

GREEN INFRASTRUCTURE STATEMENT

Application for:	Refurbishment of existing retail unit (Class A1) including new shopfront and associated works
At:	Unit 1, Harlech Retail Park, Cardiff Road, Newport, NP20 3BA
Applicant:	TJ Morris Limited
Agent:	Quod

1 Introduction

- 1.1 This Green Infrastructure Statement (GIS) has been prepared in support of a full planning application for the refurbishment of Unit 1 at Harlech Retail Park, Cardiff Road, Newport, NP20 3BA ('the Site').
- 1.2 It is the objective of this GIS to describe how green infrastructure has been incorporated into the proposed development.
- 1.3 This document has been produced in reference to the recently updated legislation contained in Chapter 6 of the Planning Policy Wales (February 2024) which sets out the policies to support 'Distinctive and Natural Places'.
"The Distinctive and Natural Places theme of planning policy topics covers historic environment, landscape, biodiversity and habitats, coastal characteristics, air quality, soundscape, water services, flooding and other environmental (surface and sub-surface) risks."
- 1.4 This document should be read alongside the documents submitted to support the application.

2 Site and Surrounding Area

- 2.1 The Site extends to 0.81 hectares and comprises the existing retail unit with associated servicing and car parking arrangements. There will be a minor reduction in floorspace however this is only as a result of the internal amenity space on the first floor being removed. There will be no change to the footprint of the unit.
- 2.2 The unit falls within Harlech Retail Park, located southwest of the city centre. In terms of sensitive receptors, there are residential dwellings located immediately to the west of the Site, beyond Cardiff Road. Lidl is located immediately to the south of the unit, beyond a railway line which runs along the southern boundary.
- 2.3 Vehicular and pedestrian access to the Site is achieved from Cardiff Road (B4237) which provides links to the M4. The Site is well served by public transport, with existing bus stops located along Cardiff Road, a short walk from the Site, which provides services to Newport City Centre and Cardiff.
- 2.4 The Site does not fall within a Conservation Area nor are there any listed buildings or structures located on or adjacent to the Site. The Site is not within an Air Quality Management Area



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(AQMA). Finally, as shown on the Natural Resource Wales Flood Map, the Site falls within Flood Zone 1 (lowest probability of flooding).

3 Planning Policy

Planning Policy Wales (Edition 12, February 2024)

- 3.1 Planning Policy Wales ('PPW') sets out the national context for sustainable land use. The document supports all strategies published by the Welsh Assembly and is supported by various Technical Advice Notes ('TANs').
- 3.2 PPW recognises that the planning system manages the development and use of land in the public interest by contributing to economic, social, environmental and cultural well-being of Wales.
- 3.3 Chapter 6 seeks to integrate and prioritise the natural environment into design of the proposed development.
- 3.4 Paragraph 6.2.12 of PPW requires a green infrastructure statement (GIS) to be submitted with all planning applications. PPW states GIS should be:
'proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach has been applied.'
- 3.5 This GIS has been provided in line with the relevant policies which have informed the design development of the proposal.

4 Impact of Proposed Development

- 4.1 The proposed development does not raise any matters of principle. Instead, the application seeks to refurbish the existing retail unit (Class A1) including a new shopfront and associated works.
- 4.2 The scope of the works is limited to minor alterations to the building façade and the redline includes the unit and associated sealed surface. The Site extent does not incorporate existing areas of landscaping into the design proposals and therefore these remain unaffected. The application relates solely to an existing, fully built-out retail unit within a wider commercial setting, with no opportunity for ground-level intervention beyond the building envelope. There are no areas of soft landscaping within the applicant's control and no external amenity space associated with the unit that could reasonably accommodate additional planting or green infrastructure features.
- 4.3 In accordance with Paragraph 6.2.12 of Planning Policy Wales (PPW), this is a minor development, and the ecological impact of the development is limited. This GIS confirms that the nature and scale of the proposed changes do not warrant further detailed assessment. Given the limited and contained scope of works, confined to the refurbishment of an existing



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façade with no extension of footprint, no increase in floorspace and no alteration to external land, there is no realistic or practicable opportunity to incorporate new green infrastructure within the redline boundary. The proposals do not result in the loss of any existing green infrastructure assets and therefore do not give rise to a requirement for replacement or enhancement measures.

- 4.4 It is therefore considered that the provision of new green infrastructure would be disproportionate and impracticable in this instance, having regard to the minor nature of the development, the absence of available land within the application boundary, and the fact that the works do not alter the site's existing relationship with surrounding public realm or landscaped areas. The proposal is compliant with national and local planning policy in this respect.

5 Conclusion

- 5.1 In view of the above, we confidently conclude that the proposed development will have no adverse impact on green infrastructure.
- 5.2 It is therefore considered that the proposed scheme complies with the updated Chapter 6 of Planning Policy Wales which sets out the policy for biodiversity and nature.