

January 2025

Retention of Vehicular Access and Creation of Track and Turning Area Green Infrastructure Statement

at
**Land North of Homelands,
Pen-Y-Worlod Road,
Newport,
Np26 3aj**

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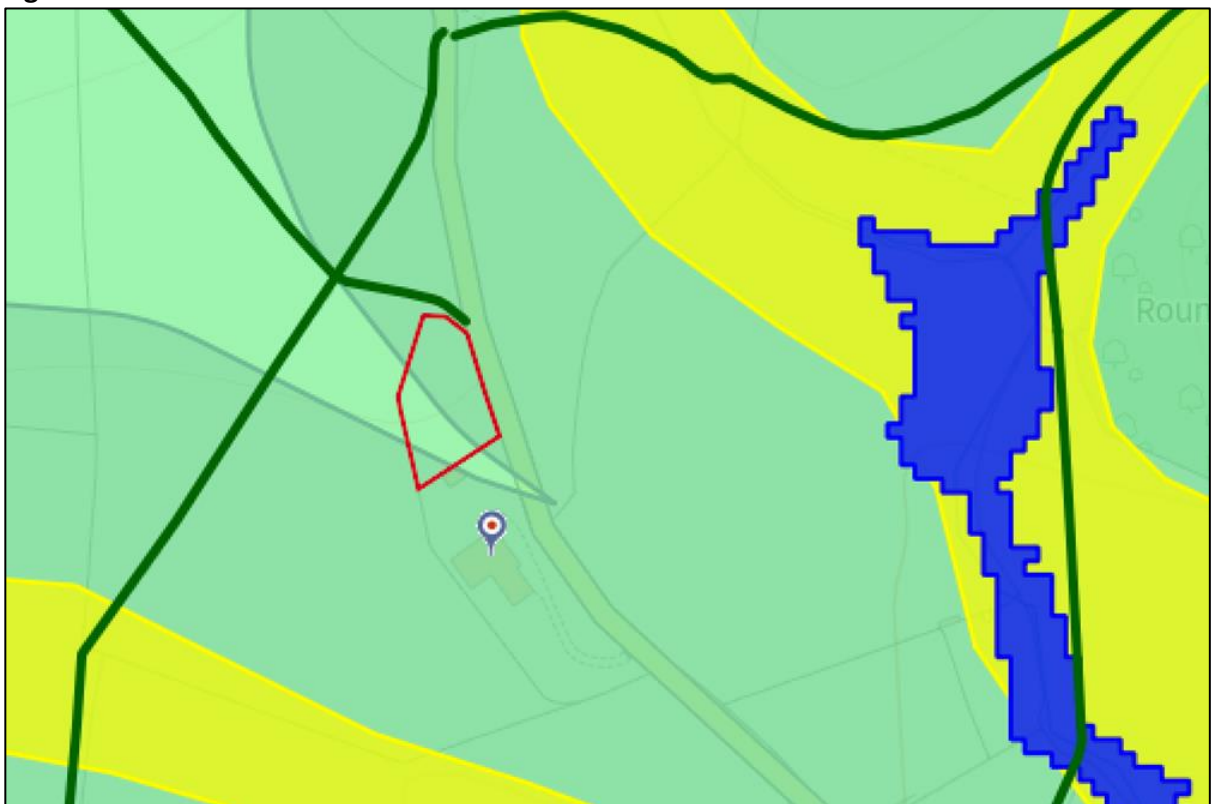
1 Introduction

- 1.1 Mr Matthew Thomas (the applicant) has instructed Reading Agricultural Consultants Ltd (RAC) to submit a part-retrospective planning application for the retention of a vehicular access and the creation of a track and turning area on land north of Homelands, Pen-y-worlod Road, Penhow, Newport.
- 1.2 This Green Infrastructure Statement (GIS) has been prepared to support this planning application in accordance with National Planning Guidance.

2 The Site

- 2.1 The application site was formally associated with the adjacent care home, but has now been separated from it. It is located within an area of open countryside and also within the Wentwood Special Landscape Area (SLA), as shown within the extract from Newport LDP constraints map below.

Figure 1: LDP Constraints



- 2.2 It is accessed via Pen-y-worlod Road, with the new access being adjacent to an existing access serving the neighbouring field, over which a Public right of Way (PRoW) crosses. The site is

bounded by hedges to the north, east and west and a timber, close-boarded fence to the boundary with Homelands.

Figure 2: Trees and hedging surrounding the site – eastern boundary



Figure 3: Trees and hedging surrounding the site – western boundary



- 2.3 A Preliminary Ecological Assessment was carried out for the wider site (inclusive of Homelands) in 2022 by Arbtech. It described the hedgerows surrounding the site as ‘species poor’. At this time the application site comprised bare ground with limited patches of species poor semi-improved grassland. A tree survey was also undertaken at the same time by Mackley Davies Associates and stated:

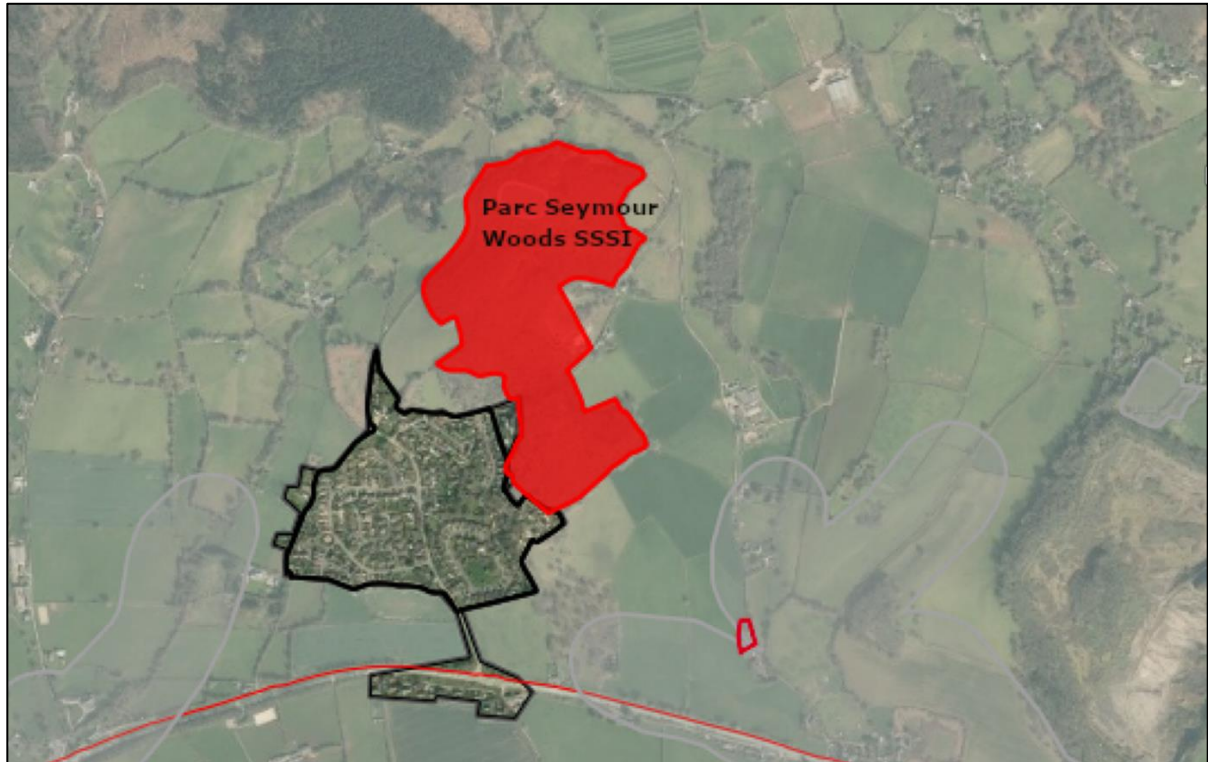
“The hedgerows at the rear of the site include a few early-mature native ash, one of which has significant dieback with a large amount of deadwood throughout the canopy and has been classified as a category ‘U’ tree due to its limited life expectancy”

- 2.4 The hedgerow to the eastern boundary was noted within this report as including bamboo and all hedgerows were described as ‘outgrown’ and within retention category Cii. Trees/groups in this category are considered as having low landscape value and being of low quality, with secondary specimens whose loss would not significantly diminish their landscape value.

Figure 4: Gap in hedgerow (2022) and location of new access



- 2.5 The site is located approximately 0.52km away from Parc Seymour Woods SSSI, the location of which is shown in Figure 5.

Figure 5: Location of Parc Seymour Woods SSSI

3 Description of the Development

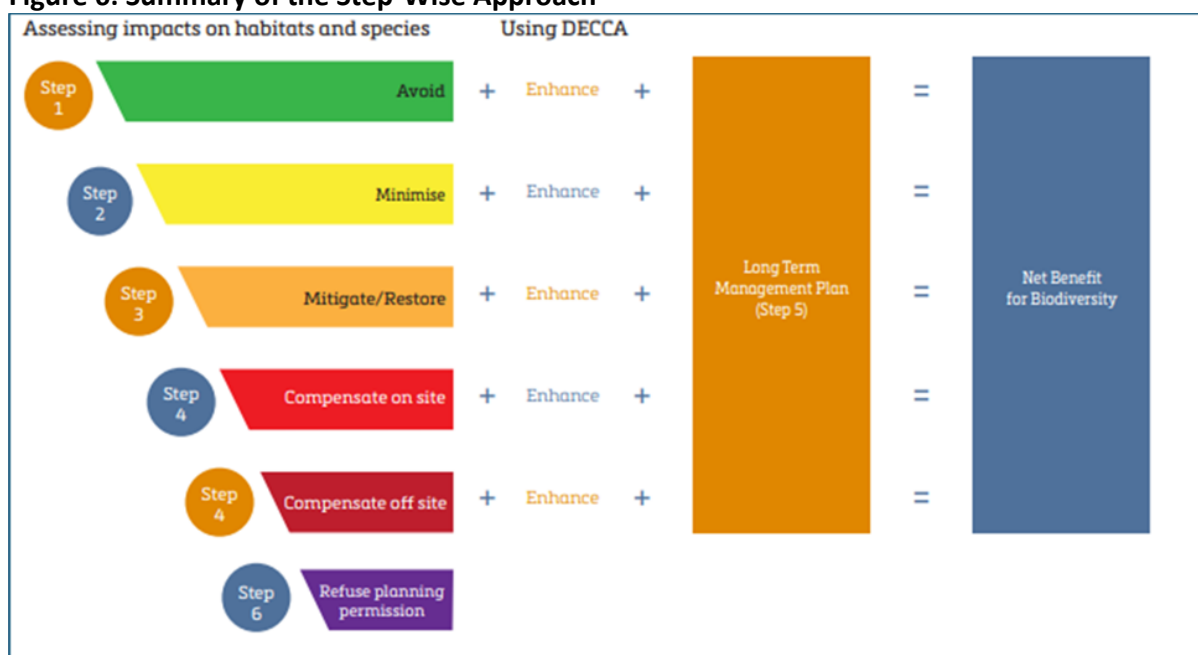
- 3.1 Full planning permission is sought for the retention of a vehicular access and the creation of a track and turning area. It is also proposed to erect a gate across the access and fence along the southern side of the entrance.
- 3.2 The creation of the new access has required the removal of a small section of hedgerow, as stated above, and some material has been moved at the entrance to ensure level access.

4 Planning Policy

Planning Policy Wales

- 4.1 As per Planning Policy Wales, Edition 12 (February 2024) a Green Infrastructure Statement is required to demonstrate how a step-wise approach has been considered in maintaining and enhancing biodiversity for the proposals. The statement should be proportionate to the scale and nature of the proposed development.
- 4.2 Figure 6 below sets out the summary of the stepwise approach as set out in the Chapter 6 of PPW.

Figure 6: Summary of the Step-Wise Approach



Newport Local Development Plan

- 4.3 Policies SP9 and GP5 address the natural environment within the county borough.
- 4.4 Policy SP9 states:
- “The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals”.*
- 4.5 Policy GP5 states:
- “Development will be permitted where, as applicable:*

The proposals are designed and managed to protect and encourage biodiversity and ecological connectivity, including through the incorporation of new features on or off site to further the UK, Welsh and/or Newport biodiversity action plans;

The proposals demonstrate how they avoid, or mitigate and compensate negative impacts to biodiversity, ensuring that there are no significant adverse effects on areas of nature conservation interest including international, European, national, Welsh section 4232 and local protected habitats and species, and protecting features of importance for ecology;

The proposal will not result in an unacceptable impact on water quality;

The proposal should not result in the loss or reduction in quality of high quality agricultural land (grades 1, 2 and 3a);

There would be no unacceptable impact on landscape quality;

The proposal includes an appropriate landscape scheme, which enhances the site and the wider context including green infrastructure and biodiversity networks;

The proposal includes appropriate tree planting or retention where appropriate and does not result in the unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value”.

5 Proposed Ecological Enhancement

- 5.1 The proposal has resulted in the removal of a small section of species poor hedgerow and aims to minimise and enhance biodiversity within the site as deemed appropriate within the step-wise approach. Owing to the distance and separation from the Parc Seymour woods, the proposal will not have any impact upon the integrity or features of the SSSI.
- 5.2 It is proposed to remove all elements of bamboo (a non-native species) from the hedgerow to the boundary with the highway as part of enhancing the green infrastructure of the site.
- 5.3 It is also proposed to provide bat and bird boxes, as shown in the submitted site plan. The proposal therefore seeks to enhance biodiversity within the site as deemed appropriate within the step-wise approach.

Figure 7: Proposed additional Green Infrastructure Features

Feature	Image
Nest box	
Timber next box – to be placed at height above 2m on North-eastern gable of stable building	
Kent Bat box	
Rough sawn wood Positioned at a height of 4m above ground level with a southern orientation	

6 Site lighting

- 6.1 No new lighting external lighting is proposed to be installed but any new lighting which is installed in the future any new external lights will need to be low level, low wattage, and on a PIR timed switch.

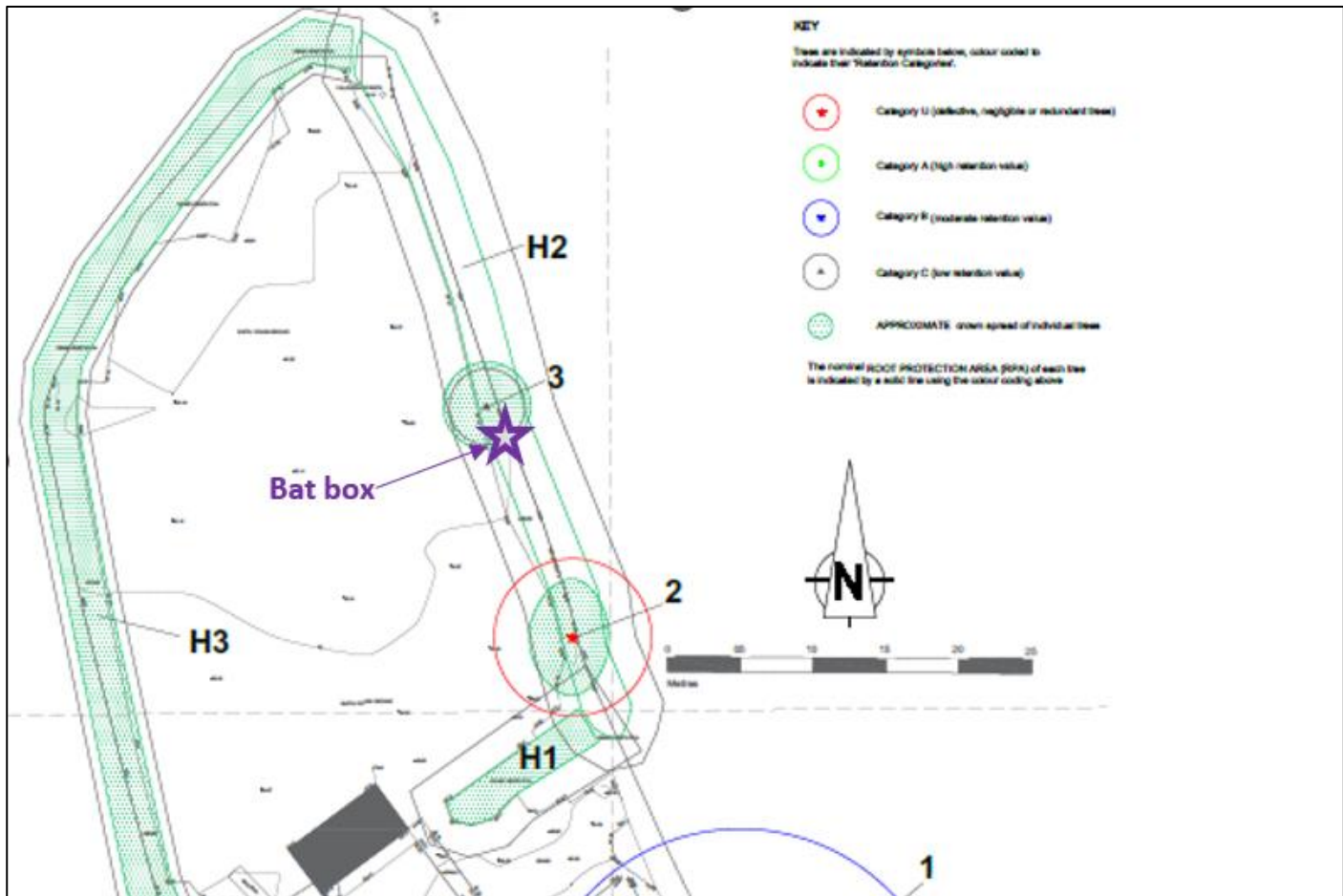
7 Implementation

- 7.1 The bird and bat boxes will be installed within one month of the date of approval of planning permission.
- 7.2 The bamboo will be removed from the hedgerow outside of nesting season to avoid any disruption to nesting birds.

8 Summary

- 8.1 The green infrastructure measures proposed as part of this application will provide appropriate enhancement to the biodiversity of the site through removal of non-native species of hedgerow and through the provision of nest boxes and a bat box, ensuring compliance with Policy GP5 and the aspirations of PPW.

Appendix 1: Specific Location of Bat box (added to extract from Mackley Davies Tree Survey 2022 for clarity)



Appendix 2: Position of next box



Appendix 3: Kent Bat box specification

