

GREEN INFRASTRUCTURE STATEMENT: FULL PLANNING APPLICATION FOR THE PROPOSED CHANGE OF USE FROM USE CLASS D1 TO USE CLASS A1 RETAIL ALONG WITH PARTIAL DEMOLITION, ALTERATIONS AND EXTENSION, VEHICULAR ACCESS AND CAR PARKING, DRAINAGE, LANDSCAPING AND ASSOCIATED WORKS AT THE FORMER NEWBRIDGE METHODIST CHURCH, BRIDGE TERRACE, NEWBRIDGE, NP11 5FH

1. Introduction

This Green Infrastructure Statement relates to a Full Planning Application submitted on behalf of Buckland Dartford Ltd for the proposed change of use from Use Class D1 to Use Class A1 Retail along with partial demolition, alterations and extension, vehicular access and car parking, drainage, landscaping and associated works at the Former Newbridge Methodist Church, Bridge Street, Newbridge, NP11 5FH.

The remainder of this Statement is structured as follows:

2. Site Context;
3. Proposed Development;
4. Policy Context;
5. Green Infrastructure Statement; and
6. Summary.

2. Site Context

The site is circa 0.1ha and comprises a former Methodist Church, along with its parking area and associated curtilage. The Methodist Church is no longer in operation and is located in the centre of Newbridge, to the north of Bridge Street within close proximity of the Train Station. An informal parking area lies to the east of the site followed by the Ebbw River. A residential property known as Ty-Hir lies to the west of the site, whilst a joinery workshop building previously associated with the church lies directly to the north with a further commercial premises (pipe fabricators) further north.

3. Proposed Development

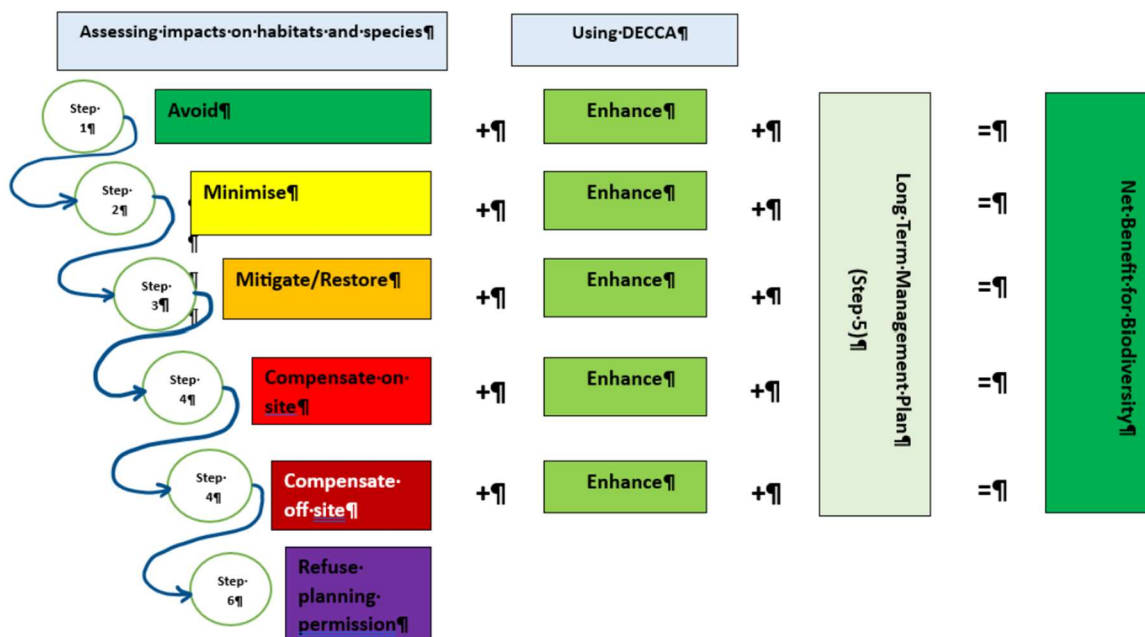
The proposals comprise of the following:

- The conversion of the former church from Use Class D1 to Use Class A1 Retail providing a sales area of some 223sqm;
- Demolition of part of the building to facilitate circulation around the site;
- 14no. car parking spaces measuring 2.5m wide by 5m depth;
- A secure plant and bin store compound to the east of the building;
- Soft landscaping at the site's frontage.

4. Policy Context

National planning policy and guidance is provided within Future Wales – the national plan 2040, Planning Policy Wales (PPW) (Edition 12, 2024) and Technical Advice Note 5 (TAN 5), Nature Conservation and Planning (2009).

Key to this GI Statement is the Step-Wise approach set out within PPW (extracted below).



Relevant Caerphilly County Borough Council Local Development Plan policies include:

- SP10 Conservation of Natural Heritage
- CW4 Natural Heritage Protection
- CW5 Protection of the Water Environment
- CW6 Trees, Woodland and Hedgerow Protection

5. Green Infrastructure Statement

- The site is currently developed and the proposals predominantly comprise a change of use of the site with minor external alterations. The proposals would promote a sustainable form of development within the settlement boundary. The site is not subject to any statutory or non-statutory green infrastructure designation.
- Locational, siting and design options for avoiding damage to biodiversity have been fully reviewed and the proposals seek to minimise the initial impact on biodiversity and ecosystems. There are no trees located on the site.
- Landscaping is proposed at the site's frontage, as shown on the Proposed Site Layout Plan.
- SuDS features will be implemented – the details of which can be agreed via separate SAB consent.
- External lighting details can be secured by condition.

6. Summary

In conclusion, it has been demonstrated that the proposed approach green infrastructure accords with LDP policies along with national planning policy and guidance provided within Future Wales – the national plan 2040, PPW and TAN 5.