

GREEN INFRASTRUCTURE STATEMENT

**Proposed Office Development
One2One Logistics, Wern Industrial Estate,
Newport (NP10 9FQ)**

1. Introduction

This Green Infrastructure Statement has been prepared in support of a full planning application for the proposed construction of a new office building at One2One Logistics, Wern Industrial Estate, Newport.

The purpose of this statement is to demonstrate how the proposed development has incorporated Green Infrastructure (GI) principles in accordance with national planning policy, the Newport Local Development Plan and the requirements of the Environment (Wales) Act 2016.

The statement identifies existing site conditions, assesses opportunities for GI enhancement and sets out how the proposal delivers ecological and environmental benefits as part of a sustainable development approach.

2. Policy Context

National Policy – Planning Policy Wales (Edition 12)

Planning Policy Wales (PPW12) requires that development proposals maintain and enhance biodiversity, promote ecosystem resilience and incorporate multi-functional green infrastructure.

PPW emphasises that GI should be considered at the earliest stages of design and integrated into all aspects of development to deliver multiple benefits, including:

- Biodiversity enhancement
- Climate resilience
- Surface water management
- Visual amenity and place quality

The proposed development responds positively to these objectives by embedding GI measures within the site layout and design.

Environment (Wales) Act 2016 – Section 6 Duty

Section 6 of the Environment (Wales) Act places a duty on public authorities to seek to maintain and enhance biodiversity and promote ecosystem resilience.

Whilst this duty formally applies to decision-makers, development proposals are expected to demonstrate how they contribute towards these objectives.

The proposed development:

- Maintains existing ecological features where possible
- Introduces new biodiversity enhancements
- Improves habitat opportunities within a previously developed site

Newport Local Development Plan

The proposal has been assessed against the following policies:

- GP5 – Natural Environment
- SP1 – Sustainability

Policy GP5 requires development to protect and enhance biodiversity and incorporate green infrastructure.

The proposal complies with this policy through the provision of planting, habitat features and sustainable drainage measures.

3. Site Context and Baseline Conditions

The application site is located within Wern Industrial Estate and comprises an existing operational yard with hardstanding, storage and limited vegetation.

The site is therefore characterised by:

- Predominantly hard, impermeable surfaces
- Limited ecological value in its current form
- Minimal existing planting

Despite this, there are opportunities to enhance the site through the introduction of soft landscaping and biodiversity features.

The submitted block plan confirms the presence of:

- Existing vegetation to be retained where possible
- Areas of verge capable of enhancement
- Defined boundary treatments

4. Green Infrastructure Strategy

The proposed development adopts a proportionate but effective GI strategy, recognising the industrial context of the site while delivering meaningful environmental improvements.

4.1 Planting and Landscaping

The proposal includes:

- Enhancement of the site frontage through additional planting
- Retention of existing vegetation where feasible
- Introduction of soft landscaping to break up hardstanding areas

These measures will:

- Improve visual amenity
- Contribute to urban greening
- Provide habitat opportunities

4.2 Biodiversity Enhancements

The development incorporates specific ecological features, including:

- Schwegler bat access panels
- Integrated bird boxes (Green&Blue bird blocks)

These features:

- Provide roosting and nesting opportunities
- Support local biodiversity
- Deliver measurable ecological enhancements

Given the low baseline ecological value of the site, these interventions represent a clear net benefit.

4.3 Sustainable Drainage (SuDS)

The proposal incorporates sustainable drainage principles, including:

- Management of surface water runoff
- Potential use of permeable or controlled drainage systems
- Integration with landscape features

The site benefits from natural level differences which assist in directing surface water away from built areas.

These measures:

- Reduce surface water runoff
- Improve water management
- Contribute to climate resilience

4.4 Urban Greening and Climate Resilience

The introduction of planting and GI features contributes to:

- Reduction in urban heat island effects
- Improved air quality
- Increased resilience to climate change

Although modest in scale, these measures are proportionate to the development and deliver tangible benefits.

5. Integration with Design

Green Infrastructure has been integrated into the design from the outset, rather than treated as an afterthought.

The layout of the development ensures that:

- Planting is incorporated into the site frontage and edges
- Biodiversity features are embedded within the building fabric
- Drainage considerations inform site design

This approach is consistent with PPW12, which requires GI to be an integral component of development proposals.

6. Assessment of Net Benefit

The site currently comprises predominantly hardstanding with limited ecological value.

The proposed development introduces:

- New planting
- Biodiversity features
- Improved drainage

As such, the proposal delivers a net gain in biodiversity and environmental quality, albeit proportionate to the scale and context of the development.

This is consistent with:

- PPW12 requirements
- Environment (Wales) Act duties
- Newport LDP Policy GP5

7. Conclusion

The proposed development at One2One Logistics incorporates a range of Green Infrastructure measures that collectively enhance the environmental performance of the site.

The development:

- Integrates GI into the design and layout
- Enhances biodiversity through habitat features
- Improves visual amenity and urban greening
- Supports sustainable drainage and climate resilience

The proposal therefore complies fully with national and local planning policy requirements and delivers a proportionate but meaningful contribution to Green Infrastructure objectives.