

## GREEN INFRASTRUCTURE STATEMENT / BIODIVERSITY ENHANCEMENT

### LITTLE HUNTERS LODGE, PENHOW, CHEPSTOW

#### PROPOSED REPLACEMENT DWELLING

The site is located in Penhow, to the south of A48 Chepstow Road mid-way between Parc Seymour and Llandeud. It is accessed via a private lane approximately 250 metres in length and is located to the south of the existing Hunters Lodge dwelling, which forms part of the larger Hunters Livery.

The application site contains Little Hunters Lodge, a two storey dwelling, partly set into the topography, positioned in close proximity to Hunters Lodge. The dwelling has been finished with white render, upvc windows and a slate roof.



Aerial View (1:2000 @ A3)



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|----------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Little Hunters Lodge<br>Penhow, Chepstow<br>NP23 3AD                                                                             | 24_057<br>AL/00/02   |
| Title<br>Context Plan                                                                                                            | Drawn<br>***         |
| Date<br>12/11/2024                                                                                                               | Scale<br>1:2000 @ A3 |
|  Architects<br>Environmental & Urban design | Town planners        |

The dwelling is a former barn, which was converted into a dwelling under planning permission 1/15347, which was granted on 19th January 1987.



An existing dwelling known as Hunters Lodge is located directly adjacent to the application site. It is a large two storey property which steps down towards the adjacent livery, that has been developed and extended over time and is under separate ownership from the application site. Access to both properties and the livery is via an existing private lane directly onto the A48.

Planning Policy Wales defines Green Infrastructure as the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels.

The application seeks consent for a replacement dwelling.

Enhanced pollinator friendly planting including lavender / rosemary / honeysuckle (or similar) surrounding the property is proposed at the property to enhance the existing mature landscaping. Furthermore, the application proposal includes plans to install a bird box (Schwegler 1SP or 1B or similar) to the eastern facing elevation of the dwelling.

Existing hedgerows are to be untouched in order to preserve the biodiversity credentials of the site, offer soft boundaries and retain an element of screening. These existing hedges provide shelter and nesting opportunities for birds, invertebrates and small mammals as well as providing wildlife corridors.

The combined effect of the above measures will be the enhancement of a mature species rich landscape, appropriate to the scale and nature of the proposed development. It is considered that this would enhance biodiversity, build resilient ecological networks, and deliver a net benefit for biodiversity.