

Green Infrastructure Statement

WCBC are proposing the conversion of 2 Wheatsheaf Lane into a 4 bedroom domestic dwelling. The property has previously been used as an Estate office serving the local area. The property has been vacant for several years and in a poor state of repair. It is the intention of this planning application to ensure that this development leads to an overall increase in biodiversity.

Proposed Biodiversity enhancements

It is proposed that a Schwegler box (Sparrow Roost 1SP) is positioned beneath the apex of the roof to the right side elevation (South East facing) as is illustrated below.



Typical Schwegler Sparrow Roost SP1.



Typical Occupants: Black Redstart, Blue Tit, Common Flycatcher, Great Tit, House Sparrow, Tree Sparrow

To be installed surface mounted or built in to EWI.

Grassed Area.

80sgm of garden to be installed were previously none existed. This will have typical benefits for beetles, other insects and worms, and they attract birds such as starlings that feed on the invertebrates hidden below. The grassed area will also help rainwater to drain away.

Conclusion

Converting this building into a modern, well insulated property will help ease the desperately needed housing in the area, based on the information provided above, the proposal are proportionate to the scale and size of the project that this development will result in a Green Infrastructure and Biodiversity Net Benefit upon completion.