

1 INTRODUCTION

This technical note concerns the subject site of a property (former domestic dwelling) at Pant Howell Ddu Farm, Briston Ferry and the planning application on behalf of Mrs L Crook change of use of this dilapidated property to agricultural storage.

2 ASESMENT AGAINST POLICY –PLANNING POLICY WALES: STEPWISE APPROACH AND GREEN INFRASTRUCTURE STATEMENT

On the 11th October 2023, ahead of PPW12 being published, the new Chapter 6 came into force with immediate effect. Net benefit must be secured via planning applications using the step-wise approach, including the acknowledgement of off-site compensation measures and the need to consider enhancement and long-term management. Green Infrastructure Statements will be used to demonstrate the step wise approach.

The following information will be used in order to show compliance with policy.

3 PROPOSED DEVELOPMENT

Change of use from residential farm house (now not fit for habitation due to poor state of repair and water ingress) to secure agricultural storage, safe from the elements.

No changes to internal divisions, external facades, fenestration, doors or access arrangement.

4 SITE AND SURROUNDING AREA DESCRIPTION

The site is a property of 164 sq m gross internal area. Together with associated garden area.

The red line development is shown on the plan at the end of this note showing the property within the curtilage garden area.

The wider site in the applicants ownership is dominated by the working farm of 280 acres, an open farmyard and a number of agricultural sheds (2 in poor state of repair due to storm damage) immediately to the north west of the property. Further south west sits the property of Leytlin View, a modern farm workers (circa 2005) dwelling to over see operations on site. Two further farmworker dwellings are associated with the holding (see image 2 on Page 3).

5. DEVELOPMENT PROPOSAL AND IMPACTS

No changes to the garden area of the property are proposed.
No felling of trees or hedges is proposed.

6. STEP WISE APPROACH

Step 1- Avoidance

No impacts to the biodiversity or green infrastructure of the site are identified with this minor change of use proposal;

Step 2- Minimise

No trees or hedges are to be felled.
No changes to garden area.

Step 3- Mitigate/Restore

No changes and no mitigation required.

Step 4- Compensation on site

In order to ensure the site delivers on the required GI and BNG policy the applicant is proposing the election of a bird nest box to the eastern elevation of the property to encourage biodiversity. See page 4 for specification and location.

7. NET BENEFIT FOR BIODIVERSITY

The proposed scheme acknowledges the requirement to achieve a Net Benefit for Biodiversity.

The applicant aims to deliver biodiversity enhancements at the local scale by offering the enhancement stated above on the site.

The site will be subject to enhancements along with long term appropriate management of the nest box.

8. CONCLUSION

As result of the ecological measures within this report, it is expected that there will be a demonstrable net benefit for biodiversity.

All habitats are to be respected, retained, and enhanced on site, as well as and will be subject to a long management for the foreseeable future.

Should further information be required please do not hesitate to contact Anna Cheney, Herbert R Thomas Ltd on Email: annacheney@hrt.uk.com or M:07725041308

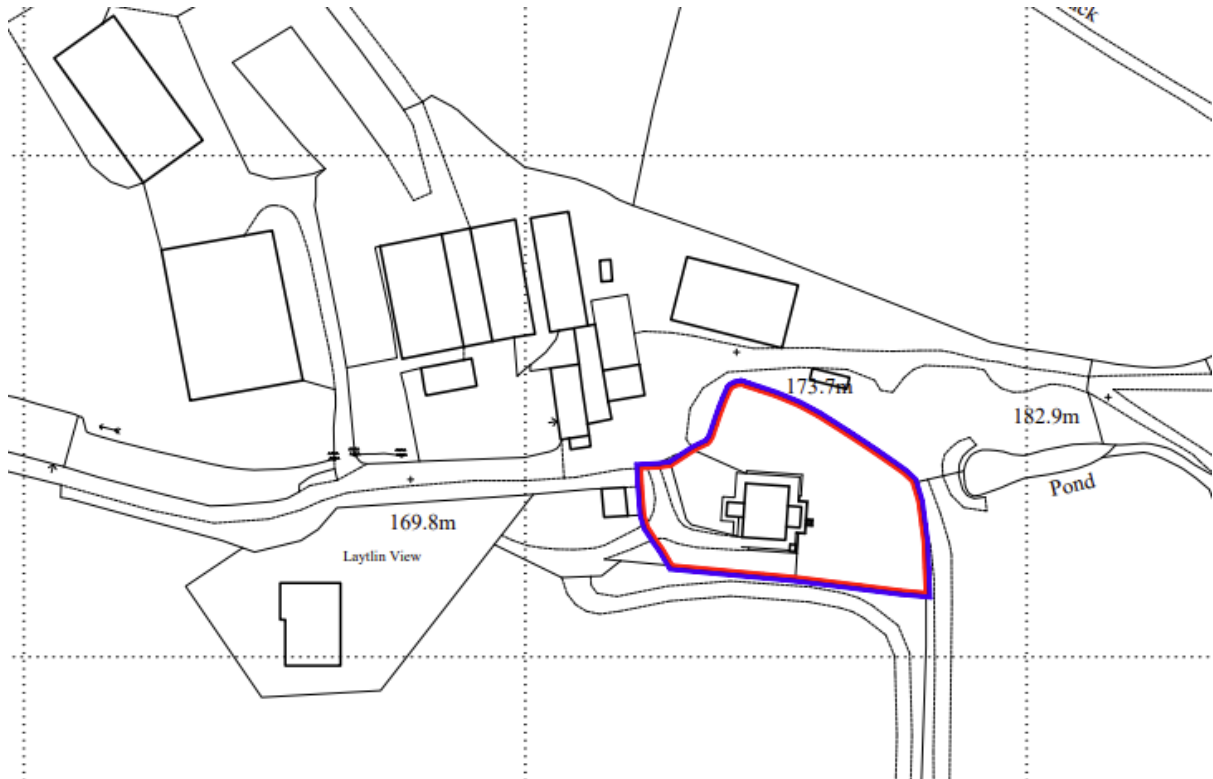


Image 1- Extract of location Plan showing the property within the garden area (edged red)



Image 2-showing the property in context of the wider farm buildings and farm worker dwellings. Property subject of this application identified with a red ring.

BLUE TIT NEST BOX – CUTTING PLAN

Plank size c. 150 x 1170 mm
All measurements are in mm

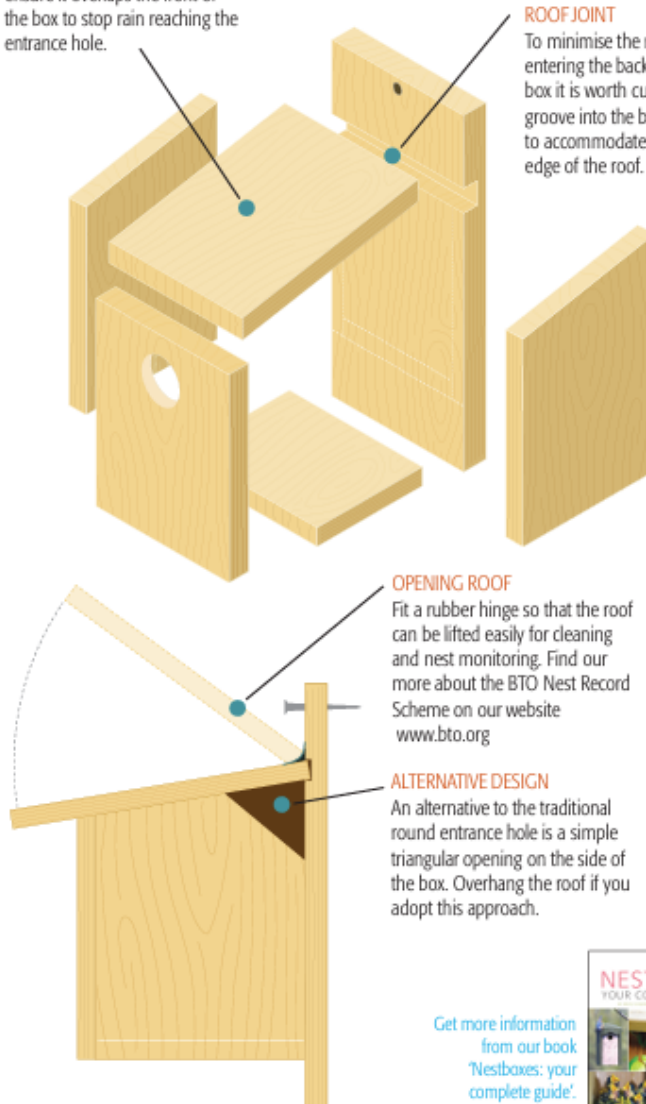


WEATHERPROOFING
Weatherproof the roof with water-based preservative and ensure it overlaps the front of the box to stop rain reaching the entrance hole.

25 mm
diameter for
Blue Tit and
Coal Tit



ROOF JOINT
To minimise the risk of rain entering the back of the box it is worth cutting a groove into the back plate to accommodate the back edge of the roof.



OPENING ROOF
Fit a rubber hinge so that the roof can be lifted easily for cleaning and nest monitoring. Find out more about the BTO Nest Record Scheme on our website www.bto.org

ALTERNATIVE DESIGN
An alternative to the traditional round entrance hole is a simple triangular opening on the side of the box. Overhang the roof if you adopt this approach.

Get more information
from our book
'Nestboxes: your
complete guide'.
Available from
www.bto.org



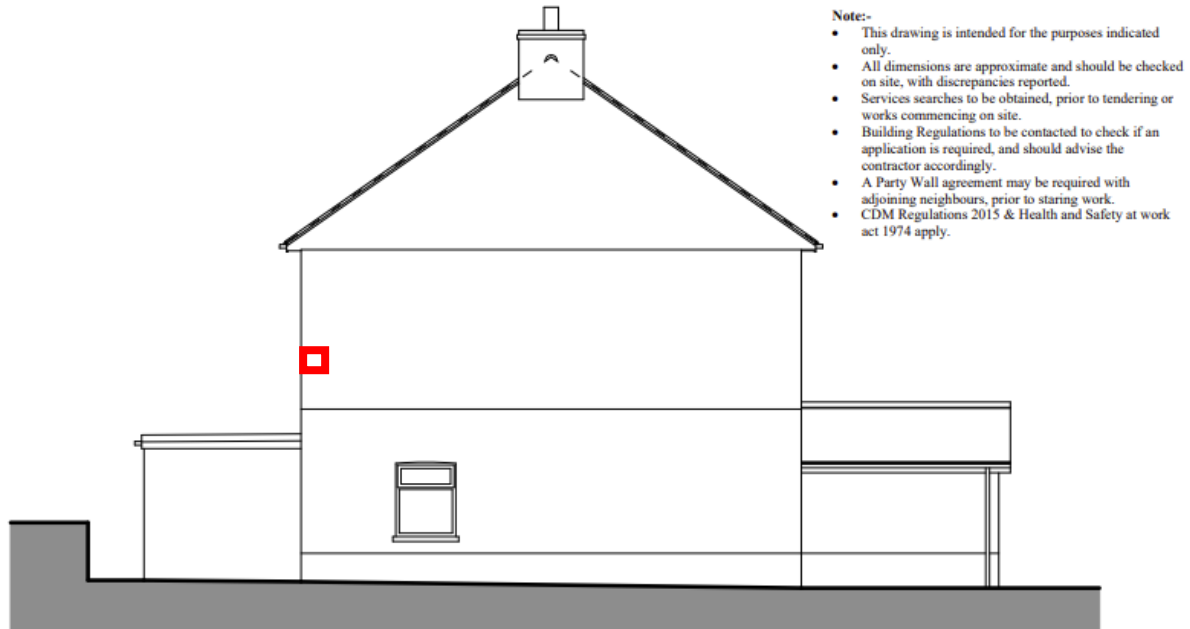
Cover photograph: Edmund Fellowes / BTO;
design artwork: Nigel Hawtin

Blue Tit *Cyanistes caeruleus*

Clutch size: 8–10 eggs
Incubation: c.12 days
Chicks fledge at: 16–22 days
Broods: 1 per year

Seasonality of nests with eggs (E) and young (Y),
derived from Nest Record Scheme data.





End elevation

Red square denotes the area where the box is to be erected on the north elevation of the property. (to the NE corner of the dwelling in order not to overheat in sunshine).

Notes:

Blue tit nest box does not need to be protected by cover as these birds like to scan before they leave the box.

Estimated height 2-3m although can be higher if it may be affected by disturbance.