extent of these works total approximately 0.3053 hectares, as indicated below on the measurement using Google Earth imagery from 2024.



Figure 4, Aerial image showing earth works for ground levelling at Lower Wenallt Farm (Google Earth, June 2025)

At the time of writing the levelled area of land is bare earth and the bank that has been created from this raised area to the field is also currently bare, see Figures 5(a), 5(b) and 5(c) below.



Figure 5(a), Image of bank from yard (Acorus Rural Property Services Ltd, 2025)



Figure 5(b), Image of bank from levelled area looking west towards the farm complex and woodland (Acorus Rural Property Services Ltd, 2025)



Figure 5(c), Proposal site looking northwest (Acorus Rural Property Services Ltd, 2025)

Surrounding Area description

The proposal site is to the immediate east of the existing large agricultural building and the north west of the farm complex. Figure 6 below provides an aerial photograph of the site from Google Earth.



Figure 6, Aerial photo of Lower Wenallt Farm (Google Earth Image from 2024¹)

Development Impacts:

There is no building currently on the proposal site. The land in this area has been raised up and levelled in order to create a wider yard area and a level area for the proposed agricultural storage building. The photos provided by Acorus Rural Property Services Ltd were taken in February 2025.

¹ There is a March 2025 image available on Google Earth. However, this image is less clear.

Imagery available on Google Earth in June 2023 in Figure 7 below, shows the level of the land prior to these works.



Figure 7, Google Earth imagery of Lower Wenallt Farm in June 2023.

The site is deposited subsoil. Consequently, there is no ecological value at present on the land, see Figure 8 below.



Figure 8, Photo showing existing surface of the proposal site (Acorus Rural Property Services Ltd, 2025)

As can be seen from the photos and the description of the surroundings, the woodland to the west, trees and hedgerows are wholly unaffected by the proposed building.

The addition of the proposed agricultural storage building will increase the area of impermeable surface, however this will be mitigated by the installation of a rainwater storage tank with a capacity of 15,000 litres.

No external lighting is proposed for the development and therefore there are no impacts associated with the proposed agricultural storage building.

Biodiversity Enhancements Proposed

The Applicant will be planting native species trees across the bank of earth to the west of the proposal site. This not only addresses the loss of the one tree in levelling the area, but significantly increases natural vegetation on the site which will provide additional wildlife and insect shelters and corridors as well as foraging and resting opportunities in the longer term. In addition, the tree planting will screen any visual intrusion, although this is extremely limited due the distance between the proposal site and any view from the public realm. Figure 9 below provides a photo taken from Golynos Lane towards the proposal site.



Figure 9, Photo of the proposal site taken from Golynos Lane (Acorus Rural Property Services Ltd, 2025)

Conclusion

It is considered that subject to the above, the development enhances biodiversity and delivers net benefits for biodiversity through the planting of trees across the bank for the levelled area of the proposal site (to the north and east). This planting coupled with the rainwater tank will ensure that any adverse environmental effects are avoided.

Signed:  H A Nash

Dated: 04.06.25