

Green Infrastructure Statement

Land at Erw Gerrig
Tregeiriog
Llangollen
LL20 7HS

Proposed holiday pod development, formation of vehicular access, installation of package treatment plant and all associated works

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1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application made to Wrexham County Borough Council ("The Local Planning Authority") for a proposed holiday pod development comprising the change of use of the land from agriculture to tourism, the siting of three holiday pods to be used as holiday accommodation, the formation of a new vehicular access, the installation of a package treatment plant and all associated works to include site-wide landscaping and the formation of a parking/turning area on land at Erw Gerrig, Tregeiriog, Llangollen, LL20 7HS ("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.

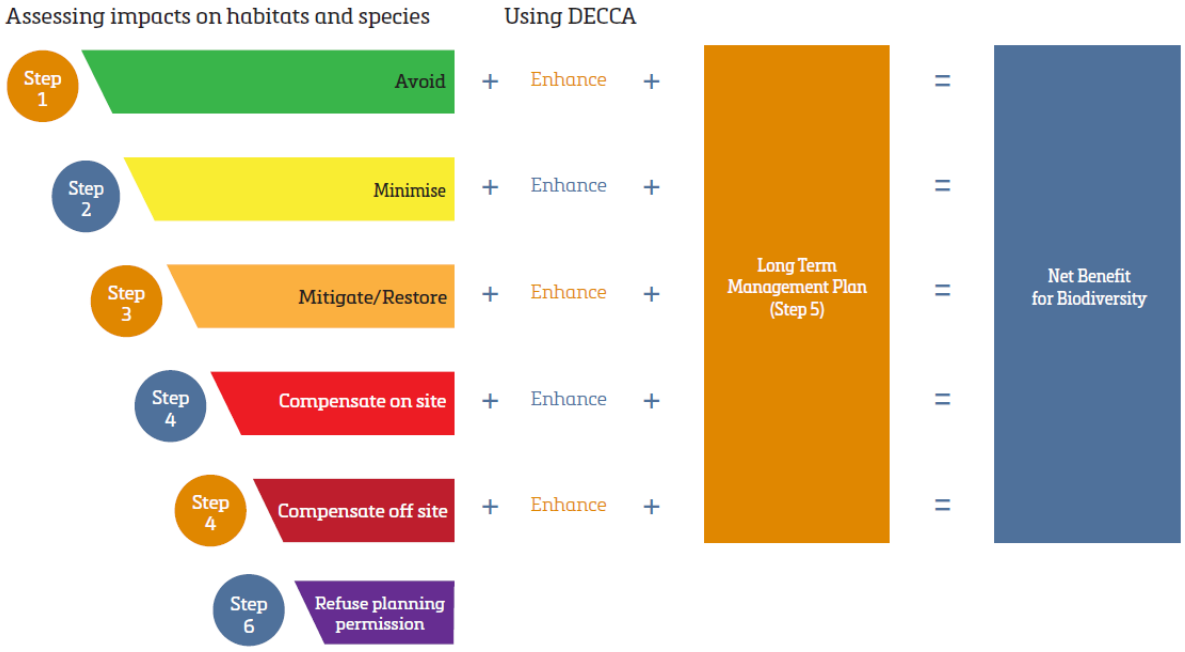


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Proposed Development

2.1 The application seeks full planning permission for a proposed holiday pod development comprising the change of use of the land from agriculture to tourism, the siting of three holiday pods to be used as holiday accommodation, the formation of a new vehicular access, the installation of a package treatment plant and all associated works to include site-wide landscaping and the formation of a parking/turning area for use by guests.

2.2 Each proposed pod will measure 6m in length and 4m in width; having a resultant internal floor area of approximately 24m2. The pods will measure approximately 3m in height at their tallest point. Each will comprise of a single internal space incorporating sleeping and 'living' areas, along with a kitchenette and a separate

W.C. and shower. Externally, the proposed pods will be finished with a mixture of vertical timber weatherboarding and slate; both of which are natural Welsh materials characteristic of the locality.

2.3 As noted, the proposed development will be accessed via a new vehicular access off the adjacent unclassified public highway. Visibility splays of 2.4m x 65m will be provided in both directions and full access details are contained within Drawing No: 80402 / GD / 006 submitted in support of the application.

2.4 Within the site, a new parking and turning area is proposed and this will be surfaced with a gravel/crushed stone surface. This will be of sufficient size to allow the parking and turning of up to three vehicles at one time – ensuring all cars accessing the site can both enter and egress the site in a forward gear.

2.5 The site will be comprehensively soft landscaped using a native species planting scheme; details of which can be viewed on Drawing No: 80402 / GD / 004. The site will be enclosed by a new post-and-wire stock-proof fence. This will ensure the proposed development is fully assimilated into the application site's landscape setting and will not have the potential to adversely impact upon the quality of the host rural landscape. The proposed soft landscaping measures will also provide a net benefit for biodiversity (NBB).

2.6 A new package treatment plant will be installed with a sub-surface drainage field, to deal with the foul drainage flows from the proposed development. Soil infiltration testing has been carried out on-site and the results, along with a foul drainage specification, accompany the planning application. These demonstrate the ground conditions on-site will support the use of a drainage field.

2.7 The proposed pods are to be used as short-term holiday lets only, and will not be used as a person's sole or main place of residence.

3. Green Infrastructure Baseline

3.1 The application site currently comprises an area of improved agricultural grazing land, which is considered to be of low ecological value.

3.2 Indeed, the application is accompanied by a Preliminary Ecological Appraisal (PEA) undertaken by Arbor Vitae Environment Ltd, which confirms that the application site is of limited ecological value at present.

3.3 Figure 2, below, is taken from the submitted ecological appraisal report, and outlines the habitats which currently exist on-site:

Habitat type & description	Predicted Impact	Proposed mitigation measures
Modified grassland A section of undulating, sheep grazed grassland, where the following species were identified: perennial rye grass, crested dogs' tail, sweet vernal grass, Yorkshire fog, common bent, Cocks' foot, creeping thistle, creeping buttercup, white clover, yarrow, common sorrel, nettle, hogweed, cleavers, germander speedwell and ribwort plantain.	Areas of grassland will be replaced by glamping pods, parking and a tarmac access. The grassland is of little botanical diversity, and its loss is of limited ecological significance.	A native tree planting scheme will be adopted within the site to off-set the loss off grassland areas. This will include native species such as wild cherry, silver birch, and rowan. All trees will be planted as light standards (at least 3m tall and 8cm girth) to provide immediate landscape effect.
Bracken A strip of bracken is situated along the western fence line of the site.	The strip of bracken along the western fence line will be replaced with a hardstanding access to the site. The loss of this small section of habitat is of limited ecological importance.	None required.

Figure 2: Current on-site habitats

3.4 Given the above, the application site is considered to have a very low green infrastructure baseline as existing.

4. The Green Infrastructure Strategy

4.1 The approach to the design and siting of the proposed glamping pod development has fully taken into account potential environmental and green infrastructure impacts. Every effort has been taken during the design process to minimise and avoid impacts upon existing green infrastructure on the site.

4.2 In order to achieve a net-benefit for biodiversity on the site, in accordance with the requirements of Chapter 6 of Planning Policy Wales, it is proposed to implement the following measures as part of the development:

- Native species woodland/copse planting throughout the application site; full details can be viewed on Drawing No: 80402 / GD / 004.

- Erection of 1x Woodcrete bird box with a 28mm opening on each proposed glamping pod. The bird boxes will be positioned at a height of no less than 2.5m from ground level. The opening of the boxes will face away from the prevailing wind.

- Erection of 3x Woodcrete multi-chamber bat boxes within the tree line along the river corridor to provide roosting features for local bat populations.

4.3 The above measures will provide a substantial net benefit for biodiversity (NBB) effect over and above the site's low green infrastructure baseline.

4.4 The step-wise approach has been followed as impacts upon habitats and species will be avoided through the siting and design of the proposed glamping pod

development. The development will 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 impacts upon protected species on the site.

5. Conclusion

5.1 It is clear the proposed development will 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 will provide a net benefit for biodiversity which is commensurate to the scale of the proposals.