

Green Infrastructure Statement

27th June 2024

Overview

As part of the development process, the existing Green Infrastructure (GI) asset has been assessed through landscape desktop survey, and the context of the site, in its wider GI network, and within the policy framework updated Chapter 6 of PPW 12. The following statement reports on the iterative GI process and how it has influenced the design approach, focusing on the appropriate and proportionate GI benefits that development of the site can contribute, with regard to, and taking all reasonable steps, to enhance the proposal.

Chapter 6 of PPW states *‘all reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities’*

Development GI Process

The stepwise approach (PPW 12, page 148 figure 12) has been implemented. A summary of the stepwise approach;

1. **Avoid**
To avoid damage to biodiversity and ecosystem functioning.
2. **Minimise**
Alternative sites that would result in less harm, no harm or gain are to be fully considered to minimise the any harmful environment effects.
3. **Mitigate/Restore**
‘...ensure that features and elements of biodiversity or green infrastructure value are retained on site, and enhanced or created where ever possible.’
4. **Compensate on site**
Onsite compensation must be sought when all other options have been exhausted.
5. **Compensate off site**
Offsite compensation must be sought when all other options have been exhausted.
6. **Long Term Management**
Long Term Management of retained and new GI assets to secure enhancement.

Summary of Effects, Mitigation & Enhancement

Step 1: **Avoid**

A Building Inspection (Protected Species) Ecology Survey E24124401/Doc 01 June 2024 identified the following key considerations and potential enhancements.

- The external spaces around the property are all hard standing with several invasive plant species, notably cotoneaster adject to the building frontage.
- Potential Bat Roost Building Features have been noted but with no evidence of use.
- House Martin and House Sparrows nesting has been noted.

Step 2 **Minimise**

Development programme will avoid disturbance of Nesting Birds. An additional emergence Bat Survey is programmed to establish if bats are using the premises, although no physical evidence has been identified from site survey.

Step 3/4: **Mitigate/Restore and Compensate**

Invasive cotoneaster and buddleia plants are to be removed. Small areas of native and non-native plants will be lost on damaged hard landscape elements, when repaired. Proposed GI Plan 2489401-SBC-00-XX-DR-L-400 illustrates the proposed landscape and ecological enhancements. These proposals include 48 square metres of new Flowering Lawn grass mix and 8 linear metres of new native privet hedge to the frontage of the site. Proposed ecological enhancements include proposed Bat boxes, Sparrow and House Martin nesting cups. These represent a significant enhancement to the existing site and relate to the wider GI context illustrated on drawing 2489401-SBC-00-XX-FI-L-100.

Step 5: **Compensate (offsite)**

None required

Step 6: **Long Term Management**

With the simple nature of the proposed Landscape /GI elements, formal long term Management is considered unnecessary. Grass and the proposed hedge will require periodic cutting.

GI Conclusion

The above stepwise GI assessment process has informed the development approach and will result in positive enhancements to the ecology, landscape and public amenity frontage of the development.



KEY

Site Boundary

Site of Importance of Nature Conservation (SINC)

Primary Green Infrastructure Corridors

PL01	18.06.24	First issue	SB	TK
Rev.	Date	Comment	Approved	Drawn

PRELIMINARY	PLANNING	DESIGN	TENDER	CONSTRUCTION
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o client/project

CAREDIG Housing Association

22 Victoria Gardens

o drawing

Green Infrastructure Context Plan

o drawing no.	o revision	o scale	o drawn	o approved	o date
2489401 - SBC - 00 - XX - FI - L - 100	PL01	N.T.S @ A3	TK	SB	Jun 2024
SB Project Number	Originator	Zone	Level	Type	Role Number

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Stanwell Road

Penarth

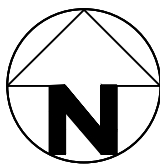
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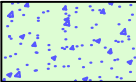
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KEY

 Proposed Formal Hedge

 Proposed Flowering Lawn Mix

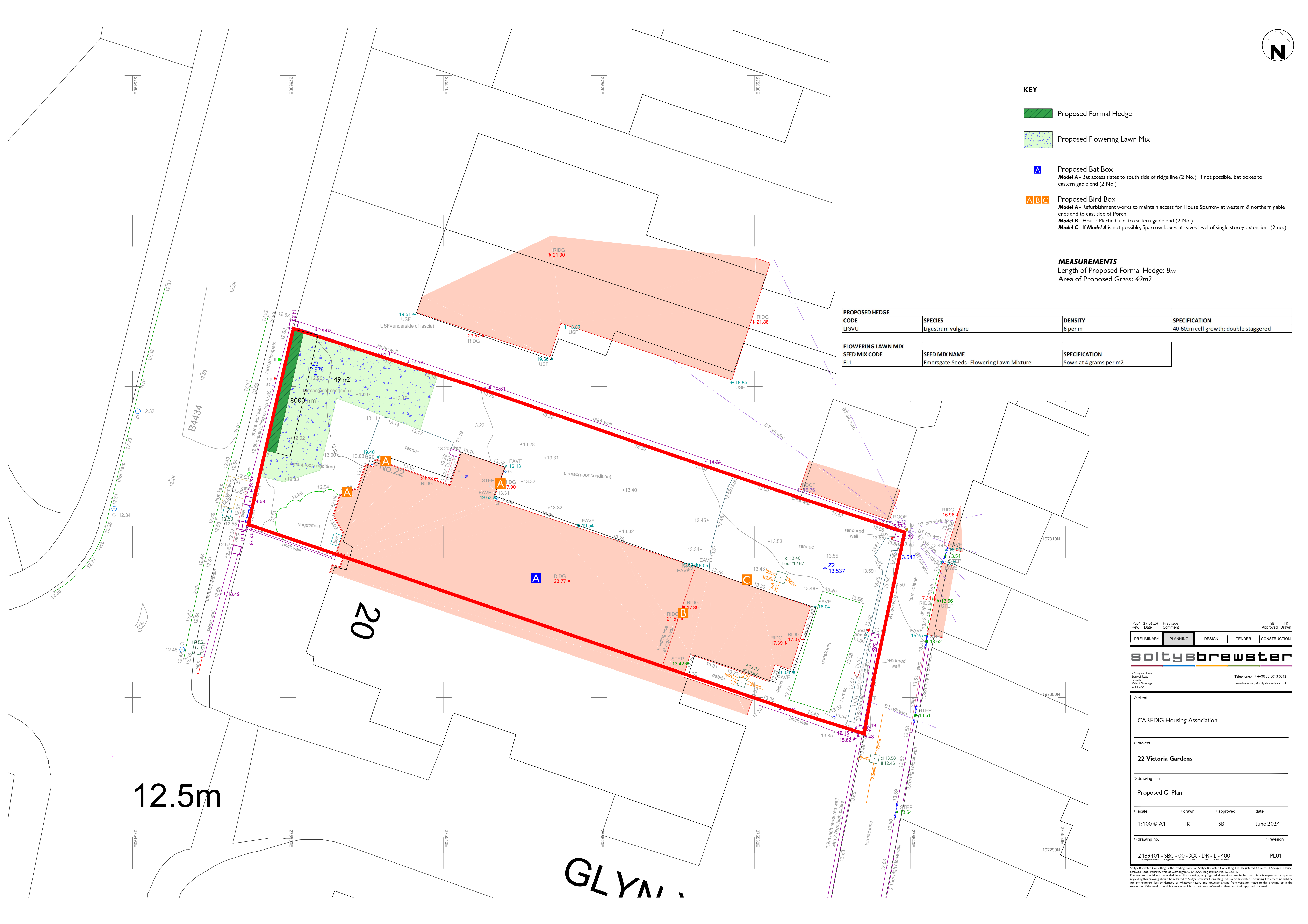
-  **Proposed Bat Box**
Model A - Bat access slates to south side of ridge line (2 No.) If not possible, bat boxes to eastern gable end (2 No.)
-  **Proposed Bird Box**
Model A - Refurbishment works to maintain access for House Sparrow at western & northern gable ends and to east side of Porch
Model B - House Martin Cups to eastern gable end (2 No.)
Model C - If **Model A** is not possible, Sparrow boxes at eaves level of single storey extension (2 no.)

MEASUREMENTS

Length of Proposed Formal Hedge: 8m
Area of Proposed Grass: 49m2

PROPOSED HEDGE			
CODE	SPECIES	DENSITY	SPECIFICATION
LIGVU	Ligustrum vulgare	6 per m	40-60cm cell growth; double staggered

FLOWERING LAWN MIX		
SEED MIX CODE	SEED MIX NAME	SPECIFICATION
EL1	Emorsgate Seeds- Flowering Lawn Mixture	Sown at 4 grams per m2



PL01	27.06.24	First Issue	SB	TK
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client

CAREDIG Housing Association

project

22 Victoria Gardens

drawing title

Proposed GI Plan

scale	drawn	approved	date
1:100 @ A1	TK	SB	June 2024

drawing no.	revision
2489401 - SBC - 00 - XX - DR - L - 400	PL01

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