

Proposed Residential Development

Land at Red Barn, Wellfield Road, Marshfield

Green Infrastructure Statement

THE SITE

The site is in two parts. Part of the site forms the residential curtilage of the dwelling known as Red Barn. The other part is comprised of a commercial building, used for storage together with its curtilage.

Planning Policy Wales

The latest edition of Planning Policy Wales advises that a green infrastructure statement shall be submitted with all planning applications. It further advises that:

This will be proportionate to the scale and nature of the development proposed and in the case of minor development this will be a short description and should not be an onerous requirement for applicants.

This is a minor development. Nevertheless, the design's development follows the Stepwise Approach set out in paragraph 6.4.21:

- 1) **Avoid** – The initial layout of the site is intended to be illustrative, with all matters of detail reserved for future approval. Nevertheless, the illustrative design shows that no trees are affected by the development. Whilst much of the site is grassed, this is regularly mowed as lawn.
- 2) **Minimise** – As mentioned above the illustrative design avoid damage or effect on trees or hedges. Thus, no hedge or tree is affected by the proposals. An area of grass will however be lost to the proposals.
- 3) **Mitigate** – Potential damage to trees or hedges on the western boundary of the site is mitigated or avoided by siting development well away from the boundary.
- 4) **Compensate** – It would be difficult to compensate directly for the loss of grass. However, the applicant proposes additional appropriate planting of plants and trees of an appropriate species within the lawned areas of the proposed development. Should the Council agree this as appropriate mitigation it may be secured by condition. In this respect landscaping is a reserved matter, as is siting of proposed dwellings. Accordingly significant flexibility exists for future landscape proposals.