

Section 73 application seeking variation of condition

Red Barn, Wellfield Road, Marshfield

Green Infrastructure Statement

THE SITE

The site forms part of the residential curtilage of the dwelling known as Red Barn. The whole of the site is lawned whilst the site frontage contains a fairly recently established hedge.

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 site is lawned, and it is inevitable that some of the lawned area will be affected by development, which is unavoidable. No trees are lost to the development
- 2) **Minimise** – the design avoids damage or effect on trees or hedges. Thus, other than for access, no hedge or tree is affected by the proposals. An area of grass will however be lost to the proposals.
- 3) **Mitigate** – the loss of part of the hedge at the site's access point is mitigated by the creation of new hedges along the site's frontage and other boundaries.
- 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 what would remain of the lawned areas of the proposed development. The Council has previously agreed the design of the applicant's landscaping proposals. This involves the planting of several trees of various native species and the creation of hedgerows. This would provide adequate compensation for the loss of an area of lawn.

Biodiversity gain

The applicant intends fixing bird and bat boxes onto the completed dwelling of a type and in such positions as may be agreed by the Council. This can be secured by condition.