Clwydian Planning

# Green Infrastructure Statement

**Project**

Greenways Farm

**Date**

02.12.2025

**Revision**

P01

Irish Square, St Asaph, Denbighshire, LL17 0RN

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# 1. **Introduction**

This statement supports an application for the conversion of an existing outbuilding at Greenway, Grange Road, Whitchurch into a self-contained holiday let. The proposal seeks to bring a redundant barn back into productive use, supporting rural tourism and local economic development in line with Welsh planning policy. The proposals will require the Change of Use of the barn to Use Class C6 (Short term Holiday Lets).

This statement sets out the approach to Green Infrastructure (GI) and associated planning considerations relating to proposals at Greenways Farm to convert an existing barn outbuilding to a self-contained holiday let.

The purpose of this statement is to demonstrate that the development:

- Protects existing landscape and ecological features
- Delivers appropriate biodiversity enhancements
- Aligns with relevant local and national planning policy requirements relating to green infrastructure

# 2. **Site Context and Proposals**

**The Site**

The site lies within the rural hamlet of Tarts Hill, positioned between Whitchurch and Penley. The building forms part of the Greenways farm estate, which is split by Grange Road. Most of the farmstead, including the main dwelling and garden areas, occupies one side of the road, while the barn proposed for conversion sits on the opposite side. Grange Road itself is a public country lane connecting Tarts Hill Lane to the A539.

The site is not located within:

- A conservation area
- A designated landscape
- Ecologically protected land
- An area containing priority habitats

Existing vegetation within the area of the immediate site consists of a grass field and no hedgerow or planted trees. There are no mature trees, hedgerows or water courses within close enough proximity to be of any significance.

**The Proposal**

The applicant is proposing to reinstate the vacant barn outbuilding and convert it to a self-contained holiday let. This will be facilitated by the demolition of the metal container and car port and by then extending the barn into this space.

A soakaway will be installed to ensure sufficient drainage of surface water, as well as a Private Treatment Plant that will manage wastewater from the proposed holiday let.

# 3. Impact on Green Infrastructure & Biodiversity Enhancements

The proposal has been assessed in relation to potential effects on existing green infrastructure elements. The conclusions are summarised below:

- The development does not require the removal of existing vegetation at all and therefore there will be no loss of mature or established trees or vegetation of any significance.
- No impact on ecological networks: There are no wildlife corridors, watercourses, or habitat linkages affected by the proposal
- Limited ground disturbance: Works are confined to the footprint of the proposed barn, with the minor disturbance required to construct external timber decking to the rear of the barn
- No impact on neighbouring vegetation: there are no immediate neighbouring boundaries close to the site.

**Biodiversity Enhancements**

In accordance with the national planning policy expectations and local authority guidance to secure a net biodiversity gain, the following enhancement measures are proposed:

- Bat Box Installation
    - A long-lasting woodstone or integrated bat box (e.g., Vivara Pro Beaumaris WoodStone Midi or similar) will be installed on an appropriate elevation of the new dwelling.
- Bird Next Box Installation
    - Two bird boxes suitable for small garden species (such as the Vivara Pro Seville Woodestone 32mm) will be installed on the dwelling or retained garden trees.
- Natives Species Planting
    - A number of trees to be planted around and to the rear of the building within the external amenity space. These will vary in species that are native to the local area and will encourage wildlife activity
    - Mixed species hedgerow to be planted around the perimeter of the garden space and the raised deck area.

These measures are proportionate to the scale of the development and will ensure a measurable ecological uplift relative to the sites existing condition.

# 4. Summary and Conclusions

The proposed barn conversation at Greenways Farm does not result in the loss or degradation of any significant green infrastructure assets. The development is modest in scale, appropriate in its residential context, and includes meaningful biodiversity enhancements through the provision of bat boxes, bird boxes and the planting of native species hedgerow and trees.

Overall, the proposal is considered to make a positive green infrastructure contribution and fully complies with the requirements of current planning policy. We trust the above statement is acceptable to the Local Planning Authority and supports approval of the application.

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