



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR THE CONSTRUCTION OF AN OUTDOOR EQUESTRIAN
MÉNAGE, WITH ASSOCIATED CHANGE OF USE OF LAND TO PRIVATE EQUESTRIAN USE
NEW HOLDINGS, CHAPEL LANE, LLANDEVAUD, NEWPORT, NP18 2AF
GREEN INFRASTRUCTURE STATEMENT

Town & Country Planning Advisors Ltd

The Embassy, 389 Newport Road, Cardiff, CF24 1TP

02920 032818

info@tcpaltd.com

www.tcpaltd.com

Consultant: Mr James Banks BSc (Hons) AssocRTPI

Applicant: Mr Tony Reece

Reference: TCPA-2026-25-REECE-01-FUL-NWP

Document Title: Green Infrastructure Statement (GIS)

Revision: Version 2.0

Date: 01 June 2026



CONTENTS

1.0 INTRODUCTION.....	3
2.0 EXISTING SITE AND GREEN INFRASTRUCTURE.....	3
3.0 EFFECT OF THE PROPOSAL	4
4.0 APPLICATION OF THE STEP-WISE APPROACH	4
5.0 PROPOSED GREEN INFRASTRUCTURE MEASURES	5
6.0 CONCLUSION	6
APPENDICES	7
Appendix A: 2313 PL001 Rev A – Location and Site Plans	7
Appendix B: 2313 PL002 Rev A – Proposed Plan and Site Sections.....	8
Appendix C: Aerial Imagery of the Site (Google Earth 2026)	9
Appendix D: Planning Policy Wales Ed 12, Figure 12: Summary of the Step-Wise Approach	11

1.0 INTRODUCTION

1.1.1 This Green Infrastructure Statement has been prepared in support of the planning application for the construction of an outdoor equestrian ménage, with associated change of use of land to private equestrian use, at New Holdings, Chapel Lane, Llandeud, Newport, NP18 2AF.

1.1.2 The statement is submitted in accordance with national policy requirements in Wales and is proportionate to the scale and nature of the proposed development. The proposal comprises a modest minor development within an existing rural holding, and a short-form Green Infrastructure Statement is considered appropriate.

1.1.3 The purpose of the statement is to identify the existing green infrastructure resource of the site, consider the likely effects of the proposal, explain how the step-wise approach has been applied, and set out the measures by which green infrastructure has been retained, integrated and enhanced.

2.0 EXISTING SITE AND GREEN INFRASTRUCTURE

2.1.1 The application site lies within a rural setting outside any defined settlement boundary and forms part of a wider holding. The wider site contains a lawful stable building, yard areas, paddocks, boundary fencing and associated residential curtilage, and horses are kept on the holding.

2.1.2 The principal green infrastructure resource within and adjoining the site comprises the existing grassed paddock area, boundary hedgerows and fencing, the established conifer hedge to the west, roadside vegetation, and trees along the western boundary. These features provide the main landscape structure of the site and contribute to visual containment and ecological connectivity within the wider rural context.

2.1.3 Existing blue infrastructure within the application site is limited. The site is not located within a mapped flood risk area and there is no pond, ditch or watercourse within the area affected by the proposed works. The site is presently characterised by permeable ground and a simple rural paddock setting.

2.1.4 Baseline understanding has been informed by site inspection, the submitted plans and publicly available mapping. On that basis, no evidence has been identified to indicate that the affected area comprises a protected habitat, statutory or non-statutory ecological designation, woodland, important hedgerow, or other green infrastructure asset of unusual sensitivity. The area to be occupied by the ménage is presently managed grass within the holding.

3.0 EFFECT OF THE PROPOSAL

3.1.1 The proposal comprises a 40 metre by 20 metre outdoor equestrian ménage with a silica sand and synthetic fibre riding surface, enclosed by 1200mm high post and rail fencing, together with two access gates and the associated change of use of the relevant land to private equestrian use.

3.1.2 The proposal would replace part of an existing grassed paddock area with the ménage surface and associated fencing. The change is localised and confined to an area already functionally related to the wider holding.

3.1.3 The principal existing green infrastructure features would remain in place. In particular, the western boundary hedge, roadside vegetation, retained trees and the wider paddock structure would continue to define the site and its relationship to the surrounding countryside.

3.1.4 The proposal has also been positioned so as to avoid unacceptable conflict with the existing trees along the western boundary. The layout has been informed by those trees and their approximate root protection areas, and the development does not require encroachment into retained boundary vegetation.

3.1.5 Construction effects would be short term and confined to the application site. Operationally, the proposal would introduce a more formal riding surface within part of the paddock, but it would remain visually and functionally related to the existing rural and equestrian character of the holding.

4.0 APPLICATION OF THE STEP-WISE APPROACH

4.1.1 The proposal has been developed in accordance with the step-wise approach required by national policy, namely avoidance, minimisation, mitigation and enhancement.

4.1.2 Avoidance has been embedded in the siting and design of the proposal. The ménage has been positioned within an existing paddock and yard context, rather than extending into more sensitive boundary features. The layout has also been informed by the position of the western boundary trees so as to avoid unnecessary conflict with their retained root protection areas.

4.1.3 Minimisation is achieved through the limited scale and restrained nature of the proposal. The scheme is confined to a single private ménage and associated low-level fencing and gates only. No lighting, no new buildings, no wider hardstanding and no new access are proposed. The works are therefore limited to the area reasonably necessary to facilitate the intended use.

4.1.4 Mitigation is provided through the retention of the principal boundary green infrastructure features, the careful siting of the arena within the existing paddock framework, and the use of a

permeable arena construction that avoids the need for an impermeable slab or more intrusive engineered infrastructure.

4.1.5 No compensatory provision is considered necessary in this instance because the proposal does not result in the loss of green infrastructure assets of a scale or function that cannot be appropriately addressed on site. The affected area is existing managed grass and no protected habitat feature is identified as being lost.

4.1.6 Enhancement is secured through new native mixed-species hedge planting along the eastern side of the ménage and a native and naturalised cornfield annual wildflower mix to its margins, as shown on drawing 2313 PL002 Rev A. These measures go beyond simple impact avoidance and provide a modest but meaningful improvement over the baseline position through additional native planting, greater habitat interest and improved ecological value at the site edge.

5.0 PROPOSED GREEN INFRASTRUCTURE MEASURES

5.1.1 The proposal incorporates a proportionate package of green infrastructure measures appropriate to the scale and nature of the development.

5.1.2 The principal existing green infrastructure of the site is to be retained. This includes the western boundary hedge, roadside vegetation, existing paddock boundaries and the trees along the western side of the site. Those retained features continue to provide visual enclosure, local amenity and ecological continuity.

5.1.3 New native mixed-species hedge planting is proposed along the eastern side of the ménage, comprising hazel, holly, wild cherry, pedunculate oak, crab apple and wild rose. This will provide additional visual screening from Chapel Lane, reinforce the rural landscape structure of the site and contribute to ecological enhancement through new native planting.

5.1.4 A native and naturalised cornfield annual wildflower mix is proposed to the margins of the ménage, comprising corn chamomile, corn cockle, cornflower, corn marigold and common poppy. These are traditional arable field species, several of which have become scarce in the wider countryside as a result of agricultural intensification. The planting will convert areas of simple grassed margin into a more diverse, nectar-rich edge treatment capable of supporting pollinating insects and increasing floral diversity, in keeping with the rural and agricultural character of the holding.

5.1.5 The ménage is to be formed as a permeable layered construction with rainfall allowed to infiltrate naturally through the arena profile and into the ground. This assists with managing runoff close to source and avoids the need for a more heavily engineered discharge solution.

5.1.6 Collectively, these measures ensure that the proposal retains the essential green infrastructure function of the site, protects the key boundary features that structure the wider rural setting, and delivers a proportionate enhancement appropriate to a minor rural scheme.

6.0 CONCLUSION

6.1.1 This Green Infrastructure Statement has been prepared on a proportionate basis having regard to the scale and nature of the proposed development. The proposal relates to a modest private equestrian ménage within an existing rural holding and affects an area of managed grassland rather than any protected or unusually sensitive green infrastructure asset.

6.1.2 The principal existing green infrastructure features of the site, namely the boundary hedges, retained trees, roadside vegetation and wider paddock structure, are to be retained and respected. The proposal has been designed to avoid unnecessary encroachment into those features and to minimise conflict with adjacent trees and vegetation.

6.1.3 The step-wise approach has been applied through site selection, layout, retention of existing features, minimisation of the development footprint, and the provision of on-site mitigation and enhancement. No compensatory measures are required.

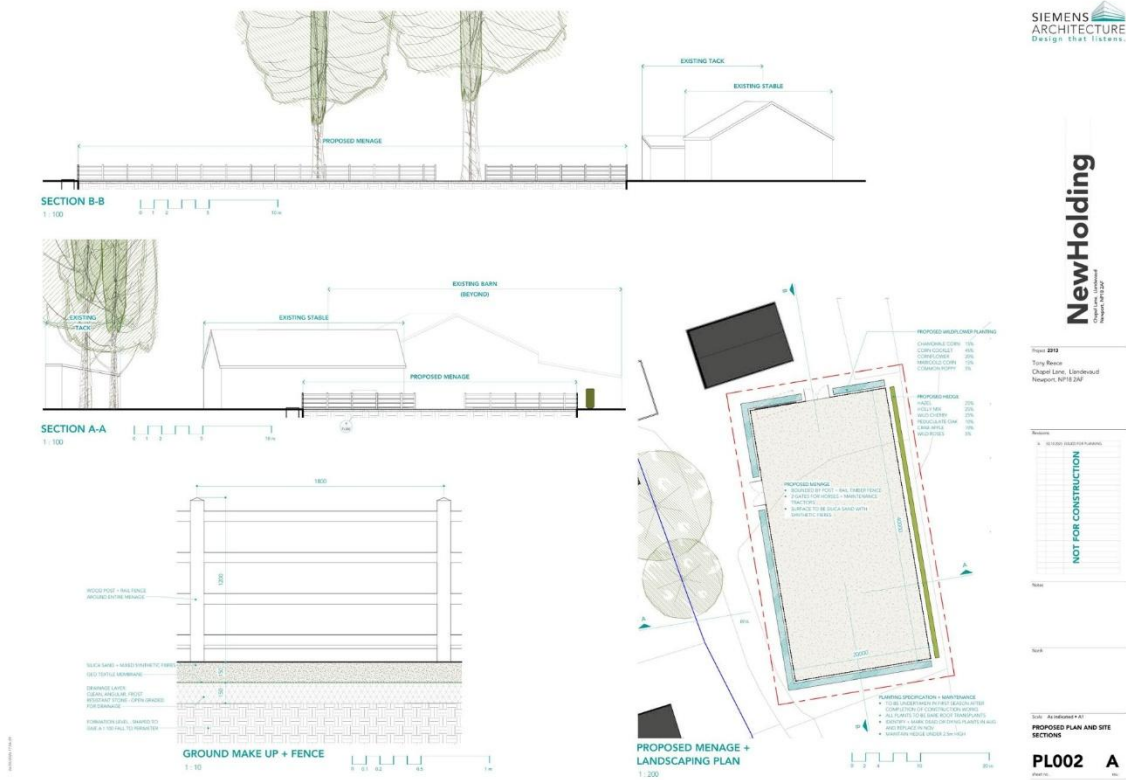
6.1.4 In summary, the proposal is proportionate to the scale and nature of the site, retains the principal green infrastructure features currently present, and secures modest but meaningful enhancement through native hedge planting, wildflower margins and a permeable drainage approach. The development therefore accords with the requirement to incorporate green infrastructure into development and to demonstrate the application of the step-wise approach.

APPENDICES

Appendix A: 2313 PL001 Rev A – Location and Site Plans



Appendix B: 2313 PL002 Rev A – Proposed Plan and Site Sections

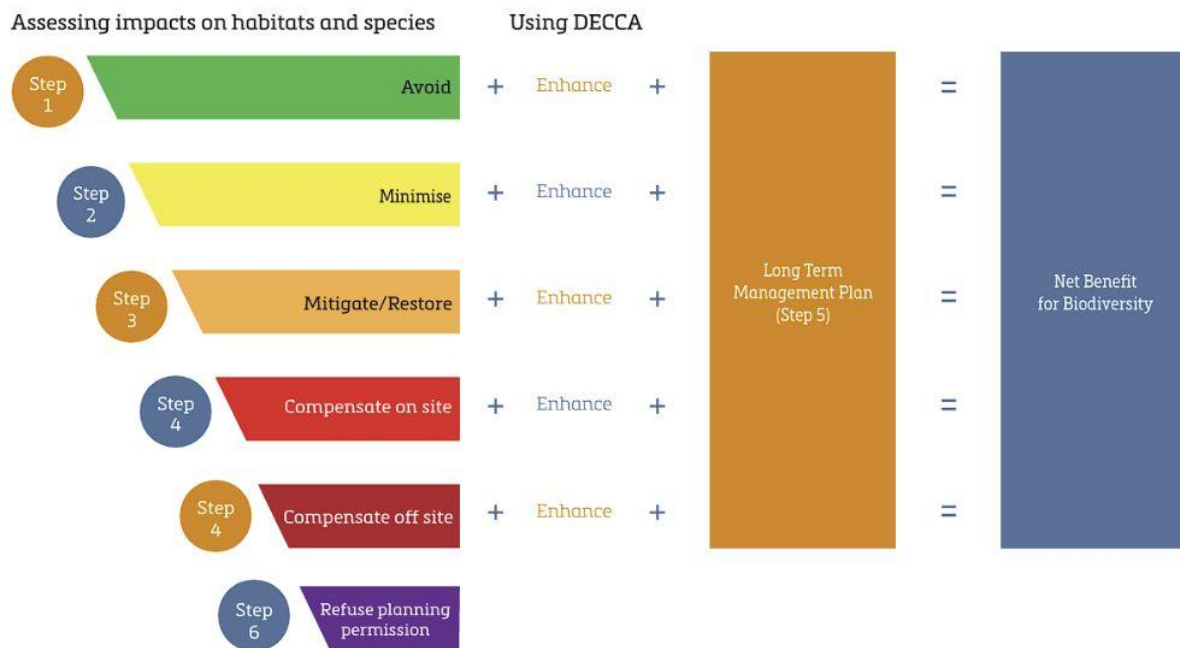


Appendix C: Aerial Imagery of the Site (Google Earth 2026)





Appendix D: Planning Policy Wales Ed 12, Figure 12: Summary of the Step-Wise Approach



[Blank Page]