
Green Infrastructure Statement

Outline planning application
(with all matters reserved) for
10x dwellings and all associated
works including formation of an
estate road, provision of public
open space, drainage and
landscaping

Land Between Heatherwood
and Kingswood Lane,
Forden,
Welshpool,
Powys,
SY21 8LQ

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1. INTRODUCTION

1.1 This Green Infrastructure Statement (GIS) supports an Outline planning application submitted to Powys County Council ("the Local Planning Authority") for a proposed residential development comprising of 10 dwellings with all associated works and infrastructure at Land between Heatherwood and Kingswood Lane, Forden, Welshpool, Powys, SY21 8LQ ("the Application Site").

1.2 This GIS aims to respond to the requirements of Chapter 6 of Planning Policy Wales (Edition 12, 2024). This states:

"6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

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. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.

6.2.13 There are multiple ways of incorporating green infrastructure, depending on the needs and opportunities a site presents, and the green infrastructure assessment should be referred to, as appropriate, in order to ascertain local priorities. Landscaping, green roofs, grass verges, sustainable drainage and gardens are examples of individual design measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places. Wider landscape measures, such as the creation of species rich meadows, woodlands and the improvement of linkages between areas of biodiversity value should be considered for larger scale development. In most cases the green infrastructure statement should highlight any baseline data considered and surveys and assessments undertaken, including but not limited to, habitats and species surveys, arboricultural surveys and assessments, sustainable drainage statements, landscape and ecological management plans, open space assessments and green space provision and active travel links".

1.3 The 'step-wise approach', as outlined below, demonstrates the sequential approach that has been adopted as part of the proposed development to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. In addition, enhancement has been secured by delivering a net biodiversity benefit on-site, over and above that required to mitigate or compensate for any negative impact.

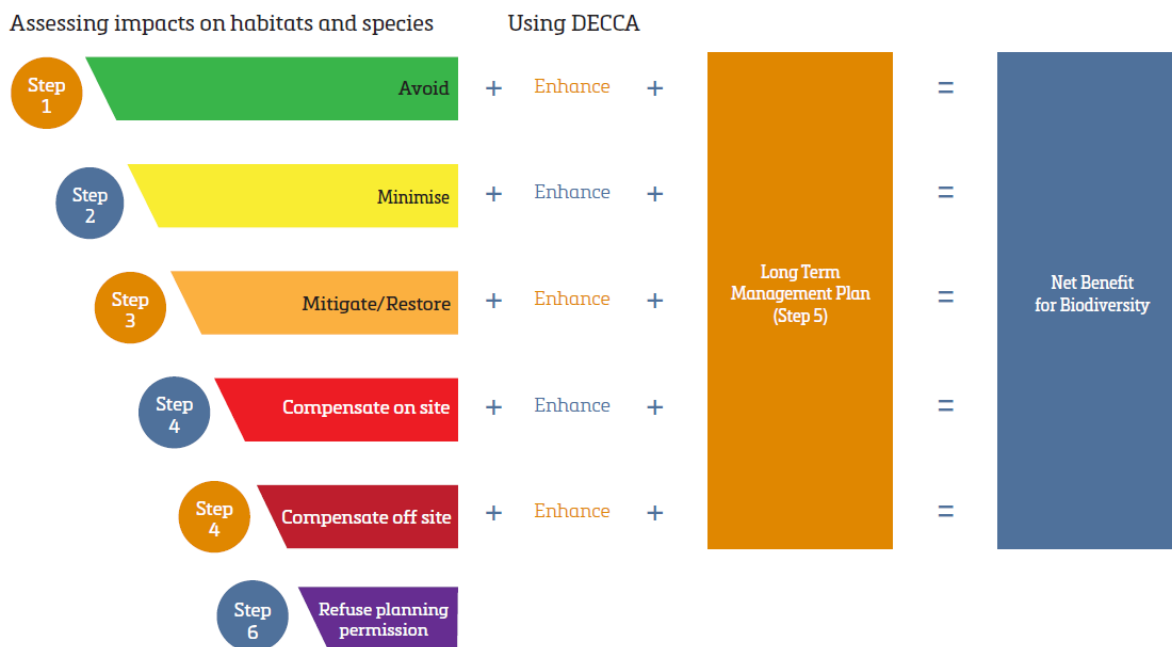
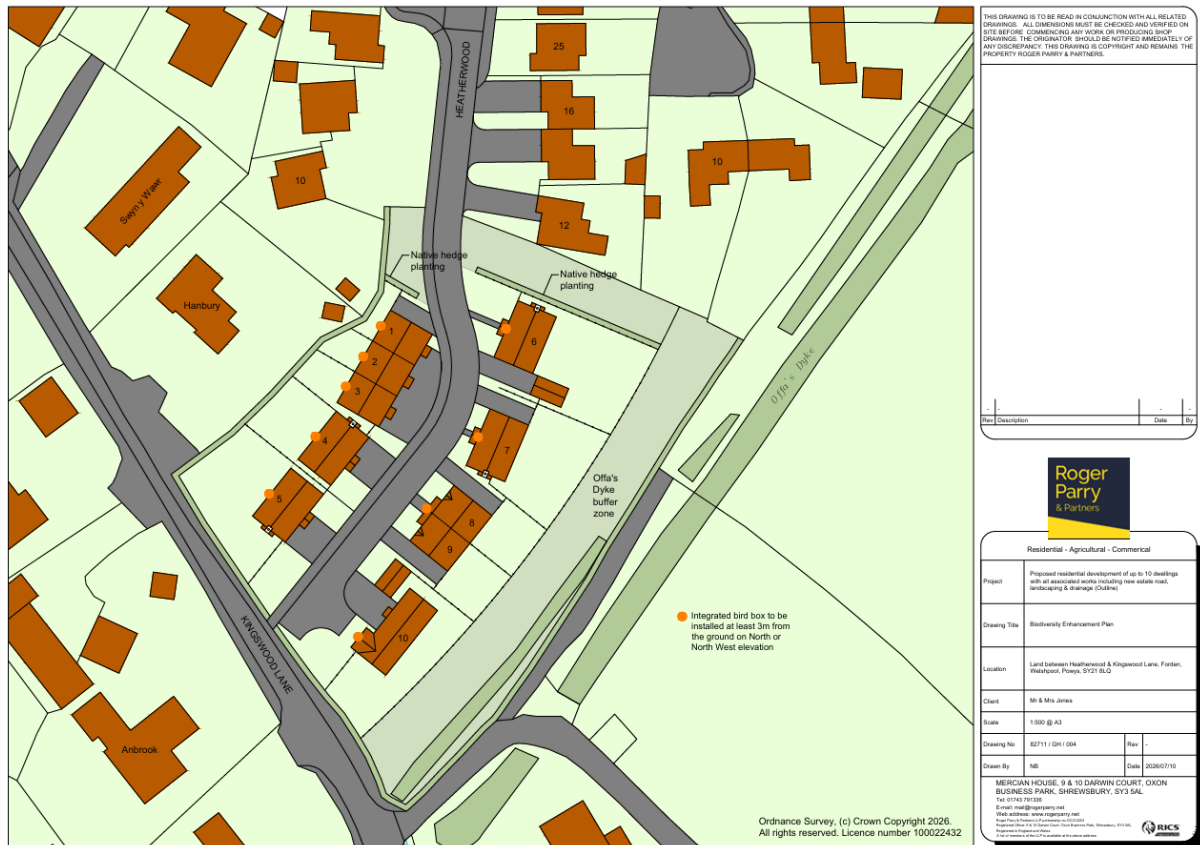


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. THE PROPOSED DEVELOPMENT

- 2.1 Outline planning permission is sought for up to 10 dwellings, an estate road, public open space, drainage, landscaping and associated works.
- 2.2 Access, appearance, landscaping, layout and scale are reserved. The submitted layout is indicative and demonstrates how the proposed development could be accommodated while responding to the site's principal constraints.
- 2.3 Vehicular access is shown through an extension of Heatherwood, with a separate pedestrian connection to Kingswood Lane. The eastern part of the site is retained as public open space and provides a substantial undeveloped buffer to Offa's Dyke.
- 2.4 The layout also identifies the water-pipeline easement crossing the south-western part of the site. This will be taken into account when the detailed landscaping, drainage and access arrangements are prepared.
- 2.5 The Biodiversity Enhancement Plan identifies native hedgerow planting and integrated bird-box provision. These measures are indicative and will be reviewed against the confirmed ecological baseline at detailed design stage.
- 2.6 Figure 2, The Biodiversity Enhancement Plan:



3. GREEN INFRASTRUCTURE BASELINE

- 3.1 The application site comprises approximately 0.54 hectares of managed agricultural grassland with vegetation along parts of its boundaries.
- 3.2 No ecological survey has yet been completed. The grassland on-site is managed and of low ecological value.
- 3.3 The site is identified as Grade 3b agricultural land. This means it is not best and most versatile agricultural land, but the classification relates to agricultural quality and does not determine ecological value.
- 3.4 Offa's Dyke Scheduled Monument and the Offa's Dyke Path National Trail adjoin the eastern boundary. The undeveloped corridor beside the Dyke provides an important opportunity to combine public open space, landscaping, biodiversity enhancement and protection of the monument's setting.
- 3.5 Kingswood Meadow Site of Special Scientific Interest lies within the wider settlement area but does not adjoin the application site. No direct land take is proposed. Any potential indirect effects will be considered through ecological assessment and consultation with the Council's ecologist and Natural Resources Wales.
- 3.6 Existing boundary vegetation, the eastern corridor and the site's relationship with surrounding habitats form the principal green infrastructure baseline. No vegetation clearance should take place until the necessary ecological checks have been completed.

4. GREEN INFRASTRUCTURE STRATEGY

- 4.1 The proposal applies the stepwise approach at a strategic level. Ecological harm will first be avoided, then minimised and mitigated. Compensation will only be considered where residual effects cannot otherwise be addressed, with enhancement provided in addition.

AVOIDANCE

- 4.2 The eastern corridor beside Offa's Dyke is kept free from buildings and will form part of the public open space. Existing boundary vegetation will be retained wherever practicable, and the detailed layout will respond to the findings of the ecological assessment.

MINIMISATION AND MITIGATION

- 4.3 The detailed scheme will use a compact development footprint and carefully designed lighting to limit disturbance. Retained vegetation will be protected during construction, while surface water will be managed through a sustainable drainage system.
- 4.4 Native trees and hedgerows will be incorporated into the landscaping scheme. Subject to ecological advice, the public open space could also include species-rich grassland, bird and bat features, hedgehog gaps and other locally appropriate habitat measures.

ENHANCEMENT AND MANAGEMENT

- 4.5 Drawing No. 82711 /GH / 004 identifies new native hedgerow planting and integrated bird boxes. The final type, number and location of ecological features will be agreed through the detailed design and informed by the confirmed baseline.
- 4.6 The public open space, heritage buffer, drainage features and landscaping will be designed together to maintain ecological connectivity and provide a measurable net benefit for biodiversity. Long-term management arrangements will be secured through an appropriate landscape or ecological management plan if required.
- 4.7 No off-site compensation is proposed at this stage. Should the ecological assessment identify residual harm which cannot be avoided or mitigated on site, suitable compensation will be identified before the scheme is finalised.

5. CONCLUSION

- 5.1 The scheme incorporates green infrastructure through public open space, an undeveloped corridor beside Offa's Dyke, retention of boundary vegetation, native planting, sustainable drainage and integrated ecological features.
- 5.2 As no Preliminary Ecological Appraisal has yet been undertaken, the proposed measures remain indicative. The baseline, survey requirements and final enhancement package will be confirmed following PAC and ecological advice.
- 5.3 The proposal therefore applies the stepwise approach proportionately at outline stage and provides a clear framework through which the detailed scheme can deliver a net benefit for biodiversity and improved ecological connectivity.