

Climate Emergency DPD G1 – Green Infrastructure – Minor developments

Policy G1 of the CEDPD expects development proposals, where appropriate to the scale and nature of the development, to meet the Green Infrastructure (GI) design principles set out within the policy. This form is not mandatory but may be submitted to satisfy the validation requirement in respect GI for minor developments.

Proposed Extension to Agricultural Building – Lower Penhallow Farm, Ruan High Lanes.

1	Multifunctional networks
	Are existing assets (trees, hedgerows, planting etc) identified on landscaping plan? Yes – Plan References M.R. 0002 & M.R. 0003
	Do the landscaping plans show that these assets are retained? -Yes & Improved
	What is the justification for the loss of any assets that are not retained? Relocation/Extension of Earth Bund – with additional Planting - See Final Development Masterplan.
	What proposals are there to enhance the existing assets? Additional Planting on North West extended Earth bund area.
	Are there existing assets outside of the site that the development can link to? No
	Is the application informed by appropriate ecological surveys? No – As none of Ecology Trigger List relevant – see separate list.
	How has the development incorporated the recommendations within the survey work? Ecology not relevant so no recommendations
2	Accessibility, promotion of health and wellbeing and active travel
	Does the development connect to existing footways, footpaths, and cycle paths where they adjoin the boundary of the site? The Development is Non-habitable Agricultural related so not relevant.
	Are there new links that can be provided outside of the boundary of the site which would increase accessibility? No
	Are any public spaces well overlooked by habitable windows? No Habitable Windows – Agricultural Building
3	Sustainable drainage and water
	What are the arrangements for surface water disposal? Soakaway
	Are the drainage and water management features incorporated into the design of green spaces and landscaping? Yes – Soakaways located 2m from boundaries and 5m away from buildings in accordance with Building Regulations.

	<p>Is some of surface water captured for reuse? Yes – to be captured in large Plastic Paxton or equal Storage Tank with overflow to Soakaway.</p>
	<p>Are permeable paving/other measures incorporated to slow water run-off? No – Extension of existing Concrete Yard</p>
4	<p>Climate change, pollution, and environmental impact</p>
	<p>Are the gardens/any GI (Green Infrastructure) designed to be drought resistant. What measures have been incorporated for the retention and reuse of rainwater? Plastic Tank as above for Grey Water Storage.</p>
	<p>Are fruit and nut bearing varieties of trees used in public space/private gardens? All Fruit and Nut bearing Trees maintained within boundaries of existing Dwelling.</p>
	<p>Has the need for external lighting been minimised? External Lighting will have luminous efficacy greater than 40 lumens per circuit and automatically extinguish when sufficient daylight</p>
	<p>How have the construction plans for the site ensure that waste is minimised? There will be no waste – all new build Steel Portal Frame with Composite Roof/Wall Sheets and Concrete Reinforced lower Wall Prefabricated Panels – all made to size.</p>
	<p>How have natural and lower maintenance solutions been employed in public spaces? N/A</p>
5	<p>Pollinator friendly planting and native species</p>
	<p>Do the landscaping plans demonstrate natural planting of at least 50% pollinator friendly planting of predominantly native species? No – Agricultural Development project but will include a diverse mix of pollinator friendly planting species throughout, with exact planting types T.B.C.</p>
	<p>What is the justification if the 50% is not met? Private Domestic Project – plant types yet to be determined</p>
6	<p>Street trees</p>
	<p>Are street trees incorporated into the street design/public spaces? Yes/NO If not, why not? Private Agricultural Development Project with no Public Spaces</p>
	<p>Are the street trees of a suitable species and specification for the area and planted in appropriate pit structures to avoid future conflicts with services and hard surfaces in the long term? N/A</p>
7	<p>Historic Environment</p>
	<p>Is the GI considered in any required heritage reports? If so, have the recommendations been incorporated within the development? N/A</p>

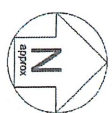
8	<p>Gardens and communal spaces</p> <p>Are the gardens sizes equal to the size of the footprint of the house? Are the gardens well-proportioned and not excessively shaded? No Gardens – Agricultural Development.</p> <p>Is there sufficient space for clothes drying, relaxation and play and food growing? N/A – Agricultural Development</p> <p>Is storage incorporated for cycle storage and other leisure activities? (If the cycle space is communal, is it safe?) N/A – Agricultural Development</p> <p>Have the storage requirements for recycling and refuse been incorporated into the design? N/A – Agricultural Development</p> <p>If the development incorporated flats, do they have a communal space and a separate useable private space? N/A</p>
9	<p>Long-term management of spaces</p> <p>Are there any public areas of green infrastructure? If so, how will the long-term management of those spaces work? N/A</p>
10	<p>Bird and bat boxes and bee bricks</p> <p>Has the application been accompanied by ecological survey work? No – As above Trigger list completed and no Ecology work required.</p> <p>Does the scheme for the provision of bird and bat boxes and bee bricks accord with the recommendations of any ecological survey work? Ecology not relevant.</p> <p>Have the boxes/bricks been detailed on the submitted plan? Not Relevant</p> <p>Why are these the most suitable locations? N/A</p>

24.01.14.3

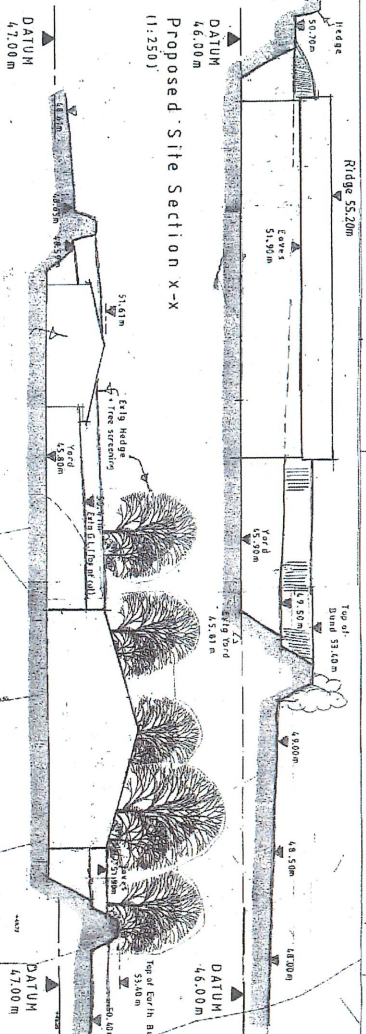
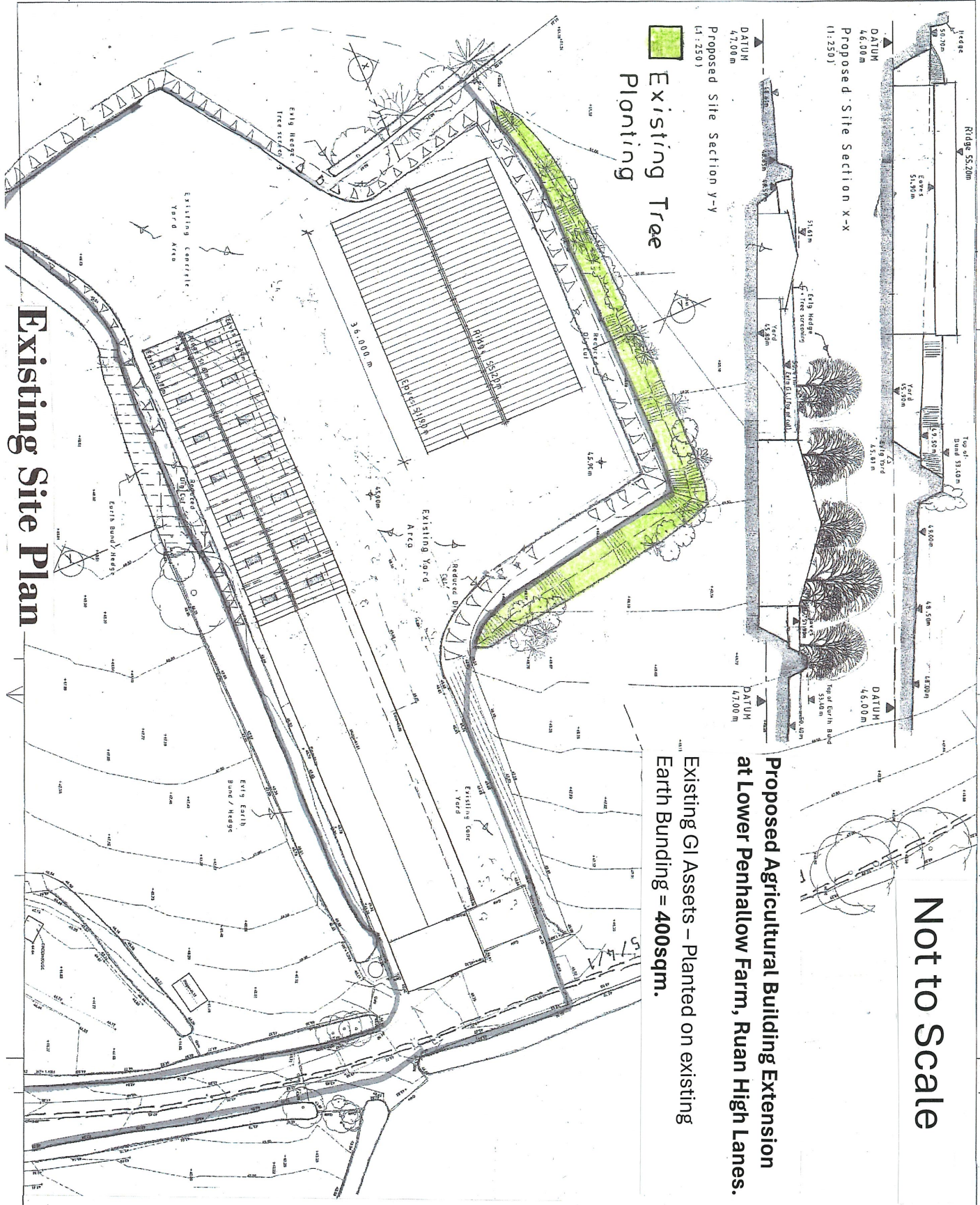
Not to Scale

**Proposed Agricultural Building Extension
at Lower Penhallow Farm, Ruan High Lanes.**

Existing GI Assets – Planted on existing
Earth Bunding = 400sqm.



- Fig No: D10009-2
- Notes:
1. THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE.
 2. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMISSIONS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMISSIONS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.
 4. LEVELS AT FERN BELIEVE TO ROAD CHANNEL.
 5. PERMITS ARE ESTIMATED BY SURFACE.
 6. PERMITS ARE ESTIMATED BY SURFACE.
 7. PERMITS ARE ESTIMATED BY SURFACE.
 8. PERMITS ARE ESTIMATED BY SURFACE.
 9. PERMITS ARE ESTIMATED BY SURFACE.
 10. PERMITS ARE ESTIMATED BY SURFACE.
 11. PERMITS ARE ESTIMATED BY SURFACE.
 12. PERMITS ARE ESTIMATED BY SURFACE.
 13. PERMITS ARE ESTIMATED BY SURFACE.
 14. PERMITS ARE ESTIMATED BY SURFACE.
 15. PERMITS ARE ESTIMATED BY SURFACE.
 16. PERMITS ARE ESTIMATED BY SURFACE.
 17. PERMITS ARE ESTIMATED BY SURFACE.
 18. PERMITS ARE ESTIMATED BY SURFACE.
 19. PERMITS ARE ESTIMATED BY SURFACE.
 20. PERMITS ARE ESTIMATED BY SURFACE.



Existing Site Plan

Client	Mr + Mrs M. Rowe Jockomox Ltd
Project	Proposed Extension to existing Agricultural Building in form of Feder/Grow + Combine Store Lower Penhallow Farm Ruan High Lanes, Turo.
Drawn by	Existing Site Plan + Site Sections.
Scale	1:250 @ A1 + 1:500 @ A3
Date	Jan 24
Drawn by	M.O.
Draw No.	M.R. 0002
File	

MARK D.P. DATSON
 ARCHITECTURAL CONSULTANT LTD
 MRICS, MB Eng
 TERNONIA CHAPEL, TERNOWICK,
 NORTON, LEICESTERSHIRE,
 CONSUMVALE, LE15 5AN.
 TEL: (01522) 501153
 MOBILE: 07831 121800
 mark.datson@gmail.com

MRICS
 REGISTERED
 ARCHITECTS
 REGISTERED
 ENGINEERS

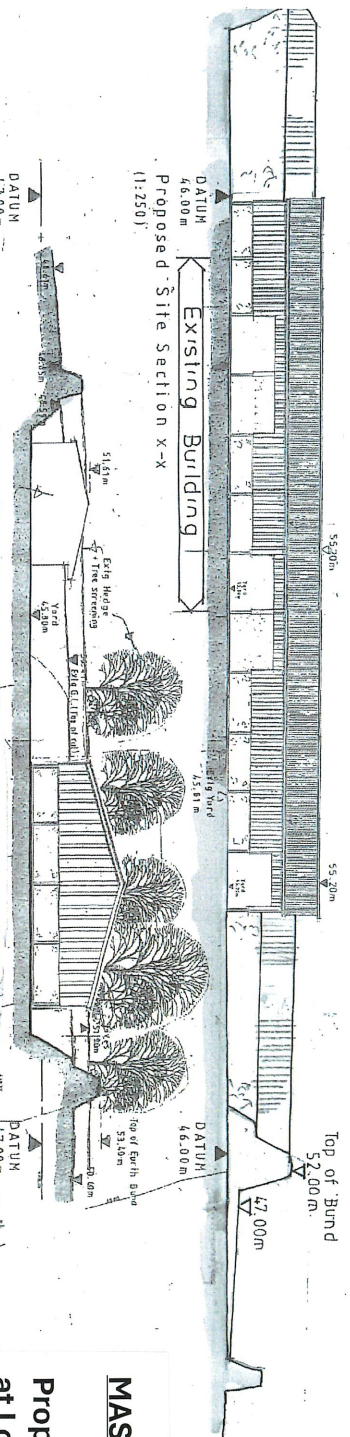
Not to Scale

MASTERPLAN – GI Assets.

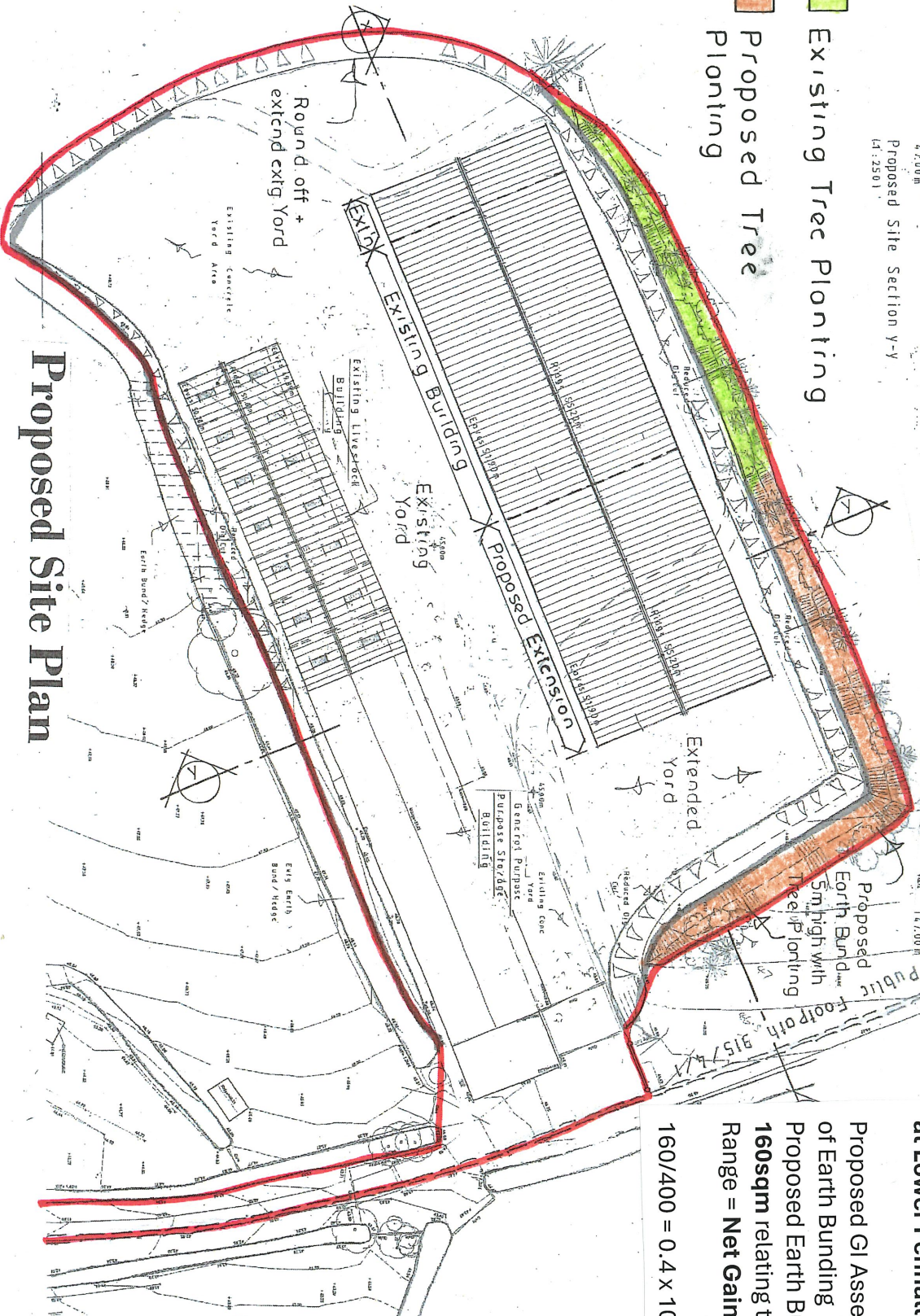
Proposed Agricultural Building Extension at Lower Penhallow Farm, Ruan High Lanes.

Proposed GI Assets – Planted on new areas of Earth Bunding
 Proposed Earth Bunding = **320sqm** – minus
 160sqm relating to relocated bund on Eastern Range = **Net Gain 160sqm.**

160/400 = 0.4 x 100 = 40% Net Gain in GI Asset.



- Existing Tree Planting
- Proposed Tree Planting



Proposed Site Plan

Client	Mr + Mrs M. Rowe (Mockamox Ltd)
Project Name	Proposed Extension to existing Agricultural Building to form Fodder/ Grain + Combre Store at Lower Penhallow Farm Ruan High Lanes
Drawn By	K.U.
Scale	1:250 & A1 + 1:500 & A3
Date	Jan 21
Drawn By	K.U.
Doc No.	M.R.0003

MRCS

MARK D.P. DATSON
 ARCHITECTURAL CONSULTANT LTD
 100, WINDMILL ROAD
 THORNTON, RUISEBOROUGH, ROSS HIGH LANES, TREDEGAR, CORNWALL, TR2 5LN.
 TEL: (01872) 501153
 171, MILL LANE, STAMFORD, LEICESTERShire
 TEL: (01533) 513111
 mark.datson@mrcltd.com