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Report
Green Infrastructure Statement

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1.0 Introduction

2.0 Proposals and Green Infrastructure

1.0 Introduction

Introduction

On 11th October 2023 the Welsh Government issued updated National Planning Policy for chapter 6 of Planning Policy Wales.

The updated policy guidance recognises the value of green infrastructure within the built environment. In order to facilitate a quality built environment enhanced by integrated green infrastructure all planning applications must now include a green infrastructure statement.

“6.2.6 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. 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.”

Figure 1 sets out the summary of the stepwise approached as set out in the Annex2 to the published advice

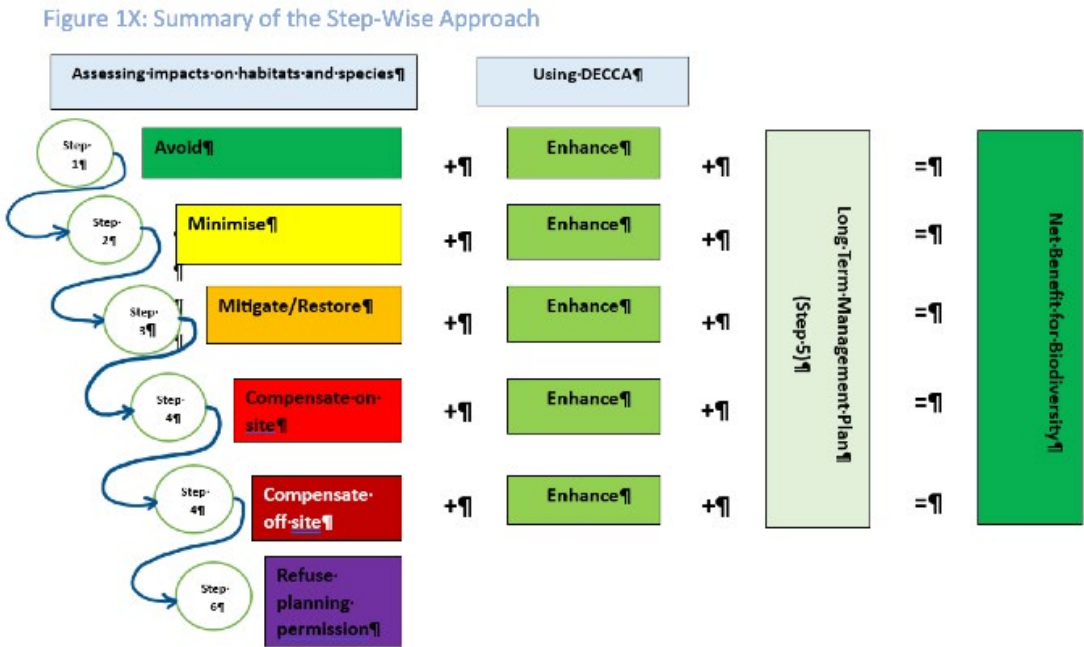


Figure 1. Summary of Stepwise approach

2.0 Existing and Proposed Green Infrastructure

Existing Site

The application site consists of a detached bungalow cottage with single storey flat roof extension and enclosed garden.

Proposed Development

The proposed development relates to two new dormers to front elevation. Fenestration alterations. Rear dormer with angled window. Addition of rooflight to existing flat roof. Alterations to existing access to front of property..

Proposed Site Green Infrastructure Assets

It is accepted that Future Wales now requires ecological enhancement however, it is submitted that any ecological enhancement must be proportional to the development proposed.

Given the scale of the proposal it is considered that the provision of a bird box and bee and insect box within the site will provide adequate ecological enhancement. Details of the location and type of boxes are set out in Figure 3a, 3b & 4 on following page.

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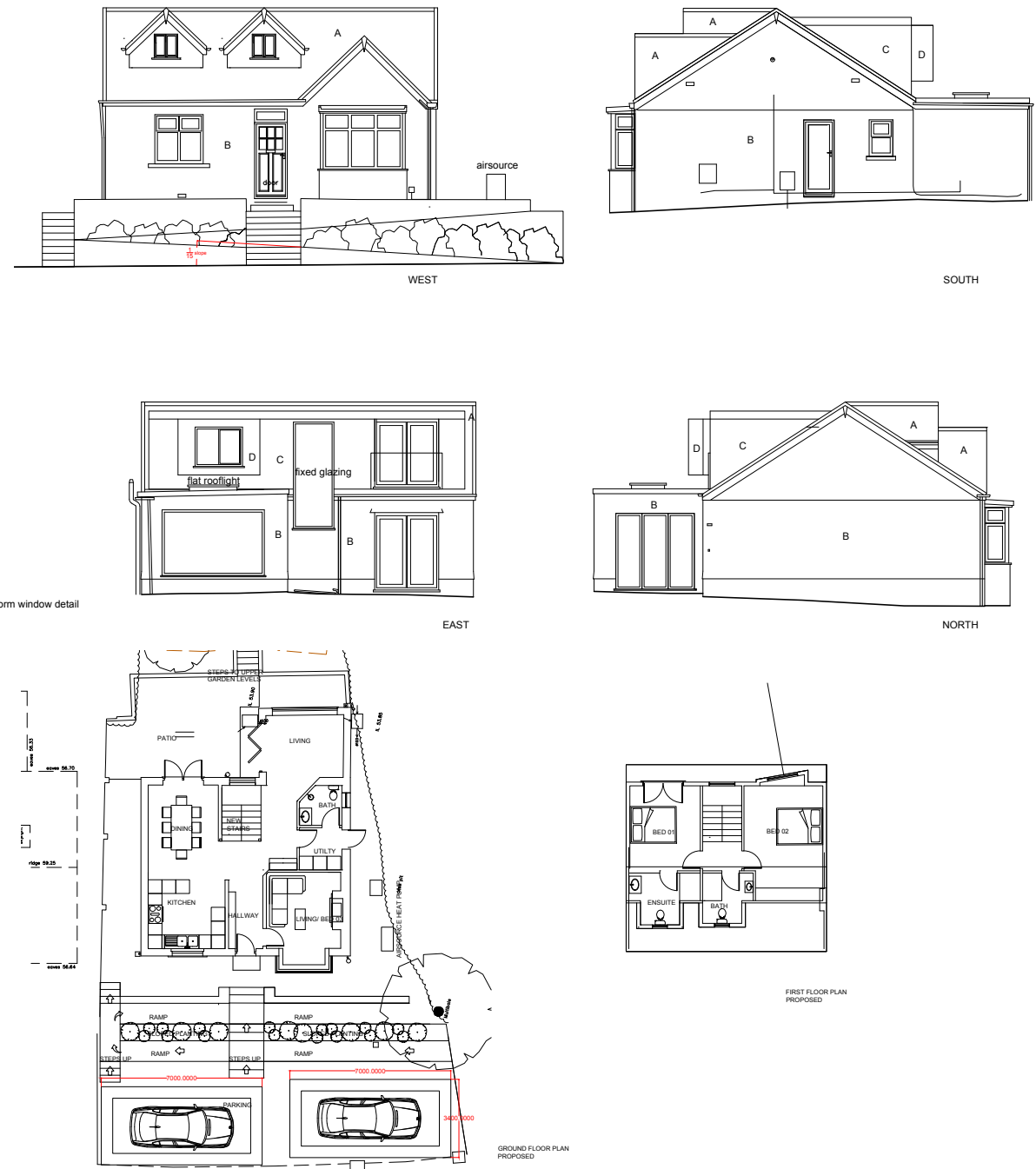


Figure 2. Proposed Plans and Elevations NTS

Ecological Enhancement

Ecological enhancement will be delivered by the installation of a minimum of

1 x Bee & Insect Tower in garden on existing garden shed shown in position 1 fig 4

1 x bird box on existing garden shed in position 2 fig 4 , above 2m high as per manufacturers instructions

Timetable

These will be erected prior to the first beneficial use of the development or within 3 months of the date of completion of the development. The boxes will be monitored for activity.



Figure 3a. National Trust Bee & Insect Tower



Figure 3b. WoodStone® Seville 32mm Nest Box (Brown)

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Maintenance

Under the Wildlife and Countryside Act 1981 it is an offence to disturb breeding birds and therefore annual cleaning cannot be undertaken between the months of March and September inclusive. Bird nest boxes should be cleaned in October to prevent the build-up of nest parasites in the boxes whilst avoiding the risk of disturbing birds using the boxes as a roost site during the cold winter months. All nesting material and other debris should be removed from the box. Ideally, it should then be scrubbed clean with boiling water to kill any parasites (avoid using any chemicals). Once the box is clean, it should be left to dry out thoroughly. Bird boxes should be left up over winter as they can provide useful roosting sites for birds in bad weather.

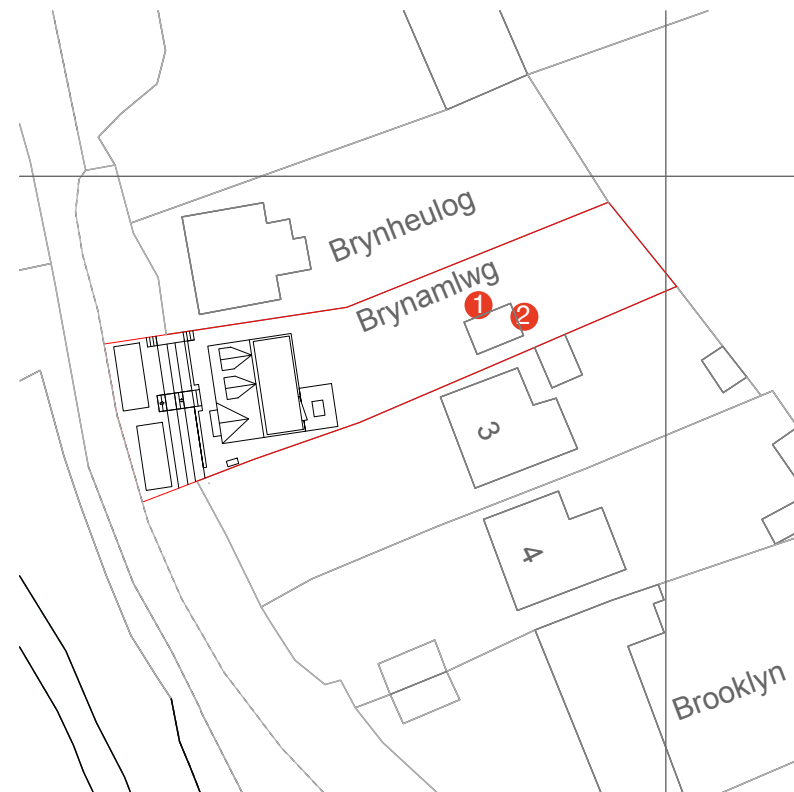


Figure 4. Block Plan NTS

GIA Assessment

The explanation below sets out the stepwise approach in assessing impacts of a development on habitats and the species

Avoid: The proposals avoid damage to local biodiversity alterations are proposed within the existing roof space and the property was identified as having negligible suitability to support roosting bats. The Property was considered to have no suitability to support nesting birds

Minimise: The area to the rear of the dwelling is an enclosed garden with no further development proposed.

Mitigation: The development will not impact any trees or wildlife, and care will be taken not to disturb any wildlife to the rear of the property.

Compensation on site: To provide a net benefit for biodiversity, it is proposed to install a bird box and bee & insect tower.

Conclusion

Applying the stepwise approach, the assessment indicates that:

- The development avoids any damage to biodiversity
- The proposal provides an ecological enhancement proportionate to the scale of the development.
- There is a net benefit to biodiversity as a result of the development