

GREEN INFRASTRUCTURE STATEMENT:

**ERECTION OF RESIDENTIAL ANNEXE AND REPLACEMENT / ENLARGED GARAGE AND ASSOCIATED
WORKS – Y GOEDWIG, EDWARDSVILLE, TREHARRIS**

On behalf of
Mr P. Lineham

1.0 INTRODUCTION

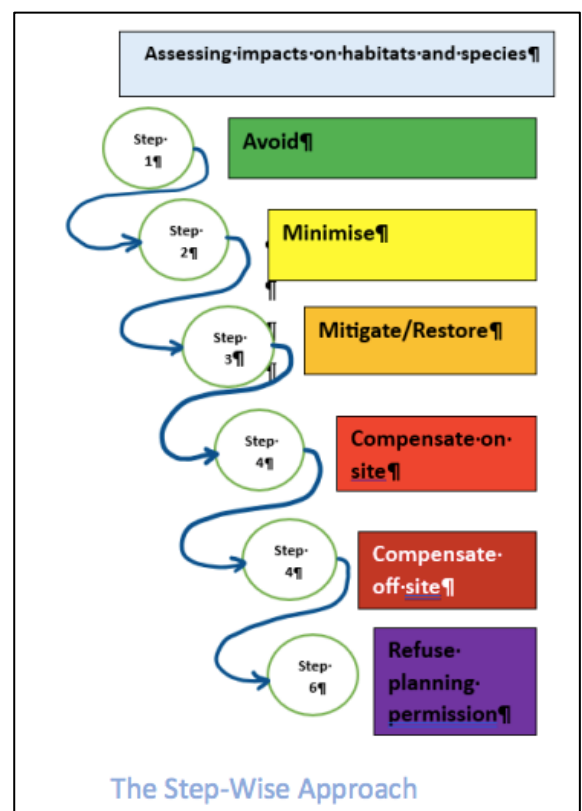
- 1.1 This Green Infrastructure Statement (GIS) supports the full planning application for the erection of a residential annexe and replacement/enlarged garage on land within the residential curtilage of Y Goedwig, Edwardsville.
- 1.2 This GIS has been prepared to meet the requirements of PPW and is proportionate to the scale and nature of the proposed development and limited green infrastructure opportunities.

2.0 PLANNING POLICY CONTEXT

- 2.1 Planning Policy Wales (PPW) describes green infrastructure as ‘the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places’. PPW requires a stronger emphasis on taking a proactive approach to green infrastructure including the requirement of proportionate green infrastructure statements with planning applications.

- 2.2 The letter to Heads of Planning from the Minister for Climate Change dated 11th October 2023 states that a green infrastructure statement should demonstrate a stepwise approach has been taken. Figure 1 below provides an overview of the stepwise approach included in the annex to the letter referred to above.

Figure 1: Extract of Stepwise Approach flow chart from the Letter to Heads of Planning (11/10/2023)



3.0 APPLICATION SITE AND SURROUNDINGS

- 3.1 The Site consists of the side garden curtilage of the property known as Y Goedwig, located on B4254 (Cardiff Road) Edwardsville, Treharris. Y Goedwig is a 2-storey detached property set back approximately 34 metres from Cardiff Road. To the side (west) of the existing property is an attached garage with approximately a 10-11 metre gap between the garage and the side (western) boundary of the property). The garden curtilage of Y Goedwig is located primarily to the front (south) of the property, and slopes down to Cardiff Road. To the rear of the property is a large area of open space that slopes upwards to the north.
- 3.2 The curtilage comprises of well-maintained lawn serving as a domestic garden. The Site is bounded to the west by the gardens of existing neighbouring properties, to the south by the B4254 (Cardiff Road), to the east by existing properties and open space (within the ownership of the application). Open space and the properties located on Ashgrove are located to the north. The Site is comprises of well maintained grass with no significant trees or vegetation of any note. The Site is broadly rectangular in shape.
- 3.2 The site boundaries are made up as follows:
- Western Boundary – Close boarded fencing.
 - Southern Boundary – Stone wall fronting onto Cardiff Road with some scattered laurel trees.
 - Eastern Boundary – Close boarded fencing.
 - Northern Boundary – Retaining wall

4.0 PROPOSED DEVELOPMENT

- 4.1 Full planning permission is sought to construct a residential annexe that will be physically linked to the main dwellinghouse (Y Goedwig) by a replacement/enlarged garage that will serve Y Goedwig. The proposed site layout is shown below at Figure 1.

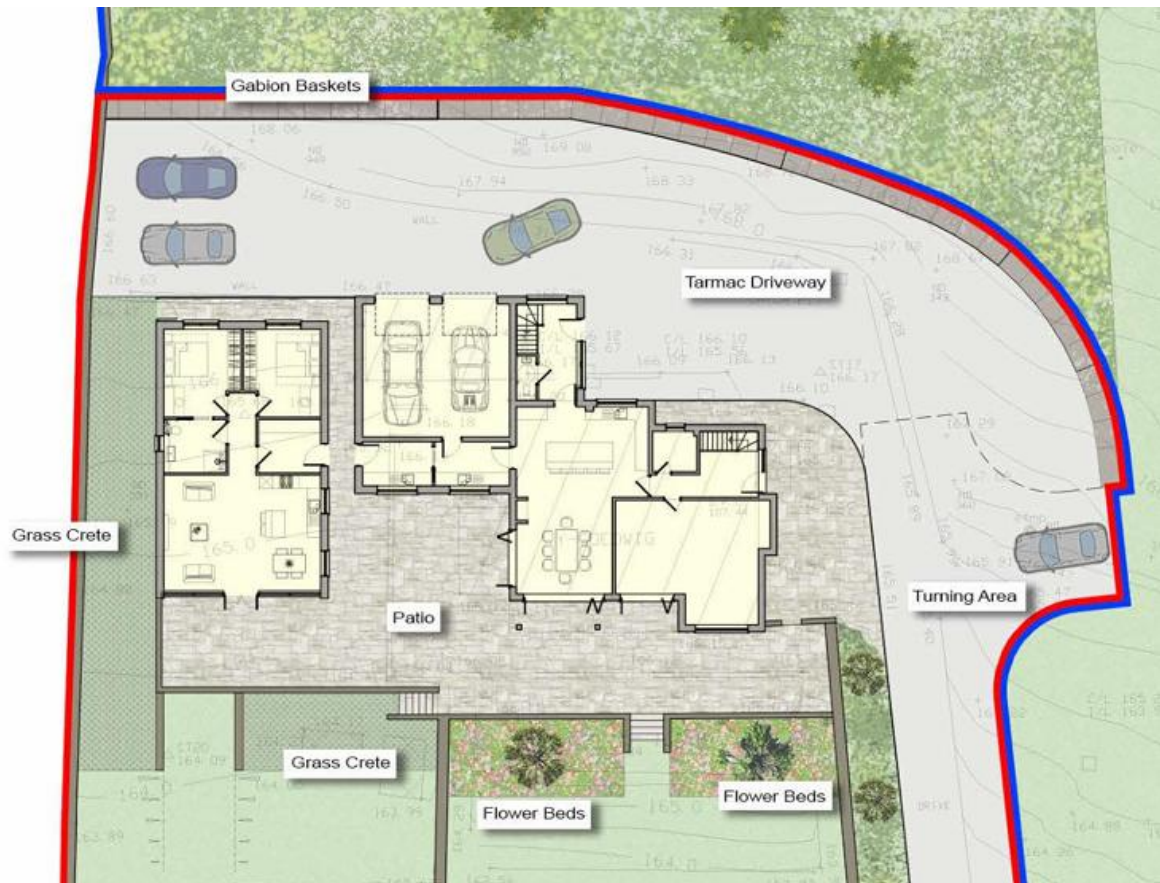


Figure 1 – Site Layout plan showing annexe and garage extension.

- 4.2 The annexe will benefit from a patio area that will be linked with and shared with the main dwellinghouse. Amenity space for the annexe and Y Goedwig is located to the front (south). Please refer to plans submitted with application.

5.0 IDENTIFIED ON-SITE GREEN INFRASTRUCTURE ASSETS

- 5.1 The application site is made up of existing residential curtilage within a village setting and the proposed development is located entirely on existing maintained garden curtilage area. A portion of the site also comprises existing patio/hardstanding. On this basis it was not deemed necessary to undertake an ecology survey on the land as it is highly unlikely there are any existing biodiversity features of value.

- 5.2 There were no waterbodies on or immediately adjacent to the site which could be suitable for use by breeding great crested newts (or other amphibians). Furthermore, given the well maintained nature of the site, there is little potential for reptiles to be utilizing the site.

6.0 IDENTIFIED LOCALISED GREEN INFRASTRUCTURE ASSETS

- 6.1 The application site is located along the northern edge of the village, and a Site of Importance for Nature Conservation (SINC) is located to the north of the Site. However, given the scale and location of the proposed development, it will have no impact on the nearby SINC.

- 6.2 In terms of wider green infrastructure assets, the following have been reviewed and are:

- Ancient woodland – Whilst the Site is allocated as an ancient woodland in the adopted LDP it is clear that the trees onsite were cleared at some stage between 2006 and 2010 (based on Google Earth). This clearance was undertaken before the applicant purchased the Site.
- Waterways – None in proximity of the site
- Cycle Routes – None in proximity of the site.

- 6.3 There are no other green infrastructure assets in close proximity to the site such as allotments, orchards, etc.

7.0 IMPACT ON GREEN INFRASTRUCTURE

- 7.1 The proposed development has been carefully designed and located centrally and to the Site to ensure it will not result in the loss of any existing GI assets of significance.
- 7.2 The proposals will avoid and minimise any impact on green infrastructure in accordance with the requirements of the stepwise approach.

8.0 OPPORTUNITIES FOR MITIGATION AND ENHANCEMENT OF GREEN INFRASTRUCTURE

- 8.1 Based on the stepwise approach and the green infrastructure losses being minimized there is no requirement to restore or mitigate however there are opportunities to enhance green infrastructure.
- 8.2 The proposed development will result in biodiversity net gain in accordance with Planning Policy Wales (12th Edition). Please refer to the Green Infrastructure statement submitted in support of this application for more information. Below at Figure 5 is an extract from the proposed site layout plan. As can be seen, as part of the development it is proposed to create 8no. flower beds within the curtilage to the front (south) of Y Goedwig, provide a large wildflower area to the south of the annexe, a pond to the south of Y Goedwig, as well as provide a native hedgerow along the western edge of the access leading to the site. This hedgerow will include native species of trees such as hazel, oak and holly. Also, to the north of the application site (but within the applicants landownership) it is proposed to plant a number of fruit trees to further improve the biodiversity value of the site.

9.0 CONCLUSION

- 9.1 This Green Infrastructure Statement (GIS) concludes that the proposed development will result in significant levels of biodiversity net gain which will enhance and connect to the surrounding green infrastructure assets in the area.
- 9.2 This GIS has taken a stepwise approach and it is clear the proposals will not adversely harm existing green infrastructure or biodiversity assets at or around the application site and proportionate enhancements can be delivered through the proposed development.
- 9.3 This GIS and the proposed enhancements are considered proportionate to the application proposals and can be secured via planning condition.