



GREEN INFRASTRUCTURE STATEMENT

FOR: PROPOSED TOURISM LODGES

AT: CARVYNICK HOLIDAY PARK, SUMMERCOURT, NEWQUAY TR8 5AF

ON BEHALF OF: KINGSLEY DEVELOPMENTS (SW) LTD

DOCUMENT REF NO: 3253-3-GI Statement

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Figure 1: Illustrative Site Plan – All Matters Reserved

1 INTRODUCTION

This Green Infrastructure (GI) Statement supports the outline planning application with all matters reserved for up to 40 tourism lodges with associated estate roads and wc/shower facilities next to the site with recent consent for tourism lodges under PA21/12061

Policy G1 provides that development proposals will be required to meet the principles of Green Infrastructure and that planning applications need to be accompanied by Green Infrastructure Statements and plans 'where appropriate to the scale and nature of development'; for some minor development this may be a section of the Design Statement/Design and Access Statement.

The associated planning application is also supported by the following documents:

- Arboricultural Impact Assessment
- Ecological Impact Assessment
- Biodiversity Net Gain Calculation Metric
- Flood Risk Assessment (FRA)

2 CLIMATE CHANGE EMERGENCY DEVELOPMENT PLAN DOCUMENT (DPD)

Cornwall Council declared a Climate Emergency in 2019 and an Ecological Emergency in 2022. As part of the Council's plans for Carbon Neutral Cornwall, new policies have been prepared to help address the climate and ecological emergencies. Of these, the three key policies are as follows:

Policy G1	Green Infrastructure Design and Maintenance
Policy G2	Biodiversity Net Gain
Policy G3	Canopy (applies from 15 th June 2023)

An additional Policy G4 Local Nature Recovery Network has not been applied at this time as no adopted Local Nature Recovery Network is in place.

Green Infrastructure is defined in the NPPF as "a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities." It can be also seen as an encompassing design philosophy that brings together liveability, Biodiversity Net Gain (BNG) and Canopy Provision and which also creates wider public benefits.

Policy G1 lays out a set of general design principles for Green Infrastructure in Policy G1 which are based on the established guidance and principles set out in the Cornwall Design Guide. The GI principles are a benchmark for assessment, not (necessarily) a checklist.

Planning for Green Infrastructure involves the use of some general principles and standards, but each site will require its own response and each development will have to understand the uniqueness of the site, recognise how it can apply GI design principles to the core of the site layout design and then present them cohesively in the Green Infrastructure/Landscaping plan and Biodiversity Gain Plan that sets out:

- An understanding of the context, constraints and opportunities of the site;
- How the proposal addresses the needs of the community and nature; and,
- How the appropriate GI principles have been applied to the site.

3 SITE CONTEXT AND CONSTRAINTS

The application site is located to the south of the A3058 that runs between Summercourt and Quintrell Downs. The land immediately to the East has consent consent for tourism lodges under PA21/12061. To the South of the site is Carvynick Holiday Park and to the West is Linton Rise and agricultural farmland

The site has an area of circa 1.52 Hectares and is currently used for seasonal holiday and camping use as part of Carvynick Holiday Park. Three sides of the site are bounded with existing hedgerow and the remainder has no physical boundary with the previously consented site for holiday lodges.

4 GI DESIGN PRINCIPLES – IMPLEMENTATION

Cornwall Council have established a set of 10 principles of green infrastructure design, which development proposals will be expected to meet; each of these is considered separately and addressed by the development as follows:

Principle (1) Green Infrastructure Design Principles:

The green infrastructure should form a multifunctional network through the creation of linear and other green infrastructure features to provide and enhance natural connections using important local character features, including existing planting, trees, groups of trees, copses, wetland, hedgerows and opportunities for wild food foraging as the key starting point for green infrastructure proposals and retain, reinforce and embed them into the design of the development to create distinctive places with permeable boundaries that reference, reflect and enhance the local environment;

The proposed development aims to establish a green network that prioritizes biodiversity, accessible green spaces, and managed hedgerows. This network will promote ecological connectivity and harmonise nature with the built environment.

Publicly accessible green spaces will be integrated within the development. These areas will provide users with opportunities for relaxation, recreation, and connection with nature. Well-designed parks, gardens, and open spaces will be strategically placed, creating inviting environments for community engagement and outdoor activities.

Managed hedgerows will also be an integral part of the green network. Existing Cornish Hedges will be maintained along the site boundaries and proposed new hedgerows within the development, acting as natural corridors that provide shelter, nesting sites, and foraging opportunities for various species.

Principle (2) Making Green Infrastructure Accessible

The green infrastructure shall be accessible for all with high levels of accessibility in public areas, and promote health, wellbeing, community and cohesion and active living;

Public Open Space will be positioned where it will most benefit the public in terms of accessing green infrastructure. The public open space will also provide pedestrian routes through the development which will be away from the proposed highway, effectively linking the development with the existing holiday park.

Principle (3) Sustainable Drainage

The green infrastructure shall incorporate sustainable drainage and blue infrastructure wherever possible and create better places for people and wildlife;

Water management is of great importance to ensure the well-being and safety of users. In this regard, a comprehensive approach has been taken which implements attenuation crates. Attenuation crates are modular storage units designed to detain and control the flow of excess water during heavy rainfall events. These crates, typically made from high-density polyethylene (HDPE), are arranged underground to create a storage system that can accommodate a significant volume of water..

By collecting and storing rainwater in the attenuation crates, the system effectively mitigates the pressure on the existing drainage infrastructure. Excess water is detained within the crates, allowing it to gradually infiltrate into the ground or be released at a controlled rate.

While attenuation ponds have been considered for this development, they have been discounted for safety reasons as there is a risk that they could potentially be accessible to children who may or may not be supervised.

As an alternative to attenuation ponds, the area of land above the proposed attenuation crates will be utilised for ecological planting to promote biodiversity.

The suitability of the site has been established through infiltration testing and a FRA and Surface Water Drainage Strategy accompanies this application Please refer to the separate stand-alone FRA document by EDS Engineering and Development Solutions.

Principle (4) Resilience to Climate Change

The green infrastructure shall be resilient to climate change, minimise the development's environmental impact and enhance the quality of water, soil and air, aiding resilience and adaptation to climate change;

The proposed Green Infrastructure will be made resilient to climate change through the management of water on site through sustainable means. Attenuation of surface water (as outlined above – see Principal 3) will mitigate against the effects of extreme weather events with the capacity of the attenuation crates calculated to ensure that there is sufficient capacity to allow for this and reduce the likelihood of surface water flooding both on and off site.

Tree planting will also enhance climate resilience by mitigating heat, managing stormwater as well as promoting biodiversity. Trees reduce the urban heat island effect, absorb and manage rainwater and provide habitats. Careful selection of tree species will ensure their suitability and adaptation to local conditions and maximizing their climate benefits.

Principle (5) Pollinator Friendly Planting

Priority shall be given in landscaping schemes and natural planting to at least 50% pollinator friendly planting of predominantly native species;

The proposed soft landscaping will include a carefully selected mix of native plants and wildflowers. This combination will create a landscape with well over 50% pollinator-friendly planting. Native plants provide food and shelter for local pollinators, while the wildflowers offer abundant resources for the insect population. This approach aims to support pollinators, benefiting both the ecosystem and local agriculture. Overall, the proposed planting scheme will meet the required threshold, prioritizing biodiversity and sustainability.

Principle (6) Greening streets and Public Open Spaces

Street trees and other greening shall be integrated into street design and public open spaces wherever possible while remaining sympathetic to the historic environment. Streets should be designed to accommodate tree pits, whilst maintaining the space for the necessary runs of services (e.g. water, electric, sewerage);

Street trees and other greening elements will play a pivotal role in enhancing the aesthetics, sustainability, and overall quality of the proposed environment. Within the development, street trees will be primarily integrated by utilising dedicated green spaces offset from footways to ensure that space is retained for essential service runs such as water, electric, and sewerage. It is crucial to strike a balance between the inclusion of street trees and the presence of essential service infrastructure.

The resultant enhancements will both increase the Biodiversity Net Gain (pursuant to Policy G3) and Tree Canopy coverage (pursuant to Policy G2).

Principle (7) Local Distinctiveness

The design and maintenance of green infrastructure shall conserve and enhance the historic environment and contribute to local distinctiveness;

The proposed development is committed to preserving the local distinctiveness of the Application Site by retaining and managing the existing Cornish Hedges. By carefully integrating these existing features into the design, the development respects the cultural heritage, maintains the ecological value, and enhances the overall aesthetic appeal of the landscape.

In addition, the proposed development will be single storey to ensure that it appropriately responds to the rural-urban transition of the site's location on the edge of the existing settlement.

Principle (8) Importance of Gardens

Homes should have access to a well-proportioned and well-orientated garden (generally equal in size to the footprint of the house) or other communal green space that provides a cohesive and useable space which is suited to a range of activities and space for nature;

The orientation of the proposed development has been considered to respond to both the solar orientation, which will benefit the proposed lodges for the use of Solar Panels, as well as working with the natural topography of the site. In addition, consideration has been given to the size of private decking and parking to ensure that the amenity which they provide is reflective of the size of the lodge and number of inhabitants. As a minimum, external spaces are proposed to be at least the size of the footprint of the associated lodge.

All lodges will benefit from the use of the extensive recreational open space located within the existing holiday park.

Principle (9) Management

The development shall make provision for long-term, post-development management and maintenance for all green infrastructure, including provision for community representation and management;

All on-site areas will be managed centrally by Carvynick Holiday Park. The administration and maintenance of the site, which includes the proposed ecological areas, landscaping and drainage will be undertaken by the existing management team that already has extensive experience in the operational requirements of a large holiday park.

Principle (10) Ecological Boxes and Bricks

The development proposal shall include a scheme for the provision of bird and bat boxes and bee bricks tailored to habitat conditions existing on or being created on and/or adjoining the site including the location and clustering (as appropriate) of those measures. These should normally be provided at the rate of one measure per unit, provided in the most suitable locations, either as single units or a cluster of such (e.g. close to hedgerows and flightpaths).

The Ecological Impact Assessment has considered the site and environs and has made recommendations which are as follows:

The biodiversity value of the site could potentially be enhanced by successfully implementing the following recommendations:

There is opportunity to enhance the site for roosting bats by installing bat tubes within the proposed lodges or landscape features. In accordance with the Cornwall Planning for Biodiversity Guide (Cornwall Council, 2018), one bat tube/ box (or bird box) per unit is recommended, with at least 75% of tubes/ boxes to be incorporated into the fabric of the building. Suitable products for bats include 1FR & 2FR Schwegler bat tubes, Green and Blue Ltd Bat Block and 1FF Schwegler bat box.

There is opportunity to enhance the site for nesting birds by installing bird boxes within the proposed lodges or landscape features. In accordance with the Cornwall Planning for Biodiversity Guide (Cornwall Council, 2018), one bird box (or bat box/tube) per unit is recommended, with at least 75% to be incorporated into the fabric of the building. Suitable products include the Green and Blue Ltd Bird Block, 1SP Schwegler sparrow terrace, WoodStone swift nest box, and 1MR Schwegler Avianex.

Bird and bat boxes will be placed on the walls of lodges which are orientated towards existing or proposed wildlife corridors on the site, edges of the site peripheral areas with mature hedgerows and/or related habitat areas situated outside of the site boundary. Integral boxes will be low maintenance and provide long term nesting sites.

5 POLICY G2 BIODIVERSITY NET GAIN

Cornwall Council introduced the requirement for a 10% biodiversity net gain (BNG) for major planning applications in March 2020:

Spalding Associates have carried out the biodiversity net change calculations which indicate on-site net percentage increases in excess of the requirements – refer to BNG Matric Calculations by Plan for Ecology.

6 POLICY G3 CANOPY (applies from 15th June 2023)

For major developments, the development shall include a minimum canopy coverage of at least 15% of the site area (excluding areas of the site that are priority habitat types):

Policy G3 in respect of Tree Canopy applies to Major Planning Applications in Cornwall from the 15th of June. It is anticipated that this tree canopy provision can be met on site within the proposed biodiversity mitigation area, Public Open Space and management of existing Cornish Hedges. Calculations to support this will be provided as part of this Application.

7 CONCLUSION

Green Infrastructure (GI) practices that support biodiversity and ecological sustainability have been fully incorporated into the development proposals; these include;

- Retention and enhancement of existing GI infrastructure;
- Additional tree and native planting;
- Excess of 50% pollinator-friendly planting;
- Maintenance of tree canopy of 15%
- Incorporation of SUDs to reduce surface water drainage,
- Safeguarding of protected species:
- Well positioned and accessible Public Open Space to provide access to nature
- Creation of wildlife/ecology areas to ensure that Biodiversity Net Gain is met on site

We believe that the Green Infrastructure practices outlined within this document clearly demonstrate how the development meets the requirements set out in the Natural Climate Policies (G1- G4) of Cornwall Council's Climate Emergency Development Plan Document.

CAD Architects – January 2024