

MR AND MRS GRIFFITHS

HOUSEHOLDER APPLICATION FOR THE
DEMOLITION OF EXISTING SINGLE STOREY
SIDE EXTENSION AND ERECTION OF TWO
STOREY SIDE EXTENSION

HOLLY HOUSE, PENHOW, CALDICOT,
NEWPORT, NP26 3AE

GREEN INFRASTRUCTURE STATEMENT

NOVEMBER 2025



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CONTENTS

1. INTRODUCTION	3
1.1. Green Infrastructure Statement	3
2. DESCRIPTION OF THE APPLICATION SITE.....	4
2.1 Location.....	4
2.2 Application Site	4
3. DESCRIPTION OF PROPOSED DEVELOPMENT	5
3.1 Introduction	5
4. GREEN INFRASTRUCTURE	6

1. INTRODUCTION

1.1. Green Infrastructure Statement

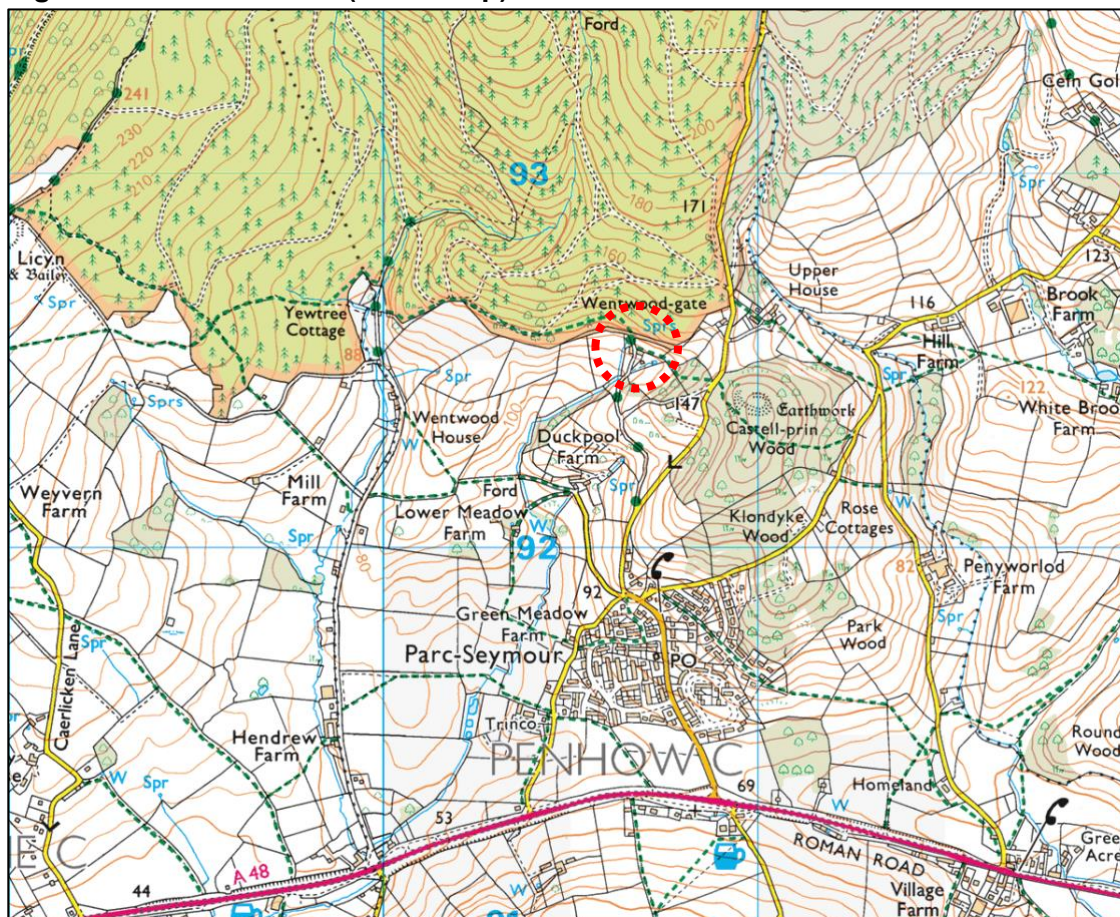
- 1.1.1. Welsh Government recently made changes to Planning Policy Wales Edition 11 to address the nature emergency by publishing a revised Chapter 6 'Distinctive and Natural Placemaking and Well-Being'.
- 1.1.2. One key change is the requirement for all planning applications to be submitted with a 'Green Infrastructure Statement' (para 6.2.5). A 'Green Infrastructure Statement' is now required with all new applications and should describe how green infrastructure has been incorporated into the proposal.
- 1.1.3. The statement should be proportionate to the scale and nature of the proposed development, for example on householder and minor developments this would normally be a short description.
- 1.1.4. 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' (Paragraph 6.4.21) has been applied.

2. DESCRIPTION OF THE APPLICATION SITE

2.1 Location

- 2.1.1 The application site location is shown on Figure 1 below and on submitted Site Location Plan ref HHP-SAL-A1-XX-DR-A-0001.

Figure 1 – Site Location (Streetmap)



2.2 Application Site

- 2.2.1 The application site comprises of a dwellinghouse, known as Holly House located in Penhow, Caldicot.
- 2.2.2 The dwellinghouse comprises of a two storey detached building together with a later edition, single storey side extension constructed from block with a part slate and part plastic roof covering.
- 2.2.3 The dwellinghouse is immediately surrounded by hardstanding paths and associated curtilage consisting of amenity grassland and ornamental planting.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Introduction

- 3.1.1 The proposed development comprises of the demolition of the existing single storey side extension and the erection of a two storey side extension.
- 3.1.2 The footprint of the proposed extension matches closely with the footprint of the existing extension, with only a small additional width which would take place on an existing hardstanding area to the side of the existing extension.
- 3.1.3 No works are proposed on the existing roof of the main dwellinghouse.
- 3.1.4 The roof of the existing single storey extension comprises of part slate and part plastic sheeting and has no loft space.

4. GREEN INFRASTRUCTURE

- 4.0.1 The table below has been drawn up using the Annex Document to the Updated National Planning Policy for Chapter 6 of Planning Policy Wales. A summary of the existing Green Infrastructure has been identified as the baseline condition and assessed against The DECCA Framework to establish any impact on the sites Green Infrastructure.

Landscape + Ecological Designations				
Designations	Location	Proximity to Site	Impact	
N/A	N/A	N/A	N/A	
Existing Green Infrastructure Baseline & Condition				
The proposed application site currently comprises of an existing single storey extension and immediate hardstanding – both of which would be utilised as the footprint for the proposed new extension. Therefore is considered to have no habitat value or ecological value.				
The DECCA Framework	Step Wise Approach			
	Avoid	Minimise	Mitigate	Compensate
Diversity: <i>Individual development proposals should avoid negative impacts on biodiversity, by considering how biodiversity assets, can be maintained and enhanced.</i>	No existing trees or hedgerows are proposed to be removed.	N/A	During the construction period, no Works will impact the existing planting As most of the work will be take place On the footprint of the old building.	To enhance the ecology and biodiversity of the site as a whole it is proposed to erect 2no. RSPB apex classic nest boxes on the side gable of the existing property.
Extent: <i>Individual development proposals must avoid loss in the extent of biodiversity and incorporate measures to appropriately maintain and enlarge existing habitats, especially where extent is small or declining, through habitat restoration and creation with adjoining and nearby areas, green infrastructure features and networks</i>	The site has no other significant ecological value which needs to be avoided.			
Condition: <i>Individual development proposals must not compromise the condition of ecosystems. consideration to both direct, indirect, and cumulative impacts and benefits. securing the long-term management of retained</i>				

<i>habitats is key to maintaining condition</i>				
Connectivity: <i>Individual development proposals should identify and incorporate measures which enable appropriate links to be made between the site and its surroundings so as to improve connectivity</i>				
Adaptation: <i>Individual development proposals should identify impacts to the ecosystem resilience attributes of biodiversity</i>				
Summary: in line with chapter 6 of Planning Policy Wales, we have assessed the site, provided site suitable ecological enhancement features where possible which will result in a biodiversity net gain for the site/development.				



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