Proposed Residential Development

White Horse Inn
Overton

Green Infrastructure Statement

(In accordance with Section 6.2 of PPW)

The aim of this Green Infrastructure Statement (GIS) is to outline how green infrastructure (GI) will be integrated into the proposed residential conversion of the White Horse Inn, to enhance biodiversity and sustainability, while respecting the site's heritage and conservation requirements. This statement is concise and proportionate to the scale and nature of the proposed development and will detail how GI has been incorporated into the design.

To provide the Local Planning Authority with a clear understanding of:

- Existing GI of the site (the White Horse Inn);
- How the proposed development will incorporate GI; and
- The impact of the development on biodiversity, sustainability and GI.

1. Policy Background

1.1. This Green Infrastructure Statement (GIS) supports a full planning application for the conversion of a public house into six residential apartments, at Overton High Street, LL13 0DT.

1.2. This GIS address the requirements of Chapter 6 of Planning Policy Wales (Edition 12, 2024) which states:

"6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

6.2.12 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

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used for demonstrating how the step- wise approach (Paragraph 6.4.15) has been applied.

6.2.13 There are multiple ways of incorporating green infrastructure, depending on the needs and opportunities a site presents, and the green infrastructure assessment should be referred to, as appropriate, in order to ascertain local priorities. Landscaping, green roofs, grass verges, sustainable drainage and gardens are examples of individual design measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places. Wider landscape measures, such as the creation of species rich meadows, woodlands and the improvement of linkages between areas of biodiversity value should be considered for larger scale development. In most cases the green infrastructure statement should highlight any baseline data considered and surveys and assessments undertaken, including but not limited to, habitats and species surveys, arboricultural surveys and assessments, sustainable drainage statements landscape and ecological management plans, open space assessments and green space provision and active travel links."

1.3. The step-wise approach (Planning Policy Wales, Chapter 6, Ed. 12, 2024) demonstrates the sequential approach that has been adopted as part of the proposed development to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. Enhancement has been secured by delivering a net biodiversity benefit on site, over and above that required to mitigate or compensate for any negative impact.

2. The Proposed Development

2.1. This application seeks full planning permission for the conversion of the White Horse Inn, Overton, into six residential apartments with communal outdoor space.

2.2. The renovation would follow the current form of the existing building. No extension or construction of outbuilding is proposed.

2.3. With the proposed layouts, separating floors and walls and internal remodelling would be required for the new apartment units. Maintenance of the existing fabric would also be required, notably the external walls and windows (minor repairs and paintwork), and secondary internal glazing for insulation and to maintain external character of the building. Removal of historic elements is not proposed (see doc ADL-WHO-007/25).

2.4. At the rear of the property is a large, slabbed area that provides significant opportunity for the provision of shared utility spaces for the flats (cycle storage, bin courtyard) whilst also providing a communal outdoor space in an attractive town centre courtyard and the opportunity to incorporate GI features, of which there are currently none.

2.5. Close work with the Local Planning Authority and Conservation Officer would ensure that any works would integrate high-quality materials and compliment the Overton Conservation Area and existing building, helping to restore and preserve this important heritage asset whilst increasing the GI of the site.

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3. Green Infrastructure Baseline

3.1. The site's current use is a public house with outdoor hard-standing paved courtyard. The existing GI is limited to two small planters along the boundary wall. There are no hedgerows, trees, nor habitats. There is some scrub at the far end of the boundary.

3.2. As such, the site is of very low ecological and biodiversity value, and existing features which require protection have not been identified.

3.3. Overton itself is a relatively built-up village with a mix residential, commercial and agricultural land uses. GI within Overton Village is limited to some trees in the adjacent land of neighbouring property.

3.4. The surrounding environment has a notable rural and semi-rural character:

3.5. The River Dee and the Bala Lake Special Area of Conservation (SAC) are close by and form an important green backdrop of the proposed development and bring additional ecological significance to Overton's broader environment. The Bala Lake Special Area of Conservation is a Special Area of Conservation and a statutory designated ecological site.

3.6. The ecological character of Overton is a blend of rural and semi-rural landscapes, with riverine, wetland and agricultural habitats. The village and its surrounding areas support a variety of species, including those linked to the Bala Lake SAC and the River Dee.

3.7. The White Horse Inn is located outside the immediate boundary of the SAC, but this development will proceed in an environmentally sensitive manner (see Section 5).

3.8. The impact of the proposed residential conversion on phosphorous levels in the River Dee and Bala Lake Special Area of Conservation (SAC) is anticipated to be minimal. Historically, a third of the building (the upper floor) was used for residential purposes, while another third (the middle floor) served as letting rooms. The ground floor and function rooms of the pub previously accommodated a significant number of people, particularly during events.

3.9. In its proposed future use, the building would likely house six to twelve people. As such, the overall demand on foul water infrastructure is expected to be considerably lower than during the pub's previous operational use. Given the limited number of residents and the nature of the proposed development, there would be no significant increase in the volume of wastewater directed to the Overton wastewater treatment works, thereby ensuring minimal impact on phosphorous levels within the SAC.

4. Heritage and Conservation Constraints

4.1. The fact that the White Horse Inn is a listed building and located within a conservation area brings several heritage and conservation constraints that will need to be considered in the development proposals. These constraints are designed to protect the building's architectural and historic value, as well as the character of the surrounding area.

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4.2. Main planning considerations:

- Listed Building Consent
- Retention of historic features to preserve the streetscape
- Use of traditional materials where appropriate
- No impact on character of the building
- External appearance – do not detract from the traditional aesthetic
- Landscaping – appropriate to the Conservation Area (appropriate materials); soft landscaping
- Roofing, windows, timber frame and cladding, doors and windows (no proposed changes)

4.3. Some of the above considerations are addressed in the submitted Heritage Impact Assessment (doc ADL-WHO-007/25); others in the GI strategy below. Further detail on the materials is noted in the Listed Building Consent application. Overall, very minor change is proposed to the exterior fabric of the building.

5. Proposed Green Infrastructure Measures/ GI Strategy

5.1. GI is defined by the Town and Country Planning Association as follows:

Green infrastructure is a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities.

Green infrastructure is not simply an alternative description for conventional open space. It includes parks, open spaces, playing fields, woodlands – and also street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems (SuDS) and soils. It includes rivers, streams, canals and other water bodies, sometimes called 'blue infrastructure'.

Key features:
The key features of green infrastructure are that it is a network of integrated spaces and features, not just individual elements; and that it is 'multi-functional' – it provides multiple benefits simultaneously.

These can be to:

- *support people's mental and physical health*
- *encourage active travel*
- *cool urban areas during heat waves*
- *attract investment*
- *reduce water run-off during flash flooding*
- *carbon storage*
- *provide sustainable drainage*

The extent to which green infrastructure provides these benefits depends on how it is designed and maintained, and the maturity and health of the elements (such as trees) that form it.

5.2. The proposed GI interventions have been carefully selected and designed to respect the site's location within a conservation area and the constraints of its heritage status.

5.3. Given the low baseline GI on the site at present, the proposed measures would substantially increase local biodiversity, enhance access to green space, and reduce urban heat effects, thus reducing the environmental impact of the development.

5.4. The development would not prejudice connectivity between habitats for protected species and wider biodiversity, and off-site ecological mitigation will not be required as there will not be any impacts upon protected species on the site.

5.5. To design a sustainable and environmentally friendly town-centre communal garden that fosters biodiversity, preserves the heritage asset, and supports health and wellbeing, the following measures are proposed and shown with the landscape scheme:

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GI Category	Details: Proposed Measures	Benefits/Outcomes
Landscaping and Planting	Native plants with shallow roots; drought resistant plants; hardy-low maintenance plants which are shade tolerant (species such as: fatsia japonica; Dryopteris felix-mas; asplenium scolopendrium; edimedum x rubrum; liriope muscari; laurus nobilis)	Easy to look after, minimise water use, reduce flood risk and water-run off, provide sustainable drainage, improve air quality
	Green walls (vertical planting/living wall)	Urban greening, urban recovery, accessible outdoor space, carbon storage, cool urban areas during heat waves, improve air quality
	Small-medium trees; species which are suited to urban environments	Shade, air quality, aesthetic, no root disruption to building, carbon storage, cool urban areas during heat waves, improve air quality
	Compost area	Waste reduction, soil health improvement, carbon storage, healthy urban ecosystem
	Potted plants and herb planting (woody herb species such as: thymus; salvia Rosmarinus; salvia officinalis; lavandula angustifolia)	Eliminate soil contamination and need for drainage solutions, easy maintenance, no permanence allowing for things to be moved around. High quality terracotta pots last years, and old barrels nod to the building's history, improve air quality
Biodiversity Enhancement	Bird box and bird baths	Biodiversity enhancement, pest control, habitat creation.
	Pollinator plants which provide year long interest (species such as: phlomis fruticose; veronica rakaiensis; thymus serphyllum; veronica margaret; verbena bonariensis; geranium incanum; Amelanchier lamarckii)	Biodiversity enhancement, ecosystem enhancement, habitat creation
Surfacing	Permeable surfaces (paving, rain gardens)	Stormwater management, reduce run off
	Sedum roofing (bin storage, bicycle storage)	Rainwater absorption; reduce surface water runoff = flood risk mitigation and reduction of pressure on local drainage systems. Reduction of urban heat island effect

		Habitat creation for birds and insects and spaces for pollinators like bees and butterflies.
Water Conservation and Management	SUDS – planters/raised beds	Rainwater absorption; reduce surface water runoff = flood risk mitigation and reduction of pressure on local drainage systems
	Water butt for gardening	Reduces demand on mains water; reduce demand on local water systems; access to water during water restrictions; reduce surface runoff; avoids chemical additives (rainwater is better for plants, wildlife and pollinators than mains water)
Energy Efficiency	Windows and insulation, secondary glazing	Loft insulation where this is currently none; secondary glazing to improve insulation
Sustainable Transport/Active Travel	Shared bike shed/storage	Support people's mental and physical health, encourage active travel, integration with green mobility plans – sustainable transport networks and low-carbon mobility network
Health and Wellbeing	Outdoor seating areas	Mental health improvement; increased social interaction and sense of community; enhanced relaxation and recreation; sunlight exposure
	Shared growing space/ herb/veggie garden	

Maintenance

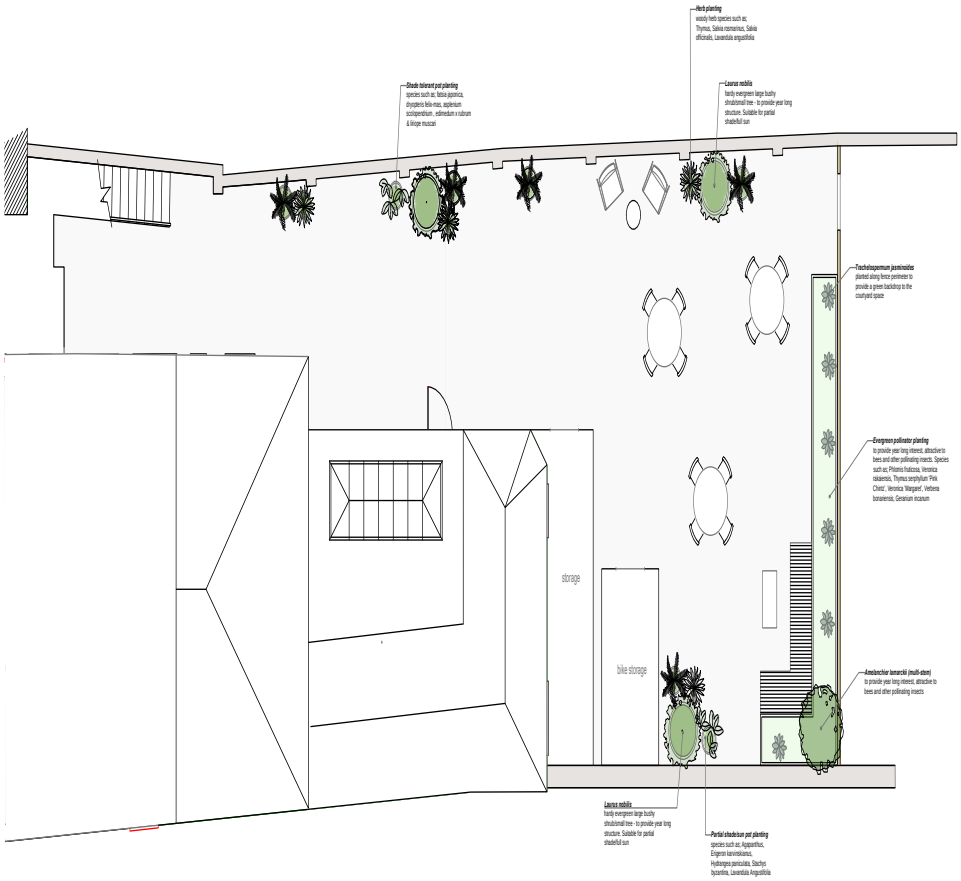
Annual assessment of GI effectiveness, a tenant guide, schedule and checklist, and inspections would ensure the long-term management and maintenance of the proposed measures and that the positive net benefits of the development continue in the long-term. Tenants would also pay a service charge for regular professional garden maintenance

6. Landscape Scheme

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precedent images


Climbing Trachelospermum Jasminoides


Hydrangea paniculata


Mixed species pot planting


Layering pot planting to create height


Blossoming amelanchier lamarckii


Mixed use of planters and pot planting, small trees and shrubs, to create depth and interest within a courtyard garden

N

landscape architecture

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client
Asquith Development

project
White Horse Inn - Overton

drawing title
Landscape scheme

job no.	date	scale	rev	date
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7. Conclusion

7.1. The proposed development would not cause any impact on biodiversity, ecosystem resilience or protected species. The proposal has followed the step-wise approach as prescribed by Chapter 6 of Planning Policy Wales, and the development would provide a net benefit for biodiversity which is commensurate to the scale of the proposals, and introduces significant greening within the site as the current GI baseline is very low. Many of the plants are pollinators that attract bees and insects and also provide fruit, nuts, and berries as food sources to a range of birds and fauna, providing significant biodiversity and GI enhancement to the site.

7.2. The proposals would also facilitate social, health and well-being benefits and improve social cohesion through the provision of a communal garden with shared planting space and seating areas, and bike storage to encourage and enable active and green travel.

7.3. The GI measures would be maintained and monitored responsibly, ensuring benefit to the property, environment and Overton conservation area, and improving the biodiversity and sustainability of the heritage asset.

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