Report Type:	**Green Infrastructure Statement**
Client Name:	**Davies**
Site Address:	**Land at Duke's View** **Hanmer** **Whitchurch** **SY13 3DS**
Report Reference:	**GIS BJ24-206.2**
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The report should be read in its entirety. Questions arising from the survey report should be directed to the author of the report who will be pleased to clarify any technical issues raised.

Whilst surveyors make every reasonable effort, Ben Jones Ecology cannot guarantee that all protected species have been identified and survey results are definitive. Many species are cryptic and transitional in habit.

Reports are considered valid for two years for planning purposes, after which time further survey information may be required.

Ben Jones Ecology can provide advice and support for recommendations and planning conditions.

The use of this report or survey data for any form of formal submission to an NGO or other authority implicitly implies acceptance of the terms and conditions.

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1 Purpose of the Document

Ben Jones Ecology was commissioned by Ms J Davies to produce a Green Infrastructure Statement as supporting information for a planning application for the construction of a manège on equine pasture north of Duke's View, Hanmer.

The survey report has these principal aims:

- To provide assurance that the proposed development will not be detrimental to the wider green infrastructure.
- To identify ecological requirements to ensure continued ecological functionality of the site and its immediate surrounds post-development.

The Green Infrastructure Statements are a requirement under the revised Chapter 6 of Planning Policy Wales (PPW) 12th edition, whereby it aims to "*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*."

This document has been prepared by Ben Jones BSc (hons) MSc MCIEEM, an ecologist with over 9 years' experience conducting ecological appraisals.

Methodology

The statement has been produced in line with requirements outlined in PPW and based on preliminary ecological assessment produced in November 2024 by Ben Jones Ecology (PEA BJ24-206.1).

The site is a continually grazed equine pasture with extremely short sward and very low species diversity. This is a habitat of very low ecological value, so this document has been prepared in a proportionate manner.

2 Baseline Green Infrastructure

The site visit conducted in November 2024 identifies the site as pasture grassland of no botanical interest.

The site is within the vicinity of several ponds and mature trees lining the access driveway. These are features of high ecological and connective value in the vicinity.

3 The Step-Wise Approach

The Step-Wise approach outlined in Figure 12 of Planning Policy Wales 12th Edition (WG, 2024) shows the mitigation hierarchy as follows:

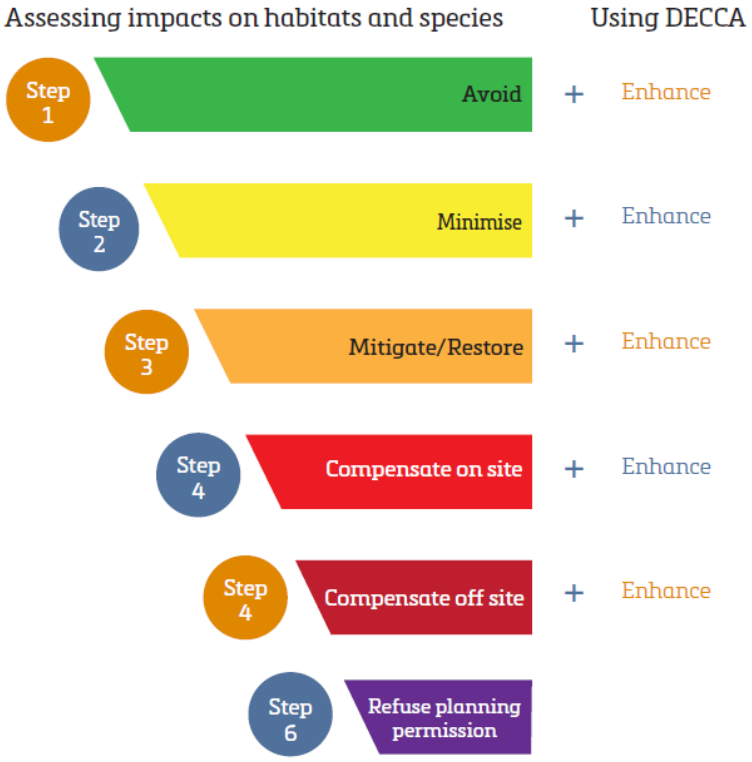


Figure 3.1. Step-Wise approach from PPW Chapter 6

Step 1 is to avoid the impacts entirely which cannot be entirely satisfied whilst still building the proposed manège. The habitats on site are of very low ecological and connective value, but will still be lost by the proposal.

Step 2 is then to minimise – the new manège will be located entirely within the pasture, requiring no removal of features of ecological or connective value such as mature trees. It is clear, therefore, that impacts have thus far been minimised as far as possible by utilising the chosen location.

Step 3 aims to mitigate and restore any habitats that are to be unavoidably lost. The loss of a relatively small footprint of low value grassland is of no significant consequence to local wildlife, and the connective infrastructure around the site will not be hampered by the works. No fragmentation of habitats of higher value in the wider landscape will be caused by the works.

Step 4 is then to compensate on site. Whilst the site is of no connective value in itself at present, the client is keen to plant new trees along parts of the site boundary. These will continue the line of mature trees on the access driveway to the north, and provide an enhanced ecological link between the trees and ponds to the north with habitats to the south.

It is clear from the information above that the Step-Wise Approach has been followed satisfactorily throughout the design iterations for the development as proposed, and no negative impact on any green infrastructure is expected.



Figure 3.2. Approximate proposed strip of new trees shown by red dashed line