

Unit 1, Harlech Retail Park, Cardiff Road, Newport

Green Infrastructure Statement

Scope

CarneySweeney is instructed by the British Land Company Plc to prepare this **Green Infrastructure Statement**, which relates to a s73 application to amend a restrictive goods condition attached to the above unit.

Permission was originally granted on 4 November 1994 (ref: 93/0261/O), with condition 8 limiting the goods to be sold to “DIY Retail warehouse hereby approved, shall be restricted to the sale of DIY goods (including building materials, kitchen and bedroom fittings, garden materials, and goods), vehicle goods and accessories, furniture, carpets and floor coverings, electrical household goods and household furnishings”. The proposal seeks to widen this list to allow open Class A1 use, with a maximum of 30% GIA floor area being used food and drink sales”.

Accordingly, the proposed application does not propose operational development nor a change of use. No additional floorspace is proposed. It relates to a planning condition attached to a planning permission only and thus relates to the floorspace and associated external storage area of the existing unit only. No areas outside the building footprint and its demise are affected by the proposed change. Accordingly, no existing Green Infrastructure is affected whatsoever.

Nonetheless, this report provides a **Green Infrastructure (GI) Statement** and includes an explanation of how the design of the proposed development is based on a step-wise approach, as defined in the Environment (Wales) Act 2016 and PPW v12.

Context / Site

The site is located within the urban area of Newport and comprises an existing retail park of five units, unit 1 of which (formerly occupied by Homebase) is now vacant.

Public access

No Public Rights of Way (PRoW) cross the retail park.

Landscape Strategy

While unit 1, to which this application relates, provides no Green Infrastructure, the wider retail park includes a customer car park which includes typical ‘end of row’ tree grille trees and landscape beds with more mature trees and landscape banks surround the perimeter of the car park/site.

Green Infrastructure Statement

The green infrastructure of the site and immediate context includes the following broad habitat types:

- Amenity grassland;
- Trees.

The multi-functionality of the green infrastructure would comprise:

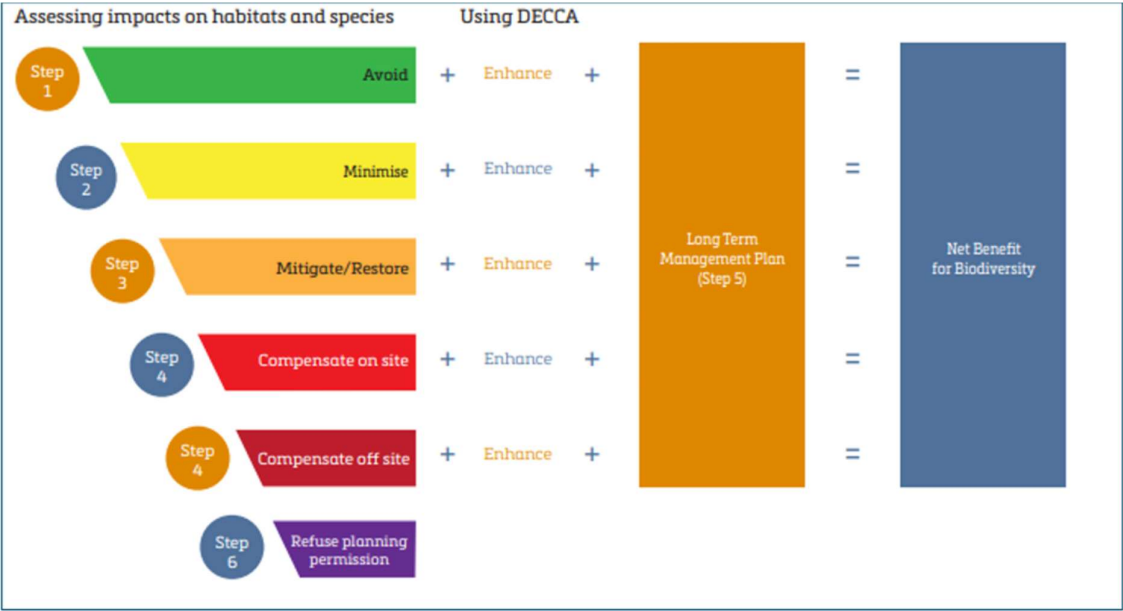
- Contribution to Placemaking
- Cooling and Shade
- Health and Wellbeing
- Calming and Inspiring
- Nutrient Cycling
- Wildlife Habitat



- Cleaning Water and Air

No loss of this Green Infrastructure would result from the proposed variation of the restrictive goods planning condition.

Stepwise Approach



The first step on the Stepwise Approach set out within PPW version 12 is to avoid impacts on habitats and species. Given the nature of the application and the fact that no operational development or change of use is proposed, total avoidance of impact is achieved.

Net Benefit for Biodiversity

Notwithstanding the total avoidance of impact, net benefit enhancement is still required by the Stepwise Approach. As such, the applicant proposes to install three bird boxes in the mature landscaping at the perimeter of the car park/site (see Appendix 1).

Conclusion

The proposed green infrastructure strategy has considered the existing green infrastructure features within the site, as recommended by the Stepwise Approach. The proposed green infrastructure would have no impact on the multi-functionality of the green infrastructure elements on or around the site and would result in no impact on habitats or species. Enhancement can be achieved in a proportional manner through the installation of bird boxes on site.



Appendix 1 – Biodiversity Net Benefit Proposal

The proposal is to install 3 x Seville Woodstone Nest Boxes



This nest box comes with 32 mm entrance and is ideal for accommodating garden birds, such as Great Tits, Pied Flycatchers, Tree Sparrows, and House Sparrows.

The Woodstone construction, of concrete and wood fibres, provides the right conditions that enable the survival of young birds.

Dimensions: 210mm x 305mm x 190mm

Entrance: 32mm

Location:

