

Green Infrastructure Statement

Project: Bank Farm, Higher Lane, Iscoyd, Whitchurch, Shropshire, SY13 4JT

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On Behalf of: G & E A Mayor

Foreword

Salopian Consultancy Ltd is an Arboricultural/Ecological consultancy which provides inputs to guide developers and architects during the planning process.

Core services include BS5837:2012 tree surveys, condition assessments, mortgage applications and woodland management. In addition, Salopian Consultancy Ltd have in house ecological expertise enabling them to perform a range of Phase 1 and Phase 2 ecological surveys.

Report revision record

	Draft	Final version
Report reference	SC:894	
Project	Bank Farm	
Author	D. Williams	
Issue date	26/04/2024	15/05/2024

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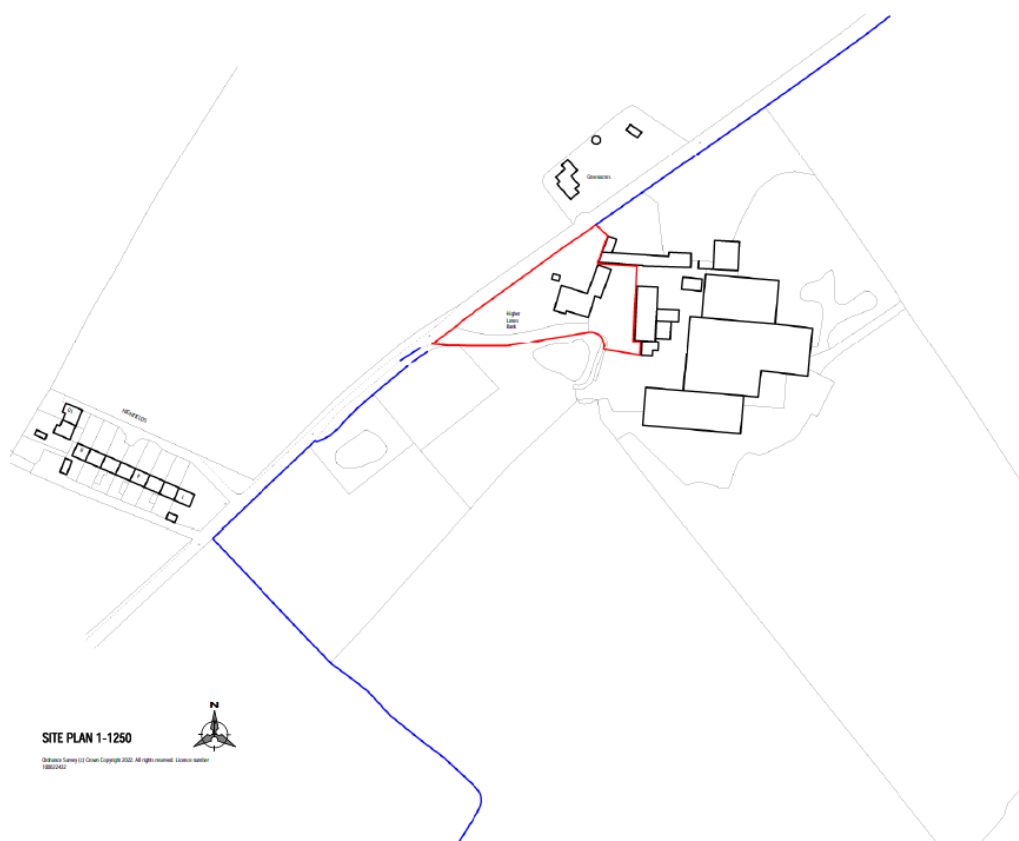
Green Infrastructure Statement

- 1.1 This statement has been prepared on behalf of G & E A Mayor in relation to an appeal and full planning application to an appeal at 'Bank Farm', hereafter referred to as 'The Site'. The Site is centred on approximate Ordnance Survey Grid Reference SJ 484 430 illustrated in **Figure 1**, below.
- 1.2 A Green Infrastructure Statement (GIS) has been prepared following the completion of an extended Phase 1 survey which provided an assessment of the sites suitability for protected species as part of a Preliminary Ecological Appraisal (PEA).
- 1.3 The purpose of the GIS statement is to assess the impacts of the development upon existing green infrastructure and how provisions can be made to enhance and bolster these features to improve opportunities for wildlife. The two main considerations of the function of green infrastructure has been the connectivity between resources on and adjacent to the site, and the ability for green infrastructure to act as refuge and feeding resource for a range of taxonomic groups.

Site location and context of development

- 1.4 The site is located within a rural setting situated 1.4km south of Lower Wych and 2.4km north east of Eglwys Cross. The study area focuses upon the redline area depicted below.

Figure 1: Site location plan



Current context of green infrastructure

- 1.5 As part of the initial PEA a formal desk study identified single a “Wildlife site” referred to as W417: Iscoyd brook, located 385m to the east. The wildlife site comprises of semi natural grassland, marsh and broad-leaved woodland along a tributary of Wych Brook. Both bird and bat records were received from Cofnod which revealed records of Pipistrelle sp, blue tit (*Cyanistes caeruleus*), great tit (*Parus major*), house sparrow (*House sparrow*), spotted fly catcher (*Muscicapa striata*) and starling (*Sturnus vulgaris*), within the local area.
- 1.6 The application area comprises of exclusively hard standing surrounded by shortly mown amenity grassland containing common flowering species tolerant of a short mowing regime such as dandelion (*Taraxacum sp*), common daisy (*Bellis perennis*) and broadleaved dock (*Rumex obtusifolius*).
- 1.7 These habitats are widespread and not considered to be habitats of importance or of significant ecological merit. Within the wider curtilage of the grounds of the main farmhouse lies established field boundary hedgerows, denoting the northern extent of the driveway and northern field boundary, the latter of which contains occasional mature broadleaved trees.

Species specific considerations

- 1.8 A Preliminary Roost Assessment (PRA) identified that the main house, converted piggery, outbuildings and newly formed garage provide a “moderate” level of roosting potential in line with current survey guidelines.
- 1.9 The findings of the PEA detailed that there is the opportunity to increase the current suitability of the garage loft space for roosting bats through the mitigation strategy detailed within Section 4 of the PEA. Provisions for nesting birds were also detailed which can be achieved erection of three artificial nest boxes for starlings, swifts and house martins.

Retention of dark corridors

- 1.10 Any artificial lighting must take into account those measures recommended in the ‘Bat Conservation Trusts Guidance Note 08/18 Bats and artificial lighting in the UK. The purpose of these provisions are to help minimise the impacts of artificial lighting retain to dark corridors for nocturnal commuting/foraging wildlife.
- 1.11 Lighting must be directed to where it is needed to avoid unnecessary light spillage towards the northern field boundary hedgerow and established trees. Artificial lighting will lack UV element. The use of LEDs is advised due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. Metal halide, fluorescent sources should not be used. Lighting should adopt a warm white spectrum, ideally below 2700 kelvin with a peak wavelength higher than 550nm, thus avoiding emitting those wavelengths of light most disturbing to bats¹ (Stone 2012).

¹ Stone, E.L., Jones, G., Harris, S. (2012). Conserving energy at a cost to biodiversity? Impacts of LED lighting on bats. Glob. Change Biol. 18, 2458–2465

- 1.12 Security lighting will be activated by movement sensors to reduce the amount of time the lights are activated, set on a short timer (maximum of 1 minute), and orientated towards the ground. The use of accessories such as hoods/cowls or shields is advised to help direct light to the required area only.

Creation of new green infrastructure

- 1.13 In addition to roosting provisions for bat and birds there is the opportunity to incorporate new hedgerow planting along the southern aspect of the main driveway to increase both the foraging resources and degree of connectivity at a site based level.
- 1.14 Plan 1 demonstrates the opportunity to plan circa 88m of native mixed species hedgerow comprising of a 70% mix of hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*) with the remaining 30% formed by hazel (*Corylus avellana*), guelder rose (*Viburnum opulus*), field maple (*Acer campestre*), crab apple (*malus sylvestris*), and holly (*ilex aquifolium*).
- 1.15 This hedgerow will provide a green boundary feature capable of acting as a resource for nesting birds and a range of pollinating insects. Hedge planting will consist of 40 – 60cm cm bare rooted whips, planted at a density of 6 per meter in staggered rows.
- 1.16 In addition, the planting of a regular standard (St) of field maple (*Acer campestre*) and beech (*Fagus sylvatica*) in areas where these species are capable of reaching their mature stature (see Plan 1) has also been proposed. Tree planting within the area of amenity lawn to the west of the farmhouse would increase canopy cover and secure a wider age demographic providing a degree of resilience to the tree stock over the long terms.
- 1.17 Such provisions are capable of providing a clear transition between the seasons and provide a feeding resource comprising of fruit and nut bearing species suitable for a range of taxonomic groups including small mammals, amphibians and birds, but predominantly benefiting insect pollinators.
- 1.18 All Tree and hedgerow planting should meet the requirements of **BS8545: 2014 Trees: from nursery to independence in the landscape. Recommendations** with specific reference to the procurement of new trees, planting preparation, support, irrigation, weed suppression, aftercare and maintenance. This could be achieved via planning condition through a formal Tree Planting Scheme.
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Plan 1:GIS Provsions

SCALE :
1 : 1000 @ A4

DATE :
30/04/2024



MAP FILENAME :
Bank House Farm

0 60m

Key

- Hardstanding
- Modified grassland
- Buildings
- Existing broad-leaved trees
- Proposed tree planting
- Proposed mixed species hedgerow

