GREEN INFRASTRUCTURE STATEMENT

APPLICATION SITE: LAND TO THE NORTH OF BRYMBO ROAD, BWLCHGWYN, WREXHAM. LL11 5TY.

PROPOSED DEVELOPMENT: CHANGE OF USE OF LAND TO A 3 PITCH FAMILY GYPSY & TRAVELLER SITE, ALONG WITH THE STABLING OF HORSES

APPELLANT: MR S EVANS

PLANNING AGENT: MR MIKE CARR MSc MRTPI – MAT DESIGN LIMITED

1. INTRODUCTION AND THE PROPOSED DEVELOPMENT

This Green Infrastructure Statement (GIS) has been prepared by MAT Design Limited on behalf of Mr S Evans, and forms part the applicants planning application submissions made to the Local Planning Authority (LPA - Wrexham Council).

2. THE PLANNING APPLICATION

The site location plans and amended plans 02 – Rev B. 03 – Rev B and 04 have been lodged with the LPA, which show changes to the site layout, including the elements of green infrastructure that would be left on the site and then enhanced as part of any forthcoming planning decision. We will add further to this later in this GIS.

3. POLICY REQUIREMENTS FOR THE GREEN INFRASTRUCTURE STATEMENT

For small scale development sites, such as this resubmitted planning application, the following national planning guidance applies:

- Planning Policy Wales Edition12 (PPW) Chapter 6 of PPW12 requires development to take account of green infrastructure, net benefit for biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands,

- It is essential to ensure that the development appropriately engages with these matters and meets the policy requirements of Chapter 6 of PPW12. In accordance with PPW12 a GIS, proportionate to the scale and nature of the development proposed, should be submitted with all planning applications. The

statement should describe how green infrastructure has been incorporated into the proposal. In the absence of a green infrastructure statement, it is not possible for the proposal to demonstrate the application of positive multi-functional outcomes which are appropriate to the site and the policy requirements of PPW12 as well as any up-to-date Local Plan Policies.

Our submissions below seek to take account of the PPW directions in particular and also reflect local requirements to include replacement trees and hedgerow planting at a ratio of 3:1 for the trees and hedges removed.

4. THE PROPOSED DEVELOPMENT AND GREEN INFRASTRUCTURE ON SITE

National Planning Policy for Wales (PPW Edition 12) confirms that a GIS should be submitted with all planning applications, and that the GIS should be proportionate to the scale and nature of the development proposed, describing how green infrastructure has been incorporated into the proposal.

In the case of a minor development (which is the development proposed in this case) the GIS will be a short description and should not be an onerous requirement for applicants. The GIS 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.

We are happy to provide the required GIS as part of this planning application so that we can look to comply with the planning policy requirements, and we would highlight the proposed and amended site layout for the site as shown on the revised plans 02 Rev B and 03 Rev B which show the areas of site landscaping and boundary treatment improvements, along with confirmation in the Design and Access Planning Statement that we were happy to for landscaping to be introduced to the site through a suitably worded planning condition and as directed by the LPA.

These areas of landscaping and boundary treatments to the northwest, southwest and southeast boundaries would, in our view, provide a proportionate level of net biodiversity benefit and landscape enhancements.

5. GREEN INFRASTRUCTURE CONCLUSIONS

We consider that the proposals for the site, considering the PPW requirements to improve biodiversity and planting, positively contribute towards those Green Infrastructure requirements.

Whilst the PPW sets out that the GIS for minor developments should not be onerous, we consider that this GIS, along with the plans and information that support the consideration of the proposed development, would provide considerable enhancements to site conditions by providing wider cumulative ecological benefits, particularly in relation to biodiversity gain once the site has permission and the proposed landscaping reached maturity.

Within this context, we consider that the use of suitably worded planning conditions would ensure that new landscaping and biodiversity enhancements would be proportionate to the development and national planning policy advice.