



planning | architecture | landscape

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GREEN INFRASTRUCTURE STATEMENT

FULL PLANNING APPLICATION AND LISTED BUILDING CONSENT

FOR

PROPOSED ALTERATIONS TO DWELLING; CONVERSION OF A DERELICT BARN;
CONSTRUCTION OF ARTIST'S STUDIO AND GARDEN ROOM; AND ASSOCIATED WORKS
GWARACKENWENBYGHAN, BOSEKENNAL, ST BURYAN, TR19 6DF

ON BEHALF OF

MR CHRIS MORRIS AND MRS SARAH BALL

Our ref: 22207

MAY 2023

30 YEAR ANNIVERSARY

Realising Development Potential Limited, registered in England and Wales.
Company No. 06851240. Registered Office: Helford House, May Court,
Threemilestone Business Park, Truro, Cornwall, TR4 9LD. VAT Reg No. 970 4745 03



The existing provision of green infrastructure on the site will be enhanced and promoted as part of the proposal.

The eastern half of the site benefits from an established planted garden with an extensive collection of bamboos, introduced trees and shrubs. The wider site is surrounded by Cornish hedges and trees. The proposed scheme will retain the mature garden and trees/hedges and further biodiversity enhancements will be introduced throughout the site.

The proposal will utilise permeable grass create surfaces for parking and walkways.

Furthermore, the historic kitchen garden area is proposed to be reinstated to allow the applicants to grow their own vegetables and plants. Pollinator friendly native planting will also be introduced on this area of the site.

A Preliminary Ecological Appraisal and Bat and Bird survey has been undertaken and submitted alongside the planning application. The recommendation these reports have been considered in the development of the design, and the requested further investigations have been instructed.

Conclusion

Green Infrastructure has been central to the design of this scheme to ensure permeability of the site for wildlife and people and to create a multi-functional network of spaces and uses. As demonstrated, the development has been planned around the protection and enhancement of nature.