

**COEDARHYDYGLYN ESTATE, DOGHILL FARM, FIVE MILE  
LANE, CF62 3AS**

**PROPOSED SCHEME OF LANDSCAPING, INCLUDING  
RETENTION OF FILL ON THE SITE (COMPRISING CLEAN,  
NATURALLY OCCURRING INDIGENOUS MATERIAL)  
ASSOCIATED WITH THE FIVE MILE LANE IMPROVEMENTS  
(REF.2016/00305/RG3)**

**GREEN INFRASTRUCTURE AND  
BIODIVERSITY  
ENHANCEMENT STATEMENT**

**APRIL 2024**



**Geraint John Planning**

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## **1.0 INTRODUCTION**

- 1.1 This Green Infrastructure Statement has been prepared in support of an application for Full Planning Permission, submitted on behalf of Alun Griffiths Contractors Ltd, in relation to the following development proposal.

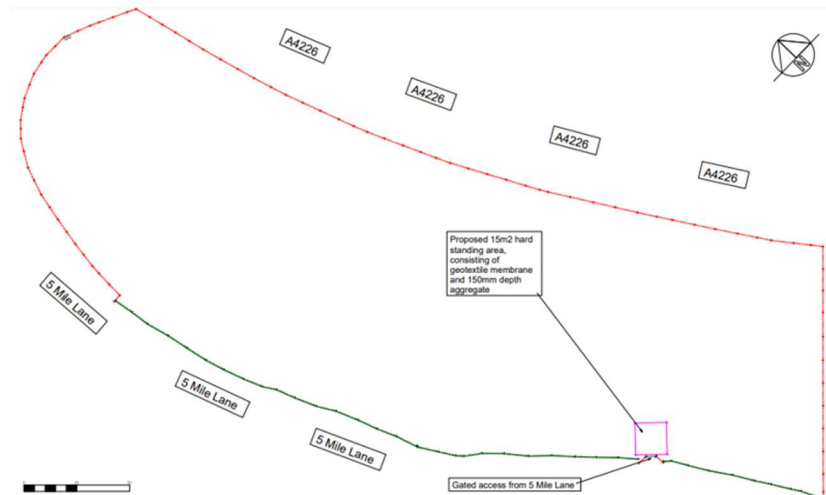
*'Proposed scheme of landscaping, including retention of fill on the site (comprising clean, naturally occurring indigenous material) associated with the Five Mile Lane Improvements (ref. 2016/00305/RG3)'.*

- 1.2 This Green Infrastructure and Biodiversity Enhancement Statement has been created in accordance with the recently updated Chapter 6 of PPW 11 which states it is now considered necessary for all planning applications to be assisted by a Green Infrastructure Statement. As such, this statement will outline the measures the proposal will take to ensure it is compliant and appropriate with Chapter 6 of PPW 11.
- 1.3 The overall objective of the Green Infrastructure Statement is to ensure that, any disruption to biodiversity is kept to a minimum as a result of the development.

## 2.0 Green Infrastructure Enhancement Measures

### *Nature of the Proposal*

- 2.1 As set out in the application submission, the proposal is primarily for landscaping works and the retention of deposited indigenous material. The only area of hardstanding proposed forming part of the development can be identified below:

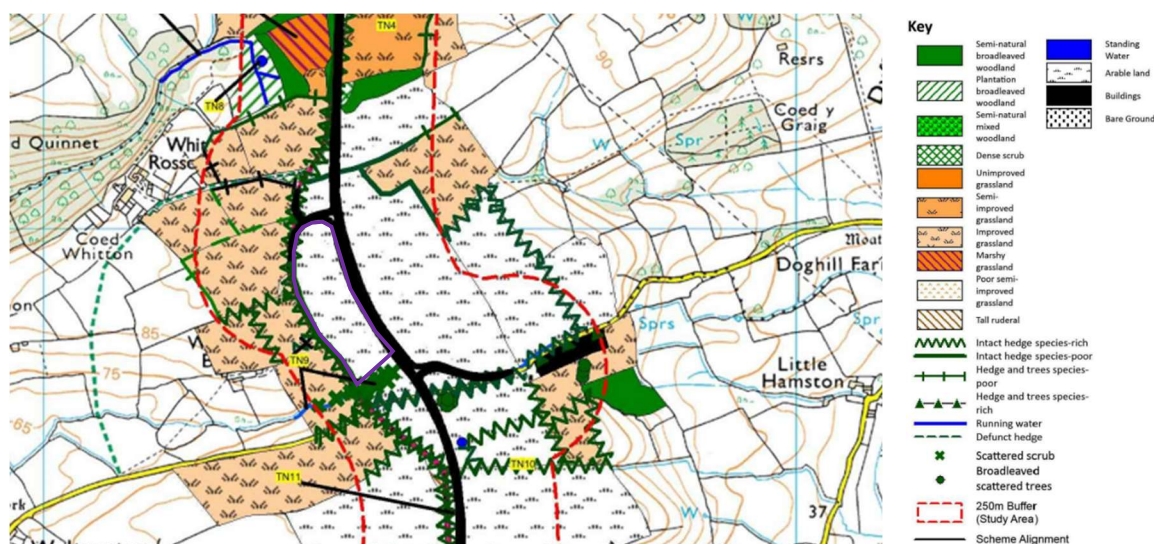


*Block Plan (area of proposed hardstanding outlined in pink)*

- 2.2 It is not considered that the proposed area of hardstanding would have any adverse impact on the surrounding ecology or biodiversity, as the area of hardstanding is only 15 sqm, and therefore makes up a very small proportion of the site.
- 2.3 The proposed landscaping scheme (which makes up the majority of the site) intends to bring the site back to a more natural and useable profile, enabling it to be reinstated to agricultural use. The finishing works include minor levelling of the site, as well as cultivating and fertilising / seeding of the topsoil. No additional material will be imported to the site, existing material contained within the field will be utilised with minimal change envisaged.
- 2.4 Furthermore, the proposals do not involve any removal or works to the boundary hedgerows, ensuring that any existing species and habitats are protected and enhanced.
- 2.5 This will lead to an overall betterment to the quality for local ecology, creating a more suitable site for plants and habitats to thrive. Accordingly, the proposed development will not result in the loss of any green infrastructure features on site, rather it would result in a net gain of assets.

### *Existing Ecology*

- 2.6 The site is not located within any statutory nature conservation designations. Detailed ecological assessments were undertaken as part of the planning application for the Five Mile Improvements (2016/00305/RG3). The Phase One Habitat Survey Plan (TACP) extracted overleaf, shows that the site comprises arable land.



Phase 1 Habitat Plan – application ref. 2016/00305.RG3 (location of site outlined in purple)

2.7 In light of the above, as there is minimal ecology on site, it is considered there will not be any adverse impacts on existing ecology. Nonetheless, as previously outlined, the proposal is for landscaping works which would benefit and bring more biodiversity to the site.

### 3.0 Biodiversity Enhancement Measures

#### *Proposed Materials*

- 3.1 Only indigenous materials will be used to level the profile of the land across the site, with the profile being raised by no more than 250-300mm.
- 3.2 This will ensure there are no adverse effects on the surrounding ecology and biodiversity in the short and long term., as well as avoiding the introduction of non-native and invasive species on site.
- 3.3 As part of the landscaping scheme, the planning application seeks the retention of fill on the site. These existing materials were used to profile the site, which have been subject to sample testing as detailed in the submitted site investigation report: Investigation into Depth and Quality of Placed Fill by EcoVigour. This has drawn the following conclusions:

*'From investigations undertaken it appears that there is a layer of placed fill across the eastern section of the site, which tapers towards the southern and western boundaries and the gas main crossing the site in an east – west direction across the northern section of the site.*

*All materials in all trial pits appear to be clean naturally occurring, indigenous materials, with minimal anthropogenic materials. Brick / tile fragments could be from previous surface drainage across the site.*

*The results of laboratory analysis, did not identify any indicators of contamination.'*

- 3.4 In light of the above, it is considered through the use of existing indigenous materials the local biodiversity will benefit and be enhanced by the proposal.
- 3.5 As previously outlined The Phase One Habitat Survey (TACP) found minimal ecology on the site. The landscaping works proposed will make the site more suitable and attractive for biodiversity, resulting in an overall net gain.

3.6 Appropriate planting of native species will be included to further achieve a net gain and it is considered an appropriately worded condition can be imposed to control these measures.

#### **4.0 CONCLUSION**

4.1 Having regard to the above, and in summary, it is considered that the proposed development should be considered acceptable and compliant with the recently updated Chapter 6 of PPW 11, in light of the following key factors:

- The proposal is for landscaping works with very minimal hardstanding proposed and no built form. As such there will be no impacts on existing ecology;
- All proposed materials to reprofile the land will be indigenous to ensure there is no contamination or adverse impacts on surrounding ecology;
- The material which the proposal seeks to retain on site has been tested to ensure it is indigenous and does not contain contamination;
- There is minimal ecology existing on site, as per the ecology assessments classifying the land as arable land; and
- The existing site's biodiversity will be enhanced through the landscaping works and additional planting creating a more attractive environment for different species, and overall, a biodiversity net gain.

4.2 Accordingly, it is therefore considered that the proposed development is acceptable in terms of its impact on the environment and biodiversity.

