
Green Infrastructure Statement

**Land formerly of Meadowsweet
Farm,
Trelewis,
Treharris,
CF46 6TB**

**Erection of an extension to an
existing agricultural building**

Mr Rees

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1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application for the erection of an extension to an existing agricultural storage building at Land Formerly of Meadowsweet Farm, Trelewis, Treharris, CF46 6TB.

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.

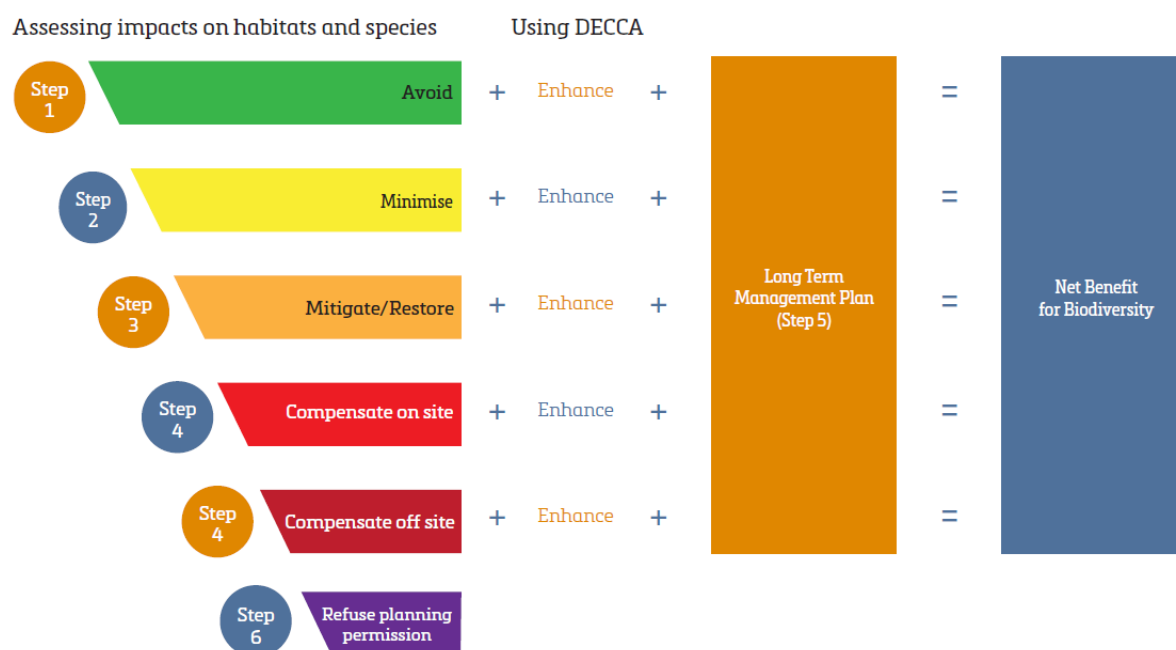


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Proposed Development

2.1 The proposed development comprises the erection of an extension to the existing agricultural storage building on the site.

2.2 The proposed extension would measure approximately 12m in width and 24m in length; having a resultant floor area of approximately 288sqm. It would have a dual-pitched roof (to match the existing) with an eaves height of approximately 4m and a height to the ridge of approximately 5.8m. The proposed extension would be finished externally with concrete lower walls, vented box profile cladding (coloured Juniper Green) above, and a grey fibre cement sheet roof with a ventilated ridge.

2.3 Also proposed is the planting of a new native species hedgerow and 9 new native species trees along the application site's southern boundary. The proposed

planting works are fully outlined within dwg no: 79347 / GH / 004 submitted as part of the planning application.

3. Green Infrastructure Baseline

- 3.1 As noted, the proposed development relates to the provision of an extension to the existing agricultural storage building on-site. The land the proposed extension would be sited on is presently laid to hardstanding and as such is devoid of any ecology, habitat or green infrastructure.
- 3.2 Whilst the proposal would be attached to an existing building, owing to the existing building's age, its modern construction and its design, it would not provide suitable features to be in use by bats or nesting birds. As such, the existing building is not in use by protected species and the proposed extension by virtue of this fact, would not have any impact upon protected species.
- 3.3 It is acknowledged that a mature Oak tree previously existed to the south of the application site, however this has since been removed in-line with the recommendations of a qualified Arboriculturist. The removal of the Oak did not require any prior permission from the Local Planning Authority given it was not subject to a Tree Preservation Order (TPO) and was not sited within a conservation area.
- 3.4 Therefore, it is considered the application site is devoid of any green infrastructure at present.
- 3.5 The application site is not located within or within close proximity to any statutory or non-statutory designated ecological sites, and therefore the proposed development does not have any potential to cause an impact upon protected sites.

4. The Green Infrastructure Strategy

- 4.1 The approach to the design of the proposed extension is fully outlined within the accompanying Planning Statement. The submitted design has been arrived at following thought being given to the environmental effects of the proposed development.
- 4.2 As is outlined within dwg no: 79347 / GH / 004 several net biodiversity benefit (NBB) measures are proposed as part of the planning application, to comprise:
- The planting of a new section of native species hedgerow
 - The planting of 9 new native species trees

- The erection of 2 Woodcrete bat boxes and 1 Woodcrete bird box within existing trees to the south-west of the application site (on land within the ownership of the Applicant).

4.3 In-line with the requirements of PPW (Chapter 6), three of the proposed native species trees would be planted to mitigate the loss of the former Oak on the site.

4.4 The remainder of the proposed native species tree planting, along with the proposed native species hedgerow and the bat and bird boxes would form part of the NBB proposals on the site, to exceed the green infrastructure 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 impacts upon protected species on the site.

4.7 The proposal would also achieve an overall net benefit for biodiversity on the holding over and above the baseline.

4.8 The Applicant will ensure the long-term management and maintenance of the proposed bird and bat boxes to ensure they are kept in a useable condition.

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 proposal.