



Green Infrastructure Statement

For proposed replacement of workshop with domestic dwelling at

The Workshop, Carnon Crescent, Carnon Downs

Introduction:

In response to the council having adopted the Climate emergency DPD they require all applications submitted to provide a green infrastructure plan and statement. The statement is to be proportionate to the scale and type of development and this application is classed as a minor development. We have therefore followed the guidance of the councils' own statement for minor applications.

1 Multifunctional networks:

The site is clear from trees due to its use as a workshop with gravel and hardstanding around it. As such there will be no loss of GI assets but the creation for planting within the design will improve the current site value with regards biodiversity.

2 Accessibility, promotion of health & wellbeing & active travel:

The site is connected to the existing infrastructure and pavement and road due to being adjacent to existing dwellings and adjacent to the road and pavement. No further links could be created that would improve access. There is no extra overlooking of the road created that would be of concern as all adjacent buildings look out onto the public road and thus help to provide security and potential social interactions for the community and residents.

3 Sustainable drainage and water:

Water butts have been shown on the amenity plan to assist with watering of any plants on site and reduce storm water run-off. Due to the scale and nature of the site it will be impossible to install a standard soakaway as building control require such a feature to be 5m from any dwelling and boundary. As such, surface water will have to be considered and close liaison with both SWW and building control to achieve a result all will be satisfied with.

4 Climate change, pollution, & environmental impact:

As this is a minor private development, most of the comments do not apply. The amenity land will predominantly be patio with planters. This way water use can be controlled. With regards external lighting, the first-floor overhang will enable lights to the front door to be concealed any lighting controlled to reduce any light pollution or impact upon wildlife. We would also recommend the use of timers and sensors for external lighting to further help with this.

5 Pollinator friendly planting and native species:

The scheme has no proposal for planting. Any planting should be of native species to help support the trees and the local wildlife using the trees.

6 Street trees:

This does not apply in this instance.

7 Historic environment:

This does not apply in this instance.

8 Gardens and communal spaces:

The amenity area is larger than the footprint of the proposed dwelling. Drawing 2161 11 (amenity plan) shows all the relevant features and areas to confirm the statement. The parking area has not been allowed for in the calculation of amenity space despite it being included in the past and the ability to park off road, considered by many to be a valued amenity.

Recycling and food waste can be stored in the kitchen prior to going to outside bins which are stored behind the building along with large items such as bicycles. Appropriate storage structures could be added as required for additional security.

9 Long-term management of spaces:

This does not apply in this instance.

10 Bird and bat boxes and bee bricks:

A bat survey was undertaken and confirmed no bats and that the building was not suitable. We would not advocate the provision of bee bricks due to the proximity of the road and footpath as some people are allergic to bee stings. Bird boxes could be installed along with bird feeders, but this will come down to client preference as being in a rural location, feeders could also attract rats.