

Green Infrastructure Statement

offices at Wentwood Lodge

As this application is purely for change of use of the existing building from office to holiday let use, there will be minimal changes and a simplistic approach to this document has been adopted.

Please refer to the photographs which accompany the application and the “trees & hedgerows” pdf file.

1. Base position

The current position relating to this site are the existing hedgerows which abut the road, which clearly house birdlife and rabbits, and usual insects. There are approximately seven eucalyptus trees which also abut the highway, we understand that these were planted many years ago to stabilise the bank alongside the road. There are also a number of conifers flanking the south side of the equestrian menage.

The conifers were planted many years ago and are now at a height which negates the opportunity to properly manage/lop – a number of trees of this type fell down during the recent storms.

The eucalyptus trees are quite tall and again haven't been managed and are at risk of falling onto the highway

2. Priorities

The hedgerows should be protected and should not be disturbed in any way by the proposed change of use.

The conifers require attention as there is a real risk that they will fall onto the menage in any future high winds. There is therefore a priority need to safeguard or replace these trees.

The eucalyptus trees are providing valuable screening cover enhancing privacy however they need to be managed to ensure that they don't become too large and unstable and importantly don't overgrow to the extent of adversely affecting visibility on the highway

3. Opportunities

The applicant acknowledges that the green infrastructure has not been properly managed by previous owners who have planted many tall growing conifers which were then inadequately managed. It is intended that the property “Wentwood Lodge”

will be the applicants long term family home and they are determined to improve both the hard and soft landscaping over time.

Consideration has been given to cutting back the confers, which has already been done around their garden area (outside of this application), however conifers are not considered to be the most appropriate screening of the menage, as the south side is already adequately screened by the deciduous woodland to the south of the site. The applicant's preferred action is to fell the trees along this border and replace with a more appropriate privet or laurel hedging which wont grow to such a height but will still offer similar opportunities for birdlife etc.

The eucalyptus trees will be protected and retained but will be lopped to ensure that their integrity remains in tact and that the highway isn't compromised.

Conclusion

The applicant acknowledges that the existing hard landscaping is unattractive and is keen to rationalise and improve both the existing hard and soft landscaping however acknowledges that this will be a long term objective. For the purposes of this application there will be little change to the green infrastructure. Parking arrangements (to the hard surface to the east of the building) will remain unaltered as it accommodates at least 4 vehicles and horseboxes comfortably. Likewise following the results of the traffic survey there is no requirement to widen the access as there is sufficient visibility in both directions.