

Green Infrastructure Statement

High Ash
Little Green
Bronington
Whitchurch
SY13 3HH

Conversion of existing outbuilding into a residential annexe and all associated works

Mr Beardmore

June 2025

Roger Parry & Partners LLP
www.rogerparry.net
gwyn@rogerparry.net
Tel: 01691 655334

Roger Parry & Partners

1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a planning application for the conversion of an existing workshop outbuilding into a residential annexe (and all associated works) at High Ash, Little Green, Bronington, Whitchurch, SY13 3HH ("the Application Site").

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.

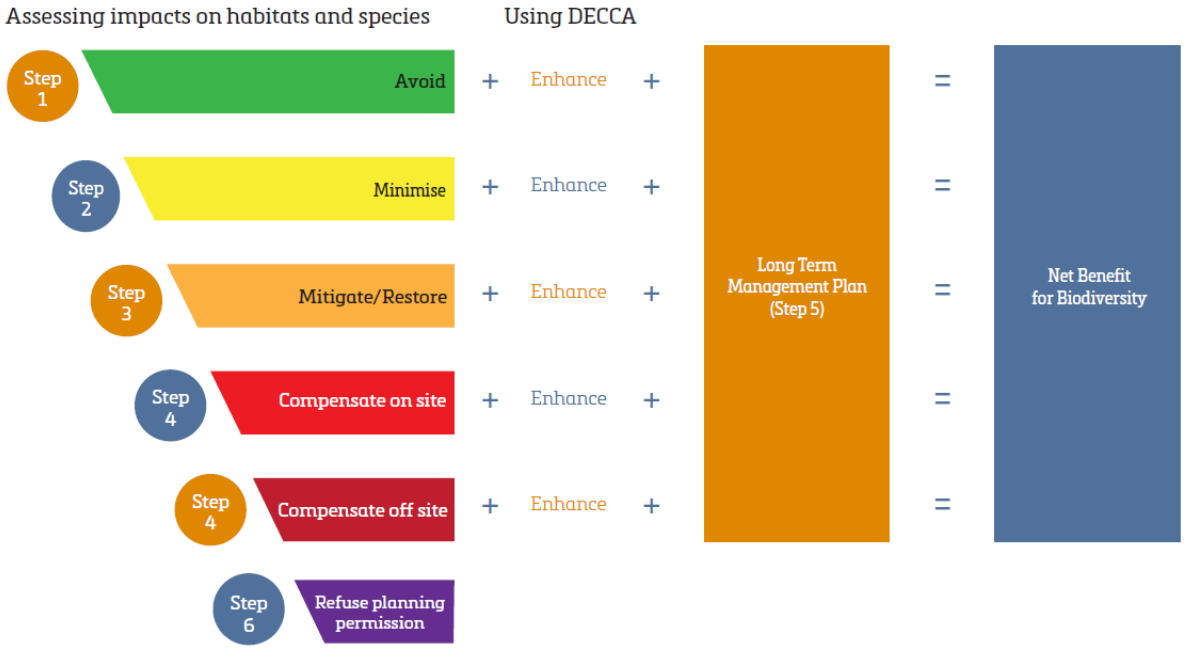


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Proposed Development

2.1 The application seeks planning permission for the conversion of the existing workshop outbuilding within the dwelling's residential curtilage, to a residential annexe, to be occupied as ancillary accommodation linked to the enjoyment of the principal (existing) dwelling house on-site.

2.2 The proposed conversion will provide a living area and bathroom on the ground-floor and a bedroom on the existing first-floor mezzanine.

2.3 The only physical change to the exterior of the existing building will be the replacement of the existing garage door within the southern elevation with a new set of windows and matching red facing brickwork.

2.4 The proposed annexe will share parking and garden areas with the existing principal dwelling house on-site.

2.5 Given the minor scale of the proposed conversion and its natural relationship with the existing principal dwelling house at High Ash, it will only be occupied for purposes ancillary to the occupation of the existing dwelling house.

2.6 The application also proposes the replacement of the dwelling's existing septic tank with a new package treatment plant and drainage field; to serve both the existing dwelling and proposed annexe.

2.7 The proposal will facilitate multi-generational living on-site; meaning the Applicant's family can move into the dwelling house without requiring the Applicant to leave their home.

3. The Green Infrastructure Baseline

3.1 The application site relates to an existing residential garden area, and specifically an existing outbuilding which is of relatively recent construction. Photos of the existing outbuilding are provided below for information:





3.2 The site's and subject building's green infrastructure baseline is low at present, given a lack of habitat and roosting/nesting features.

3.3 Indeed, the site is well-maintained within a residential/domestic use and is not suitable for use by any protected species.

4. The Green Infrastructure Strategy

4.1 Given the nature of the proposals, there will be no adverse impacts upon the site's existing green infrastructure. Indeed, only limited new operational development is proposed and this does not have the potential to impact upon any existing green infrastructure.

4.2 It is confirmed that all existing trees and hedgerows on the site and along its boundaries will be retained as part of the works.

4.3 As per the submitted NBB Plan, 1x new native species tree is proposed to be planted within the site as part of the development proposals. It will provide an NBB effect commensurate to the scale of the proposed development; thus complying with the requirements of PPW. Its implementation can be secured by way of a condition.

4.4 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.

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

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.