



May 2025

**Reserve Matters Planning Application for a Rural
Enterprise Worker's Dwelling
Green Infrastructure Statement**

at
**Llanfair Farm
Church Lane
Marshfield
Newport
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1 Introduction

- 1.1 Reading Agricultural Consultants Ltd (RAC) is instructed by Chris Hinksman (the applicant) to submit a reserve matters planning application for a rural enterprise worker's dwelling at Llanfair Farm, Church Lane, Marshfield.
- 1.2 This Green Infrastructure Statement (GIS) has been prepared to support this planning application in accordance with National Planning Guidance.

2 Background

- 2.1 Llanfair Farm is the base of a large sheep-based holding farmed by the applicant with the only agricultural buildings for lambing based at the application site. There are almost 1,000 ewes to lamb and a unit of such a scale requires high quality management and an on-site dwelling to meet the welfare needs of the livestock. This has been acknowledged by Newport City Council and outline permission for the dwelling was approved on 3rd December 2024 under application 23/1058.



Figure 1. The application site at Lanfair Farm (indicative and NTS)

Development Proposal and Layout

- 2.2 A full description of the proposed development is provided in the accompanying Supporting Planning Statement, but in summary the proposal is to erect a rural enterprise worker's dwelling and this is the reserve matters application relating to layout, scale, appearance and landscaping.
- 2.3 The layout of the proposed development is shown on Drawings RAC/9643/1 (Location Plan), RAC/9644/12B (Site Plan) and RAC/9644/11 (proposed elevations).
- 2.4 The planning application is for a dormer bungalow.



Figure 2. Eastern elevation of the proposed dwelling, set against existing building

- 2.5 The site comprises an open field, located off Church Lane. It is immediately to the east of an existing, and recently extended, agricultural building used for lambing ewes and is bound by a mature hedgerow to the south and a farm track to the north. It is located in open countryside and within a designated Green Wedge.
- 2.6 The land surrounding the site is predominantly agricultural with large expanses of pasture land divided by hedgerows.
- 2.7 From the Preliminary Ecological Survey, undertaken by New Ways Ecology, the site was assessed as being of moderate ecological value but sited within an area of high ecological value (Gwent Levels (St. Brides) SSSI).

3 Relevant Policies

- 3.1 The Green Infrastructure Statement is a new requirement under the recently revised Planning Policy Wales (PPW) 12th Edition. Section 6 'Distinctive and Natural Places' covers environmental and ecological issues and states that all planning applications should now be supported by a Green Infrastructure Statement (GIS). These are designed to mitigate any negative effects of development and enhance environmental quality and connectivity. It states at paragraph 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...”

- 3.2 The policy requires the applicant to demonstrate how a step-wise approach has been considered in maintaining and enhancing biodiversity for the proposals. Figure 3 below sets out the summary of the stepwise approach as set out in PPW.

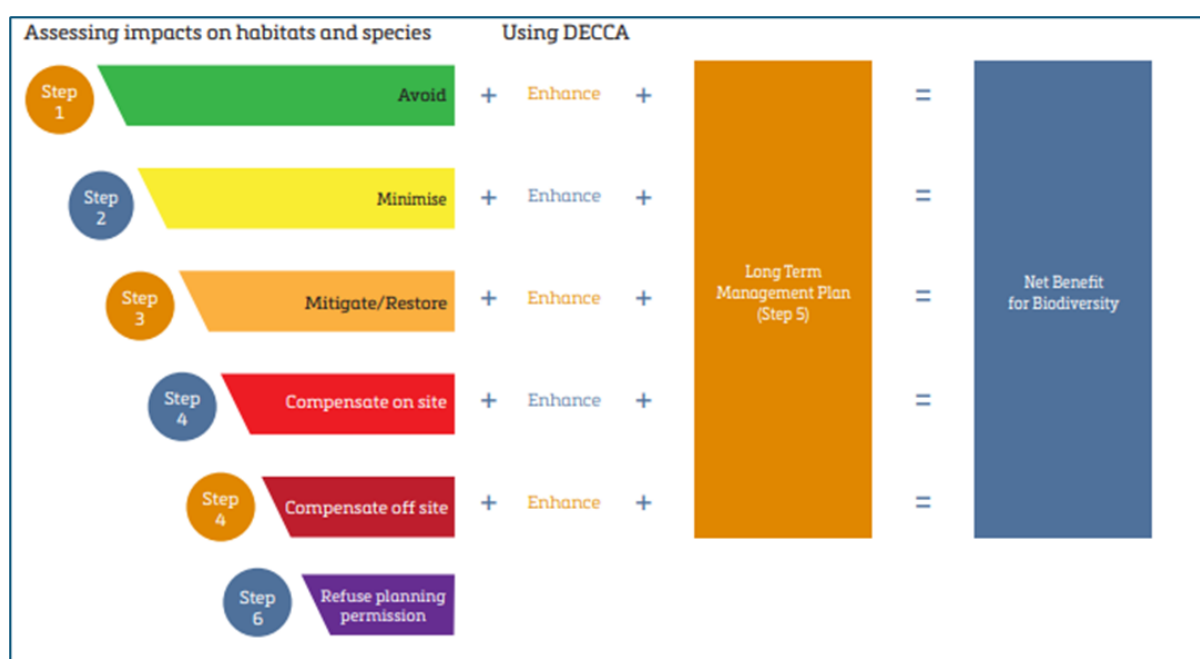


Figure 3 Summary of stepwise approach of green infrastructure (PPW)

4 Green Infrastructure Proposals

- 4.1 The site is located immediately adjacent to the existing large steel portal framed farm building. Since the proposed dwelling simply covers an existing open area of intensively grazed grassland there is no loss of habitat – conversely, the new dwelling provides an opportunity to increase habitat space through the provision of nest boxes attached to the building.
- 4.2 Whilst the proposal could be considered to have a landscape impact due to the presence of a new structure, any impact would be minimal as it is adjoining an existing much larger agricultural building, notwithstanding the fact that the Enderby Associates Landscape Appraisal has proposed a scheme of visual mitigation which has already been approved in the outline application.

4.3 Given the above, there are two main areas where green infrastructure can be incorporated into a development:

- biodiversity enhancement; and
- landscaping.

Ecological Improvements

Bird Nest Boxes

- 4.4 The native species hedgerow along the southern boundary is considered to be the most important ecological feature on site, which provides foraging areas for a range of small birds, including song birds. Impact on this habitat area will be avoided by installation of Heras fencing beyond the root protection area of the hedgerow and trees.
- 4.5 In terms of mitigation, one crevice style bat box will be installed on the western elevation of the new dwelling –Beaumaris Midi WoodStone Bat Box (Figure 4).



Figure 4 Beaumaris midi woodstone bat box

- 4.6 Two bird boxes will be installed around the site. One eaves nesting box suitable for swallows or house martins will be installed. Woodstone double nesting cups would be sited on the eastern elevation eaves of the new dwelling. In addition, one sparrow terrace will be installed on the

western elevation - Schwegler 1SP sparrow terrace (Figure 6). The nest box will be sited 4m above ground to prevent predator access.

- 4.7 A hedgehog house will be installed along the south or west boundary of the site.



Figure 5. Schwegler double nesting cups for swallows & house martins



Figure 6. Schwegler 1SP woodcrete sparrow terrace

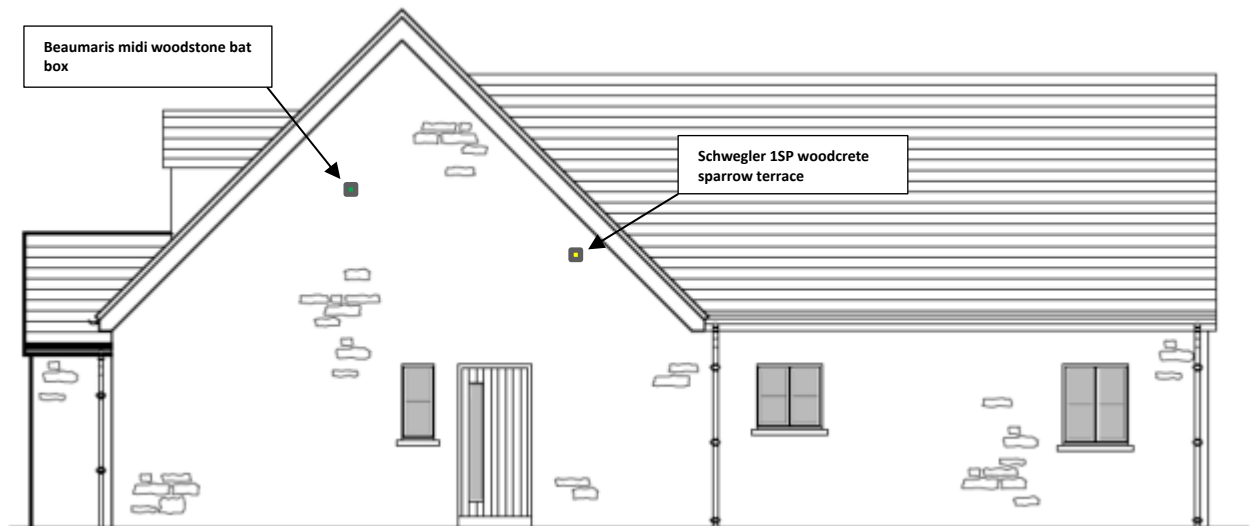


Figure 7. Positions of nest boxes on western elevation

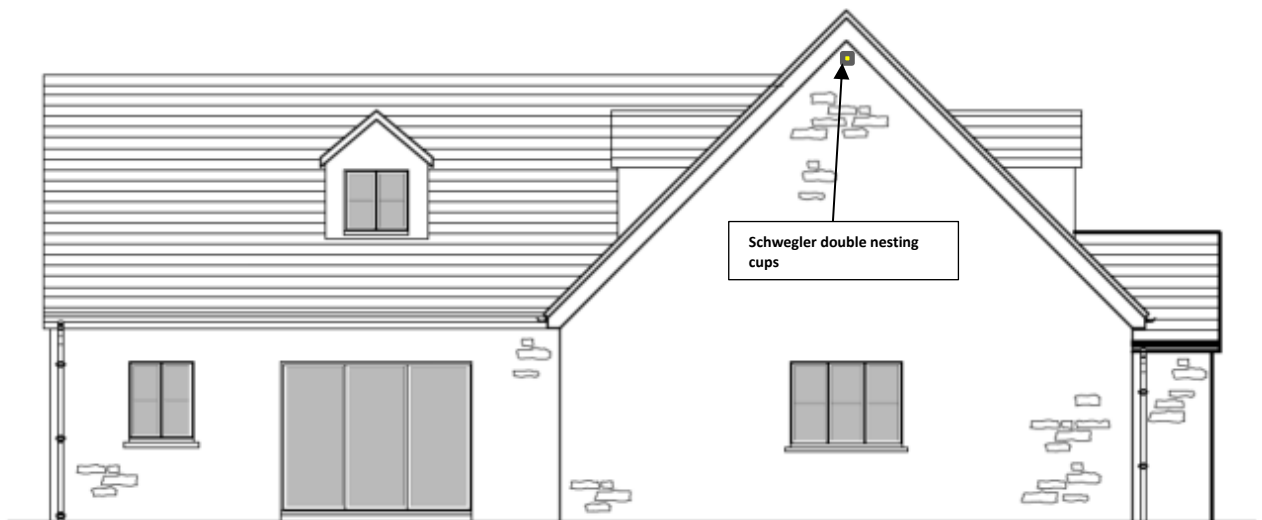


Figure 8. Position of swallow cups on eastern elevation

Landscape enhancement

- 4.8 The native species rich hedgerow to the south of the dwelling is dominated by hazel with hawthorn, holly, blackthorn and elder. The hedgerow qualifies as a habitat of principle and therefore is considered to be a site of ecological importance. Damage to the hedgerow will be avoided by the installation of Heras fencing during the construction phase.
- 4.9 In terms of mitigation and enhancement, additional planting has been proposed in the Enderby Associates Landscape Strategy Plan 536/03 A. This identifies six separate hedgerows where hedgerow planting would be undertaken – three of which would be new hedgerows whilst the others would be gapping up of existing hedgerows. In total some 1,445 hedgerow plants would be planted together with nine in hedgerow trees which would be allowed to grow on to become mature trees. Full details are provided on the accompanying Enderby Associates Plan.

Hedgerow establishment

- 4.10 In order to further improve biodiversity, the applicant also proposes to establish 307m of new hedgerow on land around the application site, including gapping up existing hedgerows.
- 4.11 The hedgerows would provide good screening as well as an ideal nesting area for small birds and provide cover and habitat for small mammals as well as restoration of the patchwork pattern of fields.

5 Summary

The green infrastructure measures proposed as part of this application will provide a significant enhancement to the biodiversity of the site through tree and hedgerow planting as well as providing connectivity for a range of species. The dwelling will provide biodiversity options through the provision of nest boxes and accord with the aspirations of Chapter 6 of Planning Policy Wales 12.

Appendix 1

Hedgerow Planting Scheme

1. The new hedgerow will consist of a double staggered row of locally sourced native hedging trees and shrubs (see table below) with approximately 30cm between plants and rows. This equates to 7 plants per metre. The hedgerow will be approximately 2m in width and would be approximately 300m in length. The position of the proposed hedgerow is shown on Enderby Associates Landscape Strategy Plan 536/03 A, providing connectivity between the existing hedgerows.
2. All whip planting would take place during the bare root dormant season. Bare root whips are to be used, 60-90cm in height.

Rationale

3. The proposed hedgerow is required to mitigate the proposed agricultural worker's dwelling and will provide connectivity, screening and a biodiversity enhancement for the area. It will also enhance the character of the landscape and encourage a diverse wildlife habitat to provide food sources and cover for wildlife such as birds and small mammals.

Planting and Aftercare

4. The planting area should be cleared of perennial weeds and any undergrowth. The manager must ensure that there is adequate soil of sufficient quantity to enable the roots to penetrate and take hold.
5. Whips would be planted within two weeks of collection or delivery. Prior to planting whips would be kept in bags to prevent roots drying out with the bags stored under cover.
6. For agricultural purposes notch planting for whips is generally acceptable.
7. A sharp spade should be pushed into the soil close to its full depth then pushed back and forth to create a gap behind it. The bare root plant is placed into the slot and firmed in with the heel to avoid air pockets.
8. Regular checks should be made that the notch has not opened up, particularly after frost or in dry weather.
9. Whips will be protected from grazing or browsing by wildlife, either through the use of appropriate guards, such as spiral rabbit guards, or erecting rabbit-proof netting along the whole length of the hedgerow.
10. It is expected that a small proportion of the whips would fail to take; these would be replaced in the first two years following planting. Weed competition at the base of plants would be suppressed during the first three growing seasons using mulch rings.
11. Protective guards would be checked at least twice a year to ensure they are securely fitted, and

replaced where necessary. Protection would be maintained for at least 5 years.

Maintenance Schedule

March	Check Shelters
April	
July	Apply foliar acting herbicide
	Check losses
Year 2	
March	Check Shelters, remove supports.
April	Apply foliar acting herbicide
July	Check losses
September	
November	Cut tall weeds
Year 3	
January	Apply residual herbicide
March	Check shelters
April	Apply foliar acting herbicide
July	Check losses
September	Cut tall weeds
November	Replace losses, check shelters, pull out tall weeds
Year 4	
March	Check shelters
April	Apply foliar acting herbicide
Year 5 And Onwards	
Gradual removal of shelters. Occasional spot weeding where required.	