

Green Infrastructure Statement

Context:

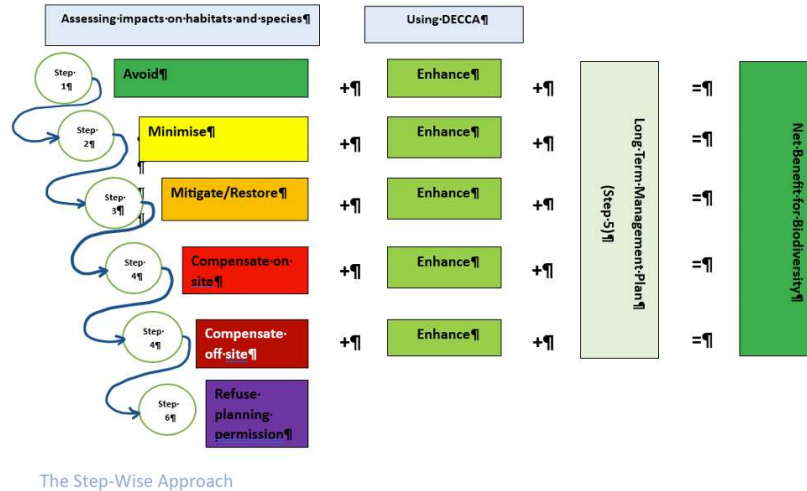
The application site forms an outline application with all matters reserved for a residential development. The indicative layout would form a residential development comprising of circa 43 dwellings. The site area would measure approximately 2 hectares and forms improved pasture with the southern boundary comprising of ancient woodland. The northern boundary forms a hedgerow which is adjacent to the A485 highway. The site levels rise to the south with an approximate level difference of 18 metres. To the west aspect is a built environment comprising of a farm complex and farmhouse. The east comprises of open pasture with the rear boundary treatment of residential dwellings backing onto the application site.



Source: Google earth

The site and green infrastructure:

The site is not located within or adjoining any statutory designated sites as identified in *Figure 12: Designated Sites* of the updated PPW Chapter 6. As such the site falls to be considered under the Step-Wise approach.



The statement should be read in conjunction with the other supporting documents which support the planning application:

Site location plan (R614-100C)
 Topographical survey (R614-101C)
 Typical site sections (R614-105B)
 Indicative site plan (R614-106B)
 Oracle Agricultural Land Classification
 Ecological survey report (Crabb & co Ecology)
 Tree constraints plan

It is considered that the development would accord with the replacement Chapter 6 of Planning Policy Wales and the Pembrokeshire Local Development Plan, policies:

S01 Sustainable Growth
 S03 Rural Service Centres (RSC's)
 S04 Development in Linked Settlements and Other Locations
 S05 Affordable Housing
 LU02 Requirements Regarding All Residential Development
 LU04 Meeting a Range of Housing Needs
 LU05 Securing the Delivery of Housing Development
 LU06 Housing Density
 LU24 Provision of New Open Space
 LU27 Sustainable Supply of Mineral Resources
 DM01 Managing the Impacts of Development on Communities and the Welsh Language
 DM06 High Quality Design and Placemaking

DM10 Design and Landscaping
DM13 Sustainable Drainage Systems Policy
DM14 Nature Conservation and Ecological Connectivity
DM15 Local Biodiversity Conservation

Step-wise:

Avoid- Bearing (paragraph 6.4.25 of Chapter 6 PPW) in mind the ecological value of the site, with the surrounding hedgerows and its functions and routes to the ancient woodland to the south would be unaffected by the development. Furthermore a 21-metre buffer zone would also be created between the development site and the ancient woodland to the southern boundary by the creation of a 21 metre and incorporate environmental enhancement features.

Minimisation- The majority of areas affected by the development are limited to the improved grassland. The sensitive ecological areas impacted by the development (such as loss of hedgerow to create an access onto the A485 highway) would be minimised and compensated via the planting of hedgerows and landscaping features throughout the site.

Mitigation/ Restoration- The compensatory features such as planting of native hedgerows and trees would provide wildlife corridors through the site and enhancement and can be controlled with the submission of reserved matters application. Other supplementary features to complement environmental enhancements to be provided throughout the site and parameters have been provided below:



Schwegler sparrow terrace



Beaumaris bat box

Below are example SuDS features which would be used to create habitats:



Bio retention planter



Suds feature creating a habitat

Compensation on site- The creation and protection of the 21 metres ecological buffer zone to the south of the site and creation of the drainage basin to dispose of surface water, which would create a natural habitat for wildlife along with the installation of bird and bat boxes around the site with sensitive lighting arrangements, would form an



appropriate compensatory environmental feature, as referenced on the accompanying plans to achieve a net gain and comply with paragraph 6.4.25 of Chapter 6, PPW.

DECCA:

Diversity- There is a significant variety of foliage, hedgerows, and trees throughout the wider site which provide a diverse habitat for biodiversity that will be unaffected. This will be further enhanced by the planting of trees, creation of a drainage basin habitat and installation of bat and bird boxes.

Extent- None of the wider landscape features would be affected and such features will be retained.

Condition- As the site forms grassland no living trees would be lost as a result of the development. The indicative layout (dwg no R614-103C) illustrates the site has capacity to accommodate the planting of native trees throughout the site. This would be formalised as part of the reserved matters application.

Connectivity- Connectivity of the key habitat areas, will be improved by the planting of the 21 metres ecological buffer zone to the south.

Adaptation- The existing hedgerows would be retained and protected via fencing to create construction exclusion zones and minimise any impacts. This would be controlled by the accompanying CEMP (Construction Environmental Management Plan) and LEMP (Landscape Environmental Management Plan) which are likely to form accompanying documents to support a reserved matters application.

Maintenance:

Maintenance would include annual management of existing hedgerows via flail cutting every three years. The tree planting will take place the season following the completion of the development. Any trees which fail will be replaced on a like for like basis and bat and bird boxes which may be damaged will also be replaced. The overall site management would be carried out in accordance with the conditioned Landscape Environmental Management Plan (LEMP), which would form part of a reserved matters application.

Conclusion:

The green infrastructure statement has established the sensitive ancient woodland to the south would remain protected from the development. It also establishes the site has the potential with the submission of a detailed landscaping scheme to provide compensatory landscaping and ecological enhancement features. Considering the above, the development would accord with the Welsh Government's objective of achieving biodiversity net gain and updated Chapter 6 of Planning Policy Wales.