

GREEN INFRASTRUCTURE STATEMENT:

**ERECTION OF REPLACEMENT DETACHED DWELLING – LAND AT 40 MOUNT PLEASANT,
HEOLGERRIG, MERTHYR TYDFIL**

**On behalf of
Mr. J. Slocombe**

1.0 INTRODUCTION

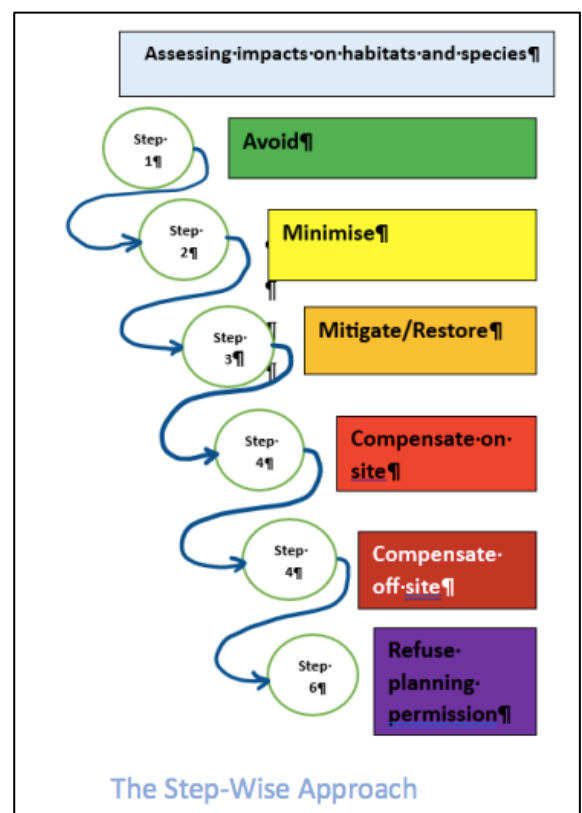
- 1.1 This Green Infrastructure Statement (GIS) supports the full planning application for the erection of a replacement detached dwelling on land at 40 Mount Pleasant, Heolgerrig, Merthyr Tydfil.
- 1.2 This GIS has been prepared to meet the requirements of PPW and is proportionate to the scale and nature 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 an existing flat roofed single storey detached dwelling set within its own curtilage. The existing dwellings footprint is roughly square with a single storey extension to the north west corner. The dwelling benefits from a garden area to the north and south, as well as a detached single garage located in the south-west corner of the curtilage.

3.2 The boundaries of the Site are defined by existing well maintained hedgerows along the northern, eastern and western extents of the Site, and a wall/timber fencing along the southern boundary. The existing property is set above road level and the Site rises gently from east to west. The Site is also bounded by highways along its western and eastern boundaries, with residential properties located to the south. To the north of the Site is a triangular parcel of land occupied by a detached garage structure and hedgerows.

4.0 PROPOSED DEVELOPMENT

4.1 Full planning permission is sought to construct a replacement detached dwelling and associated works. The proposed site layout is shown below at Figure 1.



Figure 1 – Site Layout Plan

5.0 IDENTIFIED ON-SITE GREEN INFRASTRUCTURE ASSETS

- 5.1 The application site comprises of an existing single storey detached dwelling set within its own grounds, and bounded by low quality hedgerows along its western, northern and eastern boundaries. There are no trees onsite. A preliminary ecological assessment (PEA) has also been submitted as part of the planning application.
- 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).

6.0 IDENTIFIED LOCALISED GREEN INFRASTRUCTURE ASSETS

- 6.1 The application site is located within an existing built up urban area with limited green infrastructure features within the application site.
- 6.2 In terms of wider green infrastructure assets, the following have been reviewed and are:
- Ancient woodland – None in proximity of the site.
 - Rights of way – None in proximity of the site.
 - Waterways – None in proximity of the site.
 - Cycle Routes – None in proximity of the site (at present).
- 6.3 There are no other green infrastructure assets in the immediate local area such as allotments, orchards, etc.

7.0 IMPACT ON GREEN INFRASTRUCTURE

- 7.1 The proposed dwelling has been sited within the extent of the existing residential curtilage, and, as shown on the submitted plans, will not result in the loss of any existing GI assets. The existing boundary vegetation will be retained and enhanced as part of the development proposals.

7.2 The proposal has avoided and minimised 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. There is considered limited opportunities to enhance and connect to the surrounding green infrastructure assets based on the size and nature of the proposed development. The main opportunities are localised to the application site itself and to enhancing biodiversity features onsite.

8.2 On this basis of the limited opportunities to enhance green infrastructure as outlined above, the biodiversity enhancement features that could be incorporated as part of the development include:

- Bird / bat boxes (northern elevation at eaves level)
- New native hedgerow planting along southern boundary of site.

9.0 CONCLUSION

9.1 This Green Infrastructure Statement (GIS) concludes that there are limited opportunities to enhance and connect to the surrounding green infrastructure assets based on the size and nature of the proposed development.

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.