

THE WILD HARE, TINTERN GREEN INFRASTRUCTURE STATEMENT

REV

TWH-JJB-XX-XX-RP-X-6000



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This Statement has been prepared by JJB Gardens with content and review from Tyler Grange Ecological & Arboricultural teams.

1.0. INTRODUCTION

This Green Infrastructure Statement has been prepared to support the Planning application for the refurbishment, internally and externally, of the Wild Hare Public House, Tintern.

The report provides a summary of the step by step approach undertaken during the design process to ensure the suggested works minimise negative environmental effects and seek to enhance the biodiversity of the site, on completion of the works from it's current state.

The information contained in this document is drawn from supporting information prepared by specialist consultants, the most relevant of which are:

- i. Arboricultural Impact Assessment for the Wild Hare (dated 21.03.2024) by Tyler Grange. Including BS5837:2012 Tree Survey Schedule and Tree Constraints Plan
- ii. Ecological Assessment for The Wild Hare (dated 27.03.2024) by Tyler Grange
- iii. CYB Environmental - Japanese Knotweed Removal, who assessed the site in August 2022.
- iv. Invasive Species Survey Report for the Wild Hare (dated 27.02.2024) by Environet – Invasive Plant Specialists.

This document should be read in conjunction with the following landscape drawings:

TWH-JJB-LD-GF-DR-L-0101-General Arrangement Plan

TWH-JJB-LD-GF-DR-L-0103-Exterior Services

TWH-JJB-LD-GF-DR-L-0111-Tree Planting

TWH-JJB-LD-GF-DR-L-0112-Soft Planting

Please refer to the full photographic site description within the Design and Access and Heritage Impact Statement.



Aerial view of property from the south east.

2.0. POLICY REVIEW

Planning Policy Wales

This Statement has been prepared to support the Planning application for the refurbishment, internally & externally, of the Wild Hare Public House, Tintern.

In line with guidance on the preparation of a Green Infrastructure Statement as provided by item 6.2.12 of Planning Policy Wales (Edition 12.1 – February 2024) , This concise statement sets out the positive multi-functional beneficial outcomes of the proposed development of the site.

These beneficial solutions are appropriate to the site-specific conditions, location & future use as a hotel & public house.

The report provides a summary of the step by step approach undertaken during the design process to ensure the suggested works minimise negative environmental effects in the outset and seek to enhance the biodiversity of the site, on site. These enhancements are based on a clear understanding of the current site ecological & natural characteristics and provide us with a starting point to show enhancement of the site on completion of the works.

To maintain a concise format please refer to the Policy Review in the Design and Access and Heritage Impact Statement issued as part of this submission, for details of how the proposals meet other relevant local planning policy guidance.

Monmouthshire / sir fynwy Guidance: Green Infrastructure Strategy - March 2019

The site sits within the Strategic GI Corridor of Wye Valley & Tributaries, part of the GI Zone – Wye Valley, both as set out in the above document.

The Green Infrastructure Vision for Monmouthshire is “ to create a well-connected multifunctional green infrastructure newt work of high-quality green spaces and links that offer many benefits to people and wildlife”.

The Wild Hare site, due to size, relates best to a streetscape scale of development with the potential to link other areas of adjacent habitat and provide sufficient space for linkages at ground level and canopy level, through additional tree planting.

A 'Step-Wise' Approach

To ensure net biodiversity benefit through the design process a 'Step-Wise' approach has been used that is proportionate the site and the proposed works.

To achieve this, a range of site-specific surveys and reports have been commissioned that confirm the environmental (natural & historical) base line status of the site before refurbishment works take place.

From these reports and site survey work an assessment of existing green infrastructure assets present on site was derived. A list of key features / items for retention or enhancement was created.

Where the removal of an asset has been unavoidable there is a clear rational for this and a suitable suggested replacement feature or item has been proposed for implementation on site, subject to LPA approval.

3.0 DESCRIPTION OF THE DEVELOPMENT

Site Description

The Wild Hare sits on the southwest side of the busy A466 which runs between Chepstow and Monmouth along the Wye valley. The site is bordered to the south by Forge Road, and to the north by the Anghidi River which feeds into the river Wye.

The pub is a Grade II listed building within Tintern village and was formerly known as The Royal George. The location is within the Tintern Conservation Area (Character Area 3: Abbey Mill & Environs), and the Wild Hare is a prominent and highly visible historic building within the village. Tintern is also within the wider setting of the Wye Valley Area of Outstanding Natural Beauty (AONB) which covers 126 square miles from Mordiford, southeast of Hereford, down 58 miles of the lower Wye river to Chepstow.

The main pub car park borders the A466 and is bounded to the west by the lawn in the centre of the site. Alongside the main pub building are two detached accommodation units, one of which runs parallel to Forge Road, and the other lies at an angle to the road bordering the southwestern car park.

Within the grounds there are formal ornamental beds and clipped hedging, mostly concentrated around the buildings, with more mature trees in the north west corner and alongside the northern boundary. The majority of the site around the buildings and the main car park is relatively level, while the ground is significantly higher to the west and within the southwest car park, allowing for access from the Forge Road which rises fairly steeply up from the junction with the A466.

The pub and its grounds are directly visible from a number of local properties and businesses which sit along the A466 and Forge Road. It can also be easily and clearly seen by users of the roads and pedestrians as it is a prominent landmark at the Forge Road and A466 junction.

Site Selection

The works are the refurbishment of an historic, existing public house and hotel complex. Re-use and refurbishment of the existing buildings with positive enhancement of the external spaces. The sensitive refurbishment of an existing heritage asset, including its setting and the implementation of a range of actions for the enhancement of the net biodiversity on site, make this a sustainable site choice.

The site has a bus stop on the immediate eastern boundary with the A466 and good pedestrian links into Tintern and the wider Wye Valley.



Aerial view of property from the south west.

Description of the proposals

Refurbishment of an existing site and buildings to provide similar but enhanced visitor services at The Wild Hare. These include:

- Refurbishment to existing main car parking surface.
- Planting of line of pleached trees to increase visual separation between gardens and the front car parking area & the village.
- Construction and installation of a timber frame tent structure for outdoor seating.
- Creation of new gravel surface with installation of fire pit and outdoor seating areas.
- Creation of new paved surface for dining terrace..
- Refurbishment of external paved surfaces, including re-arrangement and minor increase in area of terraces that relate to Hotel rooms.
- Replacement of several large non-native conifer trees with a range of locally appropriate native tree species.
- Replacement of non-native hedges & heavily trimmed shrub species with more biodiverse and wildlife friendly planting scheme including increased amounts of native plant species.
- Redefinition of internal garden spaces to better relate to functions linked with dining guests or hotel visitors.
- Adjustments to existing landscape features & topography to accommodate inclusion of LPG tank & secure bin store to rear of The Wild Hare. Both to be screened with new native hedge from view from street & publicly accessible areas.
- Construction and installation of a timber Mushroom House with integrated bat boxes within the western half of the gardens for production of in-house fungi to supply the restaurant.
- Upper carpark to be separated from the streetscape with automatic gates in a traditional estate railing style and be flanked by new beech hedge.
- Increase in size of top car park area.
- Adjustment & replacement of surfaces & steps to provide pedestrian access from the top car park to Hotel accommodation buildings to improve safety and accessibility.
- Inclusion of external secure bike parking hoops for visitors. Lockable bike store for overnight guests provided near top car park.
- Updates to existing external lighting to sensitively address the safety of guest movement requirements at night whilst respecting the village setting and the close proximity to many Bat supporting habitats.
- Adjustment & replacement of surface of the existing enclosed external seating area at front of The Wild Hare to improve visual amenity to the streetscape and provide a more appropriate setting to this landmark historic building.

4.0 GREEN INFRASTRUCTURE BASELINE

Site baseline information

To ensure the baseline information for the site was gathered before the proposals were developed, a series of surveys have been commissioned and the findings of those reports have been used to develop the landscape proposals. Key points for inclusion, site safeguarding and or mitigation measures are bulleted under each report title.

Baseline Green Infrastructure Description

The northern boundary of the site is the River Anghidie, with bank side vegetation including numerous Alder trees and native ground flora and shrub species.

The eastern boundary is a low rubblestone wall between a existing carpark and the A466. The southern boundary comprises of a metal wall mounted railing and significant change of levels that results in roofs of store building associated with the hotel being close to street level. Heading further northern this boundary reverts to old rubblestone wall and a highly maintained Leyland cypress hedge.

The western boundary is defined by a ditch course heavily covered in ruderal growth that has developed as a result of conifer tree removal recently. This transitions towards the northern boundary into a line of Leyland cypress.

Arboriculture Surveys

- Arboricultural Impact Assessment for the Wild Hare (dated 21.03.2024) completed by Tyler Grange.
- Full BS5837:2012 Tree Quality Survey (verified 13.03.2024) has been used to inform the proposed landscaping layout and design specifications.
- Tree removals will be compensated for by a better than 3:1 ratio, in accordance with PPW.
- With the exception of some trees, including those to be removed for arboricultural management purposes, the majority of tree removals are non-native Leyland cypress. All high quality and value, Category A trees will be retained.
- Replacement trees will help deliver improved species diversity and a tiered canopy structure owing to a range of sizes and forms being planted to supplement existing retained trees and increase canopy connectivity across the site.
- Retained trees are being fully respected with no significant construction proposed inside sensitive Root Protection Areas (RPAs), with suitable precautionary construction methodologies proposed to limit RPA incursions and potential impacts.

Ecology Surveys

Ecological Assessment for The Wild Hare (dated 27.03.2024) by Tyler Grange

- The Ecological Assessment identified a range of designated national & local conservation sites within the immediate environment of the site. This has prompted the preparation of further surveys and reports, including a Habitats Regulation Assessment scoping report. .
- BAP priority habitats are being retained & created through the landscape proposals, namely

linear boundary features – native species hedgerows & stone walls. Retained scattered riverside trees.

- The sensitive river corridor of Anghidie is being respected with a 5.5m wide zone of limited construction proposals and all planting within this area is to be of native species. Sensitive construction techniques with appropriate preliminary checks under ecological watching brief are to be employed for the mushroom house and timber frame tent structure.
- Where the development proposals will result in the loss of existing vegetation it is in areas listed of negligible ecological importance, that is currently either tightly mown amenity grassland or non-native shrub planting.
- Habitats identified as of local (scattered deciduous trees) & county level (running water) ecological importance are being retained and protected.
- The overall landscape scheme will provide a gain for local biodiversity in term of habitats created or retained. Through the planting of native species ground cover plants, native species rich grassland, native species hedgerows, as well as native shrubs and trees.
- Site specific enhancement measures, such as provision of bird & bat nest boxes will be undertaken as set out in the Ecological Assessment.
- A sensitive lighting strategy has been developed to maintain the river corridor as a location for bat foraging while maintaining site safety.

Invasive Species Surveys

CYB Environmental - Japanese Knotweed Removal, who assessed the site in August 2022.

- That had found Japanese knotweed in four locations, 3 on site and 1 immediately adjacent.
- Recommended course of monitoring and herbicide treatments (it is unknown if these were carried out).

Invasive Species Survey Report for the Wild Hare (dated 27.02.2024) by Environet – Invasive Plant Specialists. This report was commissioned off the back of the CYB Environmental assessment.

- The new report was carried out in February before both species come into active growth. Only two potential Japanese Knotweed locations (Marked in red in the report - shown on the extracted mapping from that report in Appendix) on the river bank where found, based on the older survey information. They are to be monitored. Any future chemical control required for eradicating Japanese knotweed would be discussed and agreed with the LPA before the works were undertaken due to the sensitive nature of the riverside setting.
- Two areas of Himalayan Balsam (Marked in blue in the report) were potentially located and are to be treated in two different methods. Area A is to be excavated down 20cm and removed from site by a licensed contractor to a registered waste facility as contaminated waste. The other area (situated on the drainage Ditch on the western boundary is to undergo herbicide treatment.
- The area of Himalayan Balsam due for removal by excavation, is partly within the root protection area of T15 & T13 (both Alder) – any excavation works in this zone are to be undertaken by hand. Any vehicle access within the area – including access shall use ground protection matting as per the guidance in the AIA.

5.0 MULTIFUNCTIONAL BENEFITS OF THE PROPOSALS

The following design adjustments, solutions & ecological enhancements are to be used on site to facilitate the beneficial development of the site and deliver the development proposals with minimal negative effects on nature during the process and positive benefits by the end of the process.

Protecting The Existing Green Infrastructure

- The proposals aim to retain native trees on site - any work in proximity to retained trees will be carried out in accordance with the guidance of the AIA
- All works within RPA's will be undertaken in accordance with Table 5 of the AIA.
- All clearance works for existing vegetation being removed will be in accordance with the guidance set out in the Ecological Assessment, this shall include the use of an Ecological Clerk of works (ECoW) for all vegetation clearance required during bird nesting season.
- The ECoW will also conduct preliminary checks and oversee the construction of the Tree Marquee and Mushroom House, as appropriate, to ensure no impacts to any other protected riparian fauna.
- The proposals aim to retain existing grassland swards and existing native ground cover plant species found in patches around the rivers edge. Protective matting will be used if any works by vehicles in these areas is required.

Proposed Enhancement to the Existing Green Infrastructure

- The proposals aim to reconnect the site with adjacent habitats or features - new native hedgerows along the western boundary supplemented with scattered native tree planting across the site.
- Management and removal of invasive plant species - through the use of specialist contractors .
- Overall increase in native tree species and number of trees on site.
- Overall increase in native hedge species and linear meters of hedge on site.
- Overall increase in native and biodiverse ground flora planting
- Diversification of grassland habitats through adjustment to mowing regimes and sowing of wild flora rich meadow areas.
- Diversification of wildlife supporting shrub & herbaceous planting around the buildings.
- Where possible, new areas of proposed hard surfaces have been specified as permeable aggregate surfaces to allow rainwater infiltration to sub-soils. Sub-base specification is of permeable substrates where suitable.
- To reduce the amount of new materials used by the scheme, the existing car park surfaces are to be retained and refurbished.
- Installation of long life bird nesting and bat roosting boxes.
- Installation of specific bat roost features within the Mushroom House.
- Creation of deadwood hibernacula features to create opportunities for invertebrates, amphibians and reptiles.
- Enhancement and improved stabilisation of the river bank through native shrub planting.
- These changes will support a wide range of species to use the site both in terms of foraging but also for whole life cycle completion.
- By promoting access to the site by pedestrians and cycles, through the provision of boot & dog washing and bike storage, the proposals help increase local sustainable travel options.

6.0 CONCLUSION

The works proposed at this site and detailed above and in other accompanying planning documents, demonstrate a commitment to undertake the works within the guidance of the legislation current at this time and a genuine desire to better the site for biodiversity.

The proposals represent a strengthening of the sites overall resilience to climate change through a measurable increase and diversification of species and habitat types.

The site will become better connected to the wider landscape for both people and wildlife. The green infrastructure connectivity of the Wye Valley will have been enhanced, due to the size and position of the gardens at The Wild Hare.