Green Infrastructure Statement

S73 Application P/2025/0030

A revision of Planning Permission P/2023/0756

Planning Permission P 2023/0756 was granted for drawing L01/Rev F with support from 2 Design and Access statements both incorporating a Green Infrastructure Statement.

The s73 application replaces drawing L01/Rev F with drawing L01/Rev G.

The s73 application makes one change to the external layout of the site by increasing the number of car parking spaces available for the new dwelling from 2 to 3.

The permitted development drawing L01/Rev F contained 6 new trees to be planted number T1 to T6. The revision to the car parking arrangement has removed the planting location for T1.

The revised drawing L01/Rev G still delivers 6 new trees with the new location for T1 being adjacent to Marford Hill.

Policy Compliance

Environmental and Ecological Compliance – The Green Infrastructure Statement.

The Green Infrastructure statements set out in Design and Access Statements 3 and 4 demonstrated the applicants' compliance with the Council's LPGN and PPW12. The proposals for tree and hedging replacement were accepted by the Council's Tree and Ecology Officers.

The following section provides a Green Infrastructure Statement relating to the minor changes to the approved permission.

The Step-Wise Approach

Paragraph 6.4.11 of PPW12 sets out the Step-Wise Approach which is 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 minimized, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.

The four steps are:

1. Avoid adverse environmental loss; if not
2. Minimise loss; if not;
3. Mitigate/Restore loss; if not
4. Compensate for loss.

The target is to enhance.

Amendments to the Step-Wise Approach

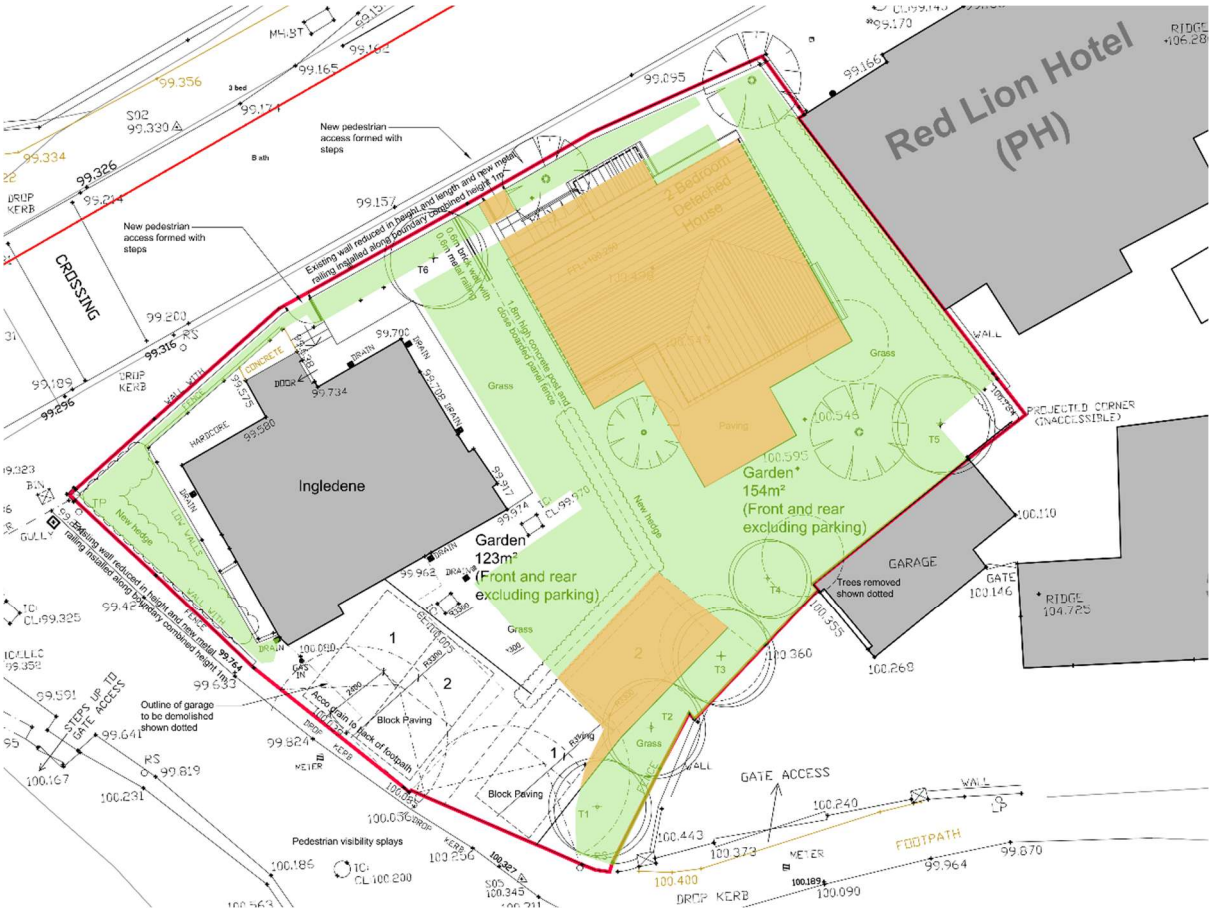
Step 2

The approved permission and the revised s73 application both comply with Step-Wise Step 2 – Minimisation.

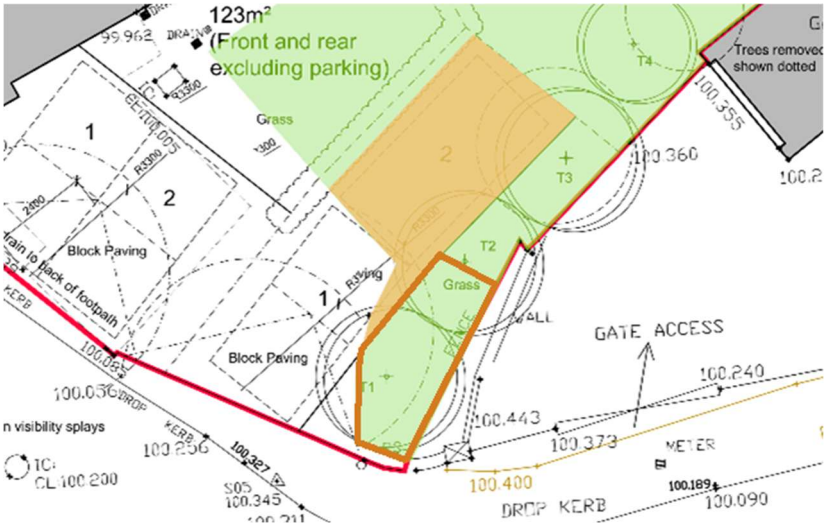
The drawing below shows the existing ecological garden area for Ingledene. It is approximately 346 sq.m.



The drawing below shows the land coloured light orange that was removed from the garden area in the approved permission. This equated to 104 sqm.



With the insertion of an additional car parking space at the entrance for the new dwelling the revised proposal **L01G** removes approximately 113 sq.m of garden land, only 7 sq m more than the approved permission. This additional area of green land that is being removed is shown edged in orange/brown below.



Step 3

Hedging Replacement

To create the development 8 metres of Leylandii hedge must be removed as shown on the Topographical survey in two locations; firstly where the front wall of the new dwelling is being built and secondly where the entrance to the new parking access onto Marford Hill/Chester Road is being created.

To mitigate this loss and deliver enhancement 29 metres of new native hedge - yew and holly are being planted as set out in the attached Hard and Soft Landscaping Plan

Tree Loss Analysis

The approved permission **L01F** and the revised drawing **L01G** both require the removal of 1 tree and 1 woody shrub which are agreed by the Tree Officer to be relatively low in terms of amenity (blue text is from the Officer's Response document) and have a negligible impact on character of the street scene. The Tree Officer also agree[s] with the findings of the arboricultural report and the tree categorisation within.

As noted the applicant has unfortunately now removed the Hawthorn Tree (Arboricultural Survey T1)

The Woody Shrub and the Holly which have been removed were both in unsuitable locations for their ongoing growth and development. The Tree Officer and the Ecology officer did not express any concerns with these trees being removed.

The new tree proposed to be removed is the older and smaller apple tree. It is of B3 status.

Understanding Tree Replacement requirements

As noted in the two previous GISs it is not clear how many trees must be planted to replace any that have been removed. The Council have not confirmed to the applicant their understanding of the rules. However in accordance with the approved permission the applicant remains extremely supportive of ecological improvements and continues to propose planting 6 trees on site to replace the 2 trees and 1 woody shrub which have been removed and the apple tree that is removed in the proposal. The applicant believes that there is sufficient space to plant 6 compensatory trees.

This equates to the replacement of 3 trees for each of the 2 trees identified by the arboriculturalist as having been removed.

The replacement requirement is for compensatory trees which in this case would be small trees. The applicant is proposing 2 small apple trees, and four garden trees two of which are on the Marford Hill street scene.

These trees are shown on L01/RevG

Tree Species Choice.

As recommended by the Tree Officer in response to D&A3 GI the following tree species are shown on the revised plan WYNNSTAY L01F PROPOSED SITE LAYOUT. Should the Tree Officer require different species the applicant is happy to receive advice.

- T1&T3 - Betula utilis 'jaquemontii' (single-stemmed ornamental birch)
- T2 - Crataegus prunifolia 'splendens' (ornamental hawthorn)
- T4&T5 - apple trees (Malus spp) rootstock size of M26
- T6 - Prunus Litigiosa (Tassel Cherry)

Dwelling Proposal

The original design has been changed to address concerns over the proximity of neighbouring properties and the new dwelling. The revised site position dictates a different shaped footprint and layout and also a re-evaluated design response to its immediate context. The site is now an infill between 2 similar architecturally styled properties of similar scales and massing. The site's overall width has increased and is more regular in shape, although the rear garden is shallower it is much larger in area extending to 118m2.

The approach is to construct a dwelling of similar width and height to the existing adjacent properties which the wider plot allows whilst still maintaining generous separation with its neighbours. The simple double fronted arrangement with central porch is a strong feature and translated into modern materials and finishes will be a contemporary but complementary addition to the street scene.

The new layout dictates that parking and access for both plots is at the rear, off the quieter Wynnstay Lane, meaning the front of the property is car free and uncluttered and much safer with the vehicular access removed.

The proposed dwelling has a high brick plinth that runs around the perimeter with a rendered finish above and a slate effect tiled roof. All windows will be a traditional flush casement type with panes split with a simple horizontal Georgian bar design.

The frontage to both Ingledene and the new dwelling will be treated similarly with new pedestrian access points from Marford Hill and new open metal railings which provides visual simplicity but also creates better views of the properties to and from the roadside creating more interest and activity.

The positioning of the Kitchen and Lounge to the front of the property also improves natural surveillance but the difference in height from the footpath means the property retains its privacy from passers-by.

Ingledene Garden

In splitting the site into two dwellings the Ingledene garden is reduced in size but still exceeds the Local Authority minimum requirement of 50 sq.m with a size of 70 sq.m.

