

Erection of a Dwelling

on Land West of Westward Ho, Ashton, Helston, Cornwall

Green Infrastructure Statement

December 2023



Penmellyn

Design & Land

GREEN INFRASTRUCTURE STATEMENT

The proposed development consists of the erection of a single detached dwelling with associated access driveway, external amenity space and on-site parking. Given the history and previously developed condition of the site, the opportunity to enhance green infrastructure is significant and as such, the following is proposed:

- Opportunity to enhance soft landscaping to include a carefully selected mix of native plants and wildflowers to promote pollinator-friendly planting.
- The orientation of the proposed external spaces has been considered to respond to solar orientation.
- Consideration has been given to the size of external spaces to ensure that the amenity provided is reflective to the number of people using them. The size of the garden associated with the new dwelling is greater than the proposed new building's footprint.
- The proposed new dwelling will be provided with bat boxes and a bee bricks installed within the external fabric of the building.
- The limited number of existing scattered small trees will be protected and the existing hedgerow along the eastern and northern boundary with 'Bamforth' will be thickened with native planting to reinforce this well-established boundary feature.
- The scheme will create new Cornish hedgebanks boundaries topped with native woody species and new species rich native hedgerow will be planted.
- All new lawns will be planted with a species-rich seed mix or species rich turf suitable for regular mowing.
- The scheme will maintain the permeability of the site by ensuring any new fencing is as open as possible, e.g. by incorporating regular gaps approximately 13cm² at the base.