



GREEN INFRASTRUCTURE STATEMENT

February 2025

RIDINGS VIEW, MOORLAND COURT,
BISHTON, NP18 2DZ



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ARCHITECTS**

SUSTAINABLE

MODERN

CREATIVE

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1. INTRODUCTION

The design for the proposed dwelling was informed by the planning policy Wales chapter 6. Specifically, the development proposals and landscape philosophy follow the stepwise approach set out in paragraph 6.4.21:

- 1) Avoid – The layout of the site and proposed annexe has been designed to avoid any damage to existing green infrastructure where possible. Please refer to existing and proposed site plan drawings.
- 2) Minimise – With refinement to the design the proposed annexe was moved closer to the existing dwelling, moving into the drive and reducing the amount of green space lost. Please refer to existing and proposed site plan drawings.
- 3) Mitigate – Any potential damage to on-site green infrastructure has been mitigated.
- 4) Compensate – Although the scale of the project and nature of the site would not usually require the introduction of green infrastructure, we understand that due the site's location and context, any introduction of green infrastructure would greatly benefit surrounding biodiversity.

2. SITE DESCRIPTION

The property is a semi-detached single storey barn conversion with land to the front, side and rear. Located at the front of the property there is a gravel driveway with parking to the front, side and rear of the property (see drawing R897-01 A1 Existing Site Plan). The garden which is located to the side and rear of the property is comprised of a grassed lawn and encroaching bramble bushes from the farmer's field. Enclosing the gardens and acting as a boundary is a garden fence.

Located to the side of the existing property is a small shed and propane tank, the tank being enclosed by a fence.

3. SURROUNDING AREA

The site is located within the defined village of Bishton and is set among a diverse collection of house types and materiality. The property shares views of the countryside but also of Newport steel works, AB InBev brewery, Newport to London Mainline and the M4

Located to the rear of the property, there are proposals for a solar farm which will also be seen from the property and will border the boundary line.

4. DEVELOPMENT IMPACTS

The proposed annexe and linkway is to be constructed on a small proportion of the existing gravel driveway and grass lawn to the rear of the property.

A section of the existing lawn will be removed to accommodate the extension.

The gravel driveway will be reduced in size with the extension of the grass area next to the existing parking.

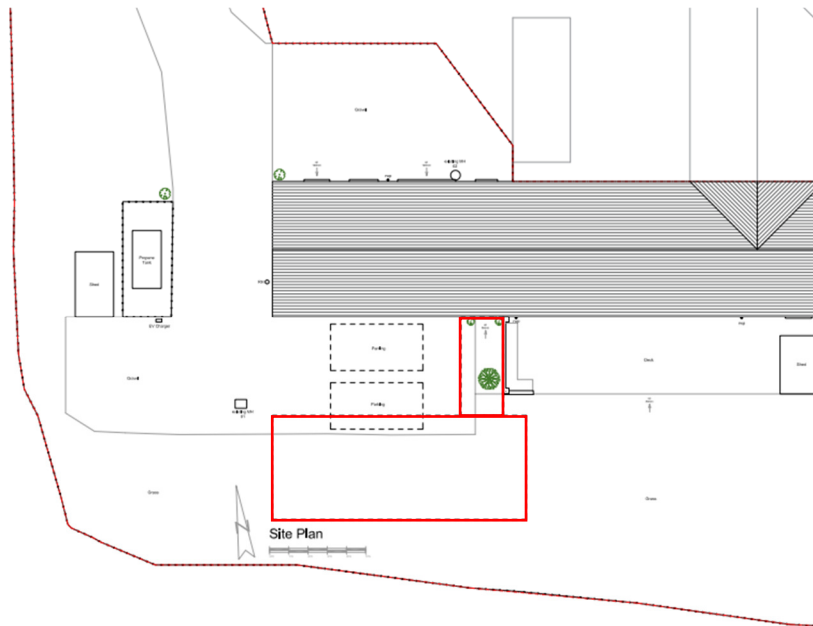


Figure 1

This diagram shows the proposed location of the annexe and link. Using a proportion of the gravel drive and grassed area.

5. PROPOSED BIODIVERSITY ENHANCEMENTS

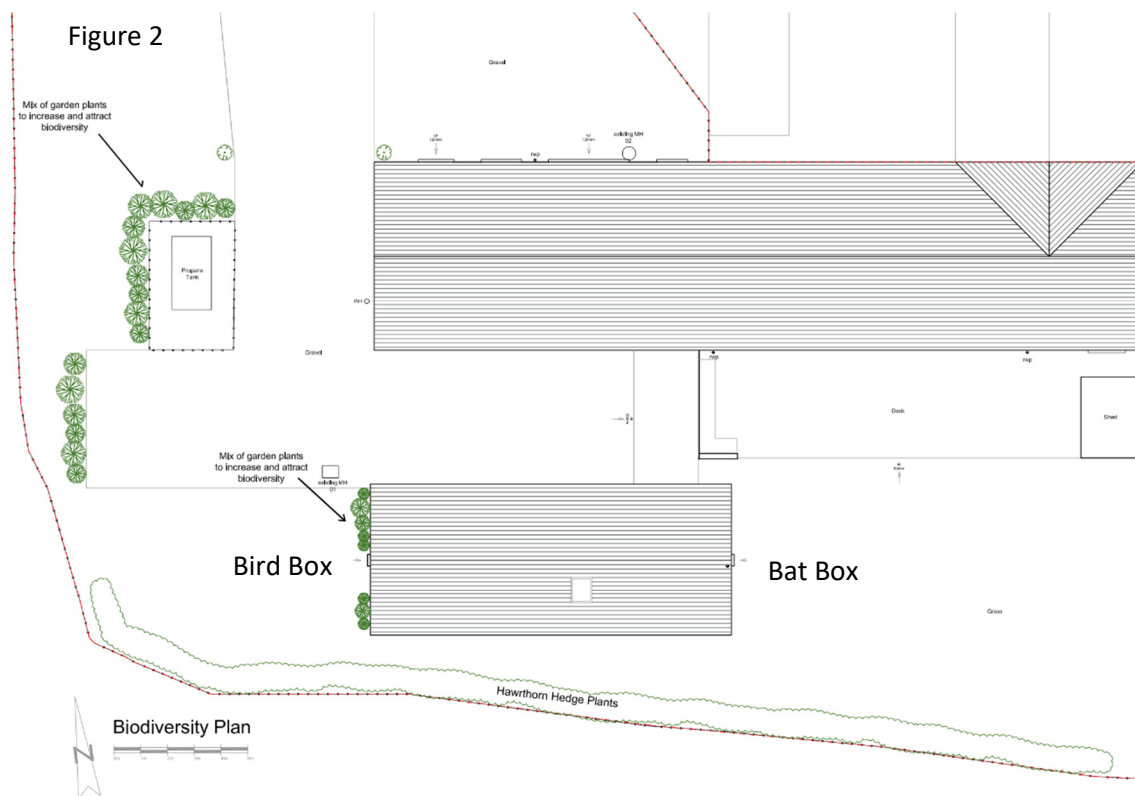
It is proposed to install both a bird box and bat box to the gable ends of the annexe. This would create additional connectivity and nesting habitat. Shown in figure 2.

There will be a large amount of planting along the east of the property, with the planting of Hawthorn hedge plants (*Crataegus Monogyna*). This will provide habitat for several species including small mammals and birds. The hedgerow will also provide a slight obstruction to the view of the proposed annexe from the footpath to the northeast of the property. This was suggested by and can be seen in the pre-application document which was sent by the Pre-application officer (Reference PRELET/P/24/0109).

Another improvement on the existing green infrastructure will be the planting of English Lavender, Forget-me-not, Honeysuckle, Buddleia, red campions and long grass to the sides of the propane tank area, rear of the existing parking and eastern gable side of the proposed annexe. This will attract bees, butterflies and moths, enriching the biodiversity of the garden. This variety of plants will aim to produce a diverse habitat for previously mentioned animals, with the options chosen for their varied flowering periods to provide a year-round habitat.

Please see the examples and layouts of this shown in Figure 2 below.

Although there is only a small amount of green infrastructure lost, these new features aim to extremely increase the levels of biodiversity on the site with the aim to offset any damage created by the proposed construction.



Hawthorn hedge plant to run the length of the border of the adjacent agricultural field.



Bird and bat box to be fixed to the gable ends of the proposed annexe.



Forget-me-not



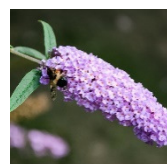
Honeysuckle



Lavender



Red Campion



Buddleia



Long Grass

6. CONCLUSION

We understand that under normal circumstances a proposal of this size, which would have little impact on existing green infrastructure would only require a small amount of green infrastructure improvement to create a net gain of biodiversity. But due to the surrounding context and availability of improvement to us, we have aimed to enhance the green infrastructure to greatly outweigh any impact of the development which will vastly improve what is currently on the site.