



Green Infrastructure Assessment and Scheme of Net Biodiversity Benefit

At

Building at Conery Lane, Whitchurch, SY13 3EZ

To support planning application:

P/2024/0277

On behalf of

The Barnston Estate

Prepared by:

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CH4 9RE

1.0 Green Infrastructure Statement

- 1.1 Planning Policy Wales has defined Green Infrastructure as ‘the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Green Infrastructure can function at a range of different scales; from entire ecosystems such as wetlands and rivers to parks, fields and gardens at the local scale and street trees, hedgerows, roadside verges and green roofs/walls at the micro scale’ (Planning Policy Wales, 2024).
- 1.2 The Welsh Government are asking all planning authorities in Wales to undertake a Green Infrastructure Assessment which Planning Policy Wales defines as ‘an integrated map-based evidence resource which uses existing datasets and the best available information to map existing green infrastructure and ecological assets’ (Planning Policy Wales, 2024).
- 1.3 It became a requirement for all new planning applications to create a Green Infrastructure Assessment representing how the development will enhance Green Infrastructure across Wales when Chapter 6 of Planning Policy Wales was updated on the 18th October 2023. The statement intends to demonstrate the Green Infrastructure which has been incorporated into this site and how it is an effective way of demonstrating multi-functional outcomes for the site.
- 1.4 This proposal is seeking to change the use of the existing building only, there is not outside area which forms part of the application, apart from the access and parking area. Therefore, it is exceedingly difficult to incorporate Green Infrastructure elements. Bird and Bat boxes shall be incorporated into the building as outlined below.

2.0 Scheme of Net Biodiversity Benefit

- 2.1 Planning Policy Wales requires development to provide a Net Benefit for Biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped. While there is no proposed loss of open space as part of this change of use application, it is understood that provisions need to be put in place to improve the biodiversity of the building and the land within the red line area.
- 2.2 The proposed development could include the provision for roosting bats and breeding birds. This can be achieved through the installation of a bat box (recommended model Beaumaris Woodstone Bat Box or similar) and 2x sparrow nest boxes (model Schwegler ISP) on to the external wall of the barn. These boxes have the advantage of offering a secure, permanent space for bats with little maintenance needed and potentially better thermal properties.
- 2.3 The boxes should be fixed to the east elevation of the building so that the boxes face towards areas of open countryside, avoiding the chance of any clutter or hedgerow blocking the entrance.

- 2.4 The sparrow boxes should be located at a minimum height of 2m, whilst the bat boxes should be located at a minimum height of 4m.
- 2.5 The surrounding grassland is not located within the red line plan of the planning application, however if required, planting of wildflower grass land or native hedgerows could occur around the north elevation of the property, close by to the entrance area. The planting would need to avoid any potential interference with the parking arrangements, however there is ample room for this to take place.