

Green Infrastructure Statement

Cranberry Farm
Drury Lane
Whitchurch
SY13 3BD

Proposed roof covering over existing agricultural yard

S M Hockenhull

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1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application for the erection of a new roof covering over an existing open agricultural yard at Cranberry Farm, Drury Lane, Whitchurch, SY13 3BD.

1.2 This GIS aims to respond to the requirements of Chapter 6 of Planning Policy Wales (Edition 12, 2024). This 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 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', as outlined below, 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. In addition, 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.

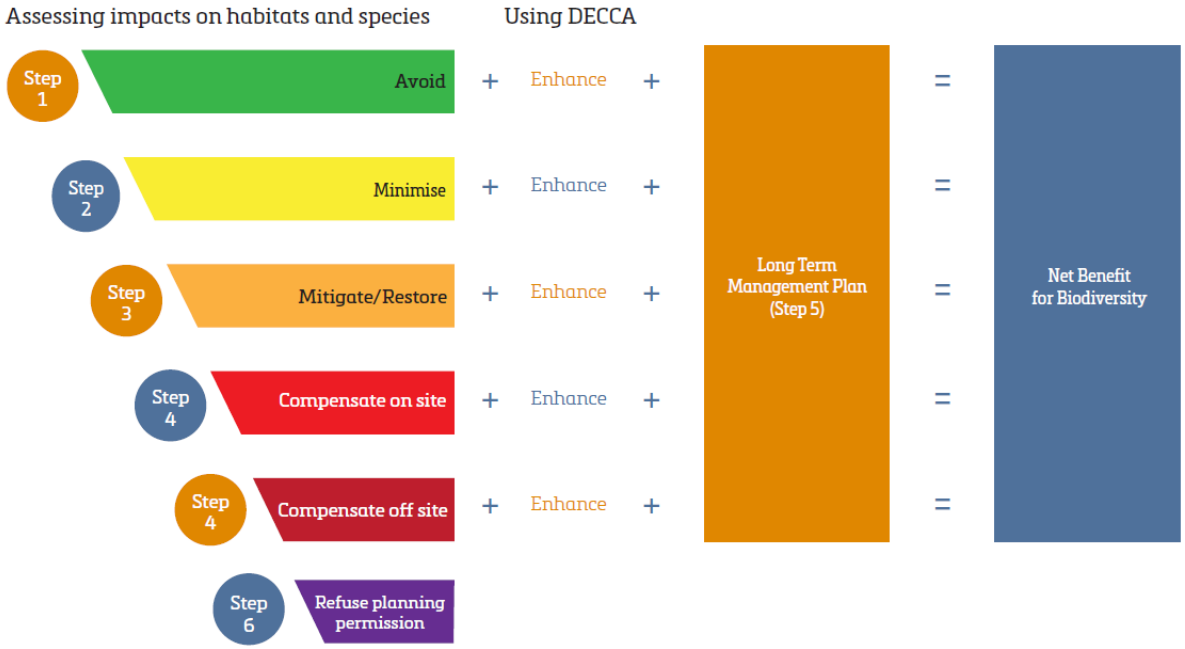


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Proposed Development

2.1 The application seeks full planning permission for the construction of a roof covering over an existing open agricultural yard, forming an integral part of the wider complex of buildings at Cranberry Farm. The proposed structure would adjoin existing agricultural buildings on-site to both the north and the east.

2.2 The proposed roof covering will measure approximately 16m in length and 15m in width; with a resultant floor area of approximately 256m2. It will have a gabled roof, with a maximum height of approximately 6.7m above ground level; matching that of the adjacent buildings.

2.3 The proposed structure will be 'open-sided' whilst the roof will be finished with grey fibre cement sheeting.

2.4 As noted, the proposal would cover an existing open agricultural yard, on an existing concrete base.

2.5 Dirty water drainage arrangements would remain unchanged, however it is noted that the proposed roof covering would significantly reduce the amount of dirty water produced on-site.

2.6 Stock numbers on the holding would not change as a consequence of the proposed development. The development is instead proposed to align the farm with current and future manure storage regulations set out by NRW and the Welsh Government, namely the CoAPR (2021).

3. Green Infrastructure Baseline

3.1 The application site currently comprises an existing concrete agricultural yard forming an integral part of the farm complex.

3.2 Given the siting of the yard amongst the existing farm complex, and the use of the yard at present for modern agricultural purposes, it is considered the site is devoid of any green infrastructure.

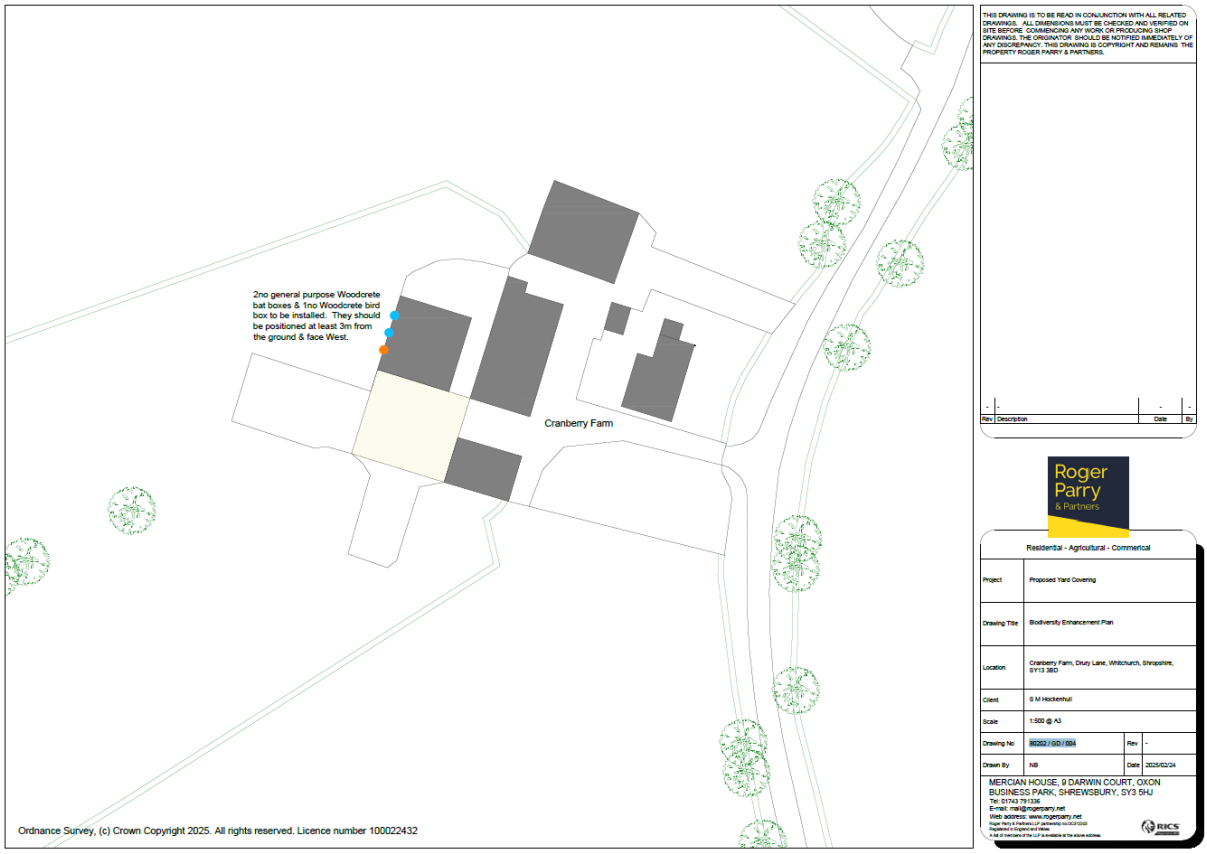
3.3 The application site is not located within or near to any statutory or non-statutory designated ecological sites, and therefore the proposed development does not have any potential to cause an impact upon protected sites.

3.4 In light of this, the application site's green infrastructure baseline is considered to be low at present.

4. The Green Infrastructure Strategy

4.1 The approach to the design of the proposed roof covering is fully outlined within the accompanying Planning Statement. The submitted design has been arrived at following thought being given to the environmental effects of the proposed development.

4.2 It is proposed that two Woodcrete bat boxes and one Woodcrete bird box be erected on the western elevation of an existing adjacent agricultural building forming part of the farm complex. The locations of the proposed Woodcrete bat and bird boxes are shown on the submitted Biodiversity Enhancement Plan, an extract of which is below:



4.3 The step-wise approach has been followed as impacts upon habitats and species would be avoided through the siting and design of the proposal. The development would also not prejudice connectivity between nearby habitat for protected species and wider biodiversity.

4.4 Off-site ecological mitigation will not be required as there will not be any impacts upon protected species on the site.

4.5 The Applicant will ensure the long-term management and maintenance of the proposed bird and bat boxes to ensure they are kept in a useable condition.

5. Conclusion

5.1 It is clear the proposed development would not cause any impacts upon existing green infrastructure, biodiversity, ecosystem resilience or protected species. The proposal has fully 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.