



GREEN INFRASTRUCTURE STATEMENT

**APPLICATION SITE: WHITEHALL FARM, USK ROAD, CAERLEON,
NEWPORT, NP18 1LP**

CLIENT: MR GARY MCDONALD

PREPARED BY: LRJ PLANNING LTD

DATE: SEPTEMBER 2026



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The proposal seeks the change of use of the existing agricultural barn to a holiday let (use class C6). The works principally involve the reuse and internal fitting-out of the existing building, with no significant loss of existing landscape features.

The barn is located within an established rural landscape comprising agricultural fields, hedgerows, scrub and trees. These features provide habitat and ecological connectivity for bats, birds and other wildlife. The Afon Lwyd and River Usk are located nearby, with woodland also present within the surrounding landscape.

The 2026 ecological surveys confirmed the use of the barn by common and soprano pipistrelle bats, with existing access associated with the eaves and gable-end cladding. Previous surveys also identified use by brown long-eared bats. The surveys identified potential and confirmed use by a number of bird species, including swallow and house sparrow, and a barn owl was observed close to the site.

The proposal will retain the existing green infrastructure and incorporate the following biodiversity enhancements:

- Retention of existing hedgerows, scrub, trees and other vegetation;
- Retention of existing bat access points at the eaves and gable ends;
- Creation of additional bat access gaps within the gable-end cladding;
- Installation of a wall-mounted woodcrete bat box;
- Provision of a timber shelter incorporating two Kent-style bat boxes for brown long-eared bats and swallow nesting;
- Installation of a barn owl nesting box;
- Installation of a house sparrow terrace; and



- Use of appropriate native planting where additional landscaping is required.

External lighting will be kept to the minimum necessary and designed to avoid illuminating bat roosting locations, bat boxes, hedgerows and other wildlife corridors. Lighting will be appropriately directed and controlled to maintain dark areas around the building.

The proposed measures will retain and enhance the ecological value of the site and support connectivity between the barn, surrounding agricultural land, hedgerows, woodland and nearby habitats. The scheme therefore provides targeted biodiversity enhancement alongside the beneficial reuse of an existing building.

Overall, the proposal will retain the site's established green infrastructure while incorporating additional opportunities for bats and nesting birds, contributing to biodiversity enhancement and ecological resilience in accordance with the principles of Green Infrastructure and Planning Policy Wales.