

Green Infrastructure Statement

Ellesmere Road Farm,
Bronington,
Whitchurch,
SY13 3EU

Access improvements, parking and manoeuvring area

Mr & Mrs Chetta

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1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application for access improvements, parking and manoeuvring area on Land at Ellesmere Road Farm, Bronington, Whitchurch ("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.

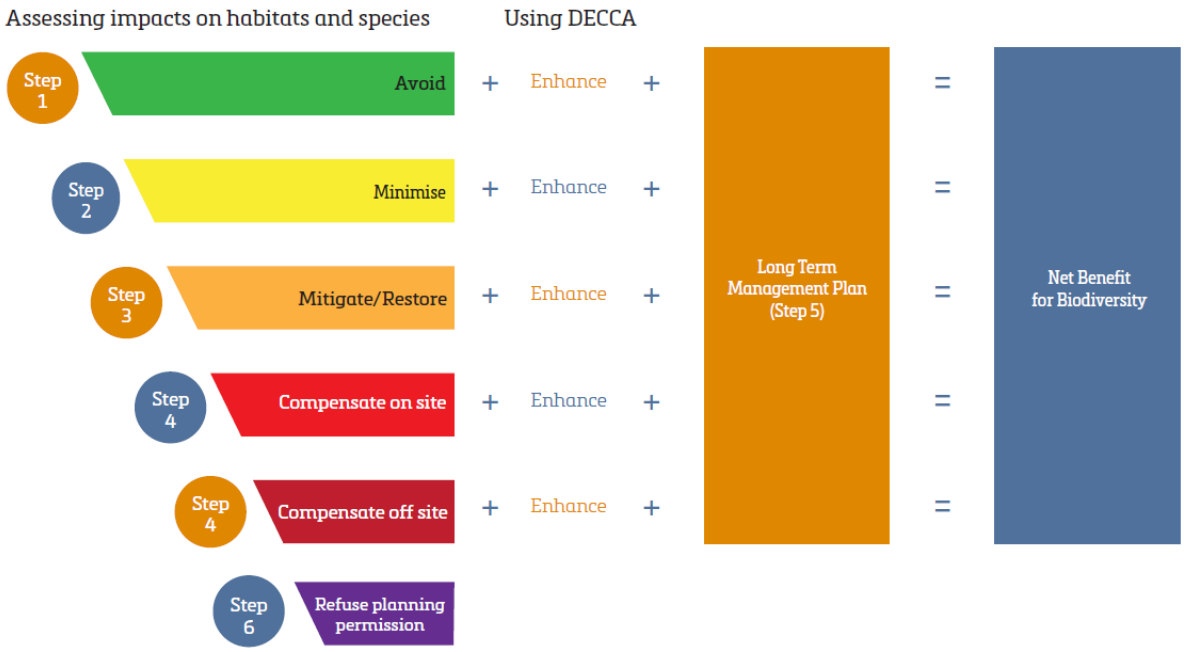


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Proposed Development

2.1 The application seeks full planning permission for access improvements, parking and manoeuvring area.

2.2 The land in question is located to the north of Ellesmere Road, where there is an existing substandard field access. The proposed access improvement is taken directly off a Council maintained road onto the applicant's land.

2.3 Significant enhancement measures are proposed as part of the application including planting of hedgerow, trees and grassland, retention of existing pond, and the installation of bird boxes, whilst also providing a net-benefit for biodiversity (NBB) on-site.

2.4 The proposal will provide a stable area for hitching of equipment on a level ground which they do not have at present. The current entrance area is extremely dangerous and a serious safety risk which requires immediate enhancement.

3. The Green Infrastructure Baseline

3.1 The Preliminary Ecological Appraisal (PEA) submitted in support of the planning application confirms the application site to currently comprises improved agricultural grassland.

3.2 Taking this into account, and a lack of statutory and non-statutory designated ecological sites within the application site's vicinity, the land is considered to have a low green infrastructure baseline at present.

4. The Green Infrastructure Strategy

4.1 The approach to the design/layout of the proposed site 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 Hedgerow within the visibility splay will be reduced down to a maximum of 500mm above the carriageway.

4.3 A hedgerow and tree planting scheme will be adopted to include species such as ash, rowan, silver birch, wild cherry, oak, hazel and sweet chesnut. A new mixed native species hedgerow will be planted behind the lowered section of existing hedgerow to achieve a minimum overall depth of 1m behind the visibility splay. See drawing 81547/26/04 for full details of measures.

4.4 The above measures would provide a substantial net benefit for biodiversity (NBB) effect over and above the baseline.

4.5 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.

4.6 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.