GREEN INFRASTRUCTURE & NET BIODIVERSITY BENEFIT STATEMENT

for

PROPOSED TWO STOREY SIDE EXTENSION & ALTERATION WORKS

at

GREENFIELDS KENNELS CHAPEL LANE BRONINGTON WHITCHURCH SY13 3HR.

GARY CHESTERS BSc MRICS,

[redacted]

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1. Introduction

This Green Infrastructure and Net Biodiversity Benefit Statement has been prepared in support of the Householder Planning Application for Proposed Two Storey Side Extension & Alteration Works at Greenfields Kennels Chapel Lane Bronington Whitchurch SY13 3HR.

The statement has been prepared in response to the requirements of Planning Policy Wales Edition 12 (PPW), including the requirement for development proposals to consider existing green infrastructure and demonstrate that provision has been made to achieve a Net Benefit for Biodiversity (NBB). The level of detail provided is considered proportionate to the nature and scale of the proposed householder development.

2. Existing Green Infrastructure

The application site comprises an established semi-detached residential dwelling occupying a large plot. The existing dwelling is in a derelict state and requires modernisation.

The existing green infrastructure associated with the site principally comprises the private domestic garden and associated soft landscaped areas surrounding the dwelling. These areas contribute to the general network of domestic gardens and green spaces within the surrounding residential area and provide opportunities for common garden wildlife.

There are no significant changes proposed to the wider garden or landscaped areas as part of the development.

3. Impact of the Proposed Development

The proposal comprises the removal the array of existing single-storey elements, renovation of the existing property and the erection of a two-storey side extension and small single storey rear extension.

The extension is immediately adjacent to the existing dwelling and makes efficient use of an established residential plot. The majority of the existing garden and soft landscaped areas will remain unaffected by the proposal and will continue to function as private domestic garden.

The proposal therefore avoids unnecessary disturbance to the wider garden and retains the principal existing green infrastructure associated with the site.

4. Step-Wise Approach

In accordance with the principles of Planning Policy Wales Edition 12, consideration has been given to the step-wise approach to biodiversity.

Avoid: The development is located immediately adjacent to the existing dwelling and partly replaces an existing built element, avoiding unnecessary development within the wider garden.

Minimise: The development footprint has been confined to the area necessary to provide the proposed residential accommodation. The wider garden and existing soft landscaped areas are retained.

Mitigate: No significant adverse effects upon existing habitats or green infrastructure have been identified which would require specific ecological mitigation as part of this proportionate householder development.

Enhance: Notwithstanding the limited ecological impact of the proposal, a permanent bird nesting feature will be installed to provide an additional habitat opportunity and deliver a demonstrable biodiversity enhancement.

Given this is a household application and as the existing green infrastructure can largely be retained and enhanced within the application site, off-site compensation is not considered necessary.

5. Net Biodiversity Benefit

Biodiversity enhancement measures have been incorporated within the scheme proposals and include the following:

• 1 no. integrated bat brick installed.
• 1 no. bird box installed.

These have been set out in the ecology report which accompanies this application and details have been shown on the drawing.

6. Green Infrastructure.

The proposal adopts a proportionate approach to green infrastructure appropriate to a small-scale residential extension.

Existing garden and soft landscaped areas outside the development footprint will predominantly be retained, thereby maintaining the established green infrastructure associated with the property and its contribution to the wider network of residential gardens within the locality.

In terms of green infrastructure improvements, then given the derelict state of the existing dwelling, then the renovations required include up-grading the insulation and the installation of a modern heating system; all with these will greatly improve the energy efficiency of this old property.

7. Conclusion

The proposed development relates to an established residential property and has been designed to minimise its impact upon the existing garden and green infrastructure.

The majority of the existing soft landscaped garden will be retained, and the development does not result in the loss of any identified significant ecological feature.

In addition to retaining the existing green infrastructure, bird and bat boxes will be installed as part of the works. This will introduce an additional nesting opportunity and will provide a permanent biodiversity enhancement.

The modernisation required to this the derelict old dwelling will also improve its energy efficiency.

The combination of retaining existing green infrastructure, minimising disturbance to the wider garden and introducing of permanent nesting provision and energy up-grade of the this old dwelling represents a proportionate and demonstrable Net Biodiversity Benefit appropriate to the nature and scale of this householder development and accords with the principles of Planning Policy Wales Edition 12.