
Green Infrastructure Statement

**The Vine Touring Park
Arddleen
Llanymynech
Powys
SY22 6RU**

**Proposed extension of existing
touring caravan park, holiday
lodge development and all
associated works**

The Vine Arddleen Ltd

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1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application for the proposed extension of the existing touring caravan park, a holiday lodge development and all associated works at The Vine Touring Park, Arddleen, Llanymynech, Powys, SY22 6RU (“the Application Site”).

1.2 This GIS aims to respond to the requirements of Chapter 6 of Planning Policy Wales (Edition 12, 2024). This states:

“6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

6.2.12 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.

6.2.13 There are multiple ways of incorporating green infrastructure, depending on the needs and opportunities a site presents, and the green infrastructure assessment should be referred to, as appropriate, in order to ascertain local priorities. Landscaping, green roofs, grass verges, sustainable drainage and gardens are examples of individual design measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places. Wider landscape measures, such as the creation of species rich meadows, woodlands and the improvement of linkages between areas of biodiversity value should be considered for larger scale development. In most cases the green infrastructure statement should highlight any baseline data considered and surveys and assessments undertaken, including but not limited to, habitats and species surveys, arboricultural surveys and assessments, sustainable drainage statements, landscape and ecological management plans, open space assessments and green space provision and active travel links”.

1.3 The ‘step-wise approach’, as outlined below, demonstrates the sequential approach that has been adopted as part of the proposed development to maintain

and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. In addition, enhancement has been secured by delivering a net biodiversity benefit on-site, over and above that required to mitigate or compensate for any negative impact.

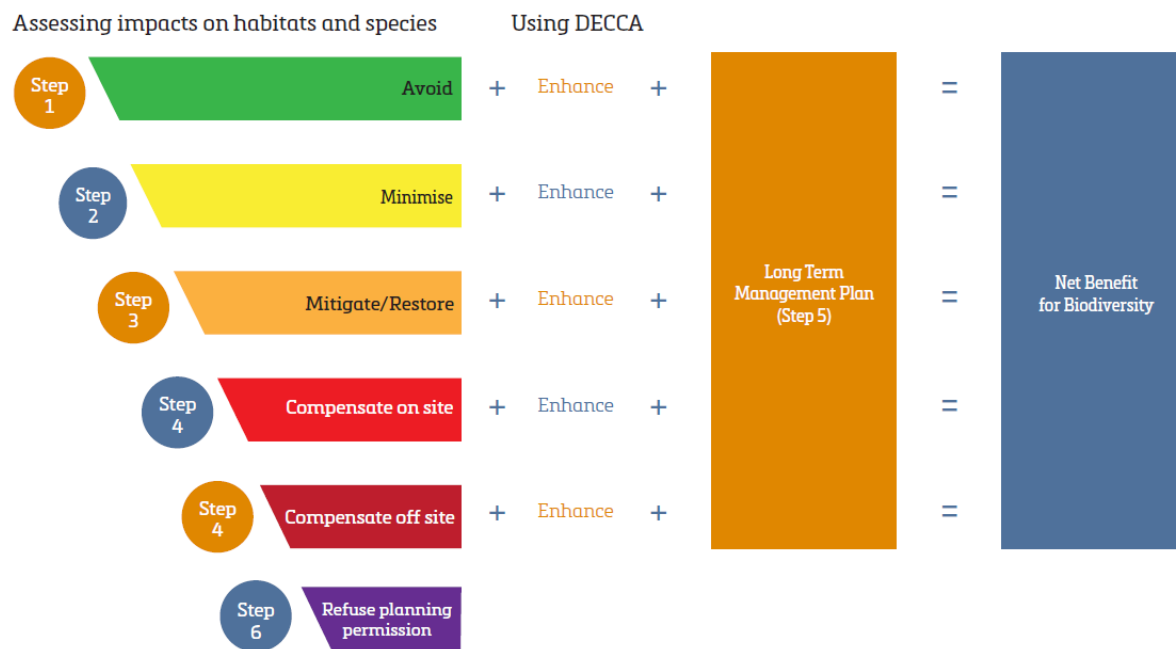


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Proposed Development

2.1 The application seeks full planning permission for the extension of the existing touring caravan park facility, the construction of a holiday lodge development and the associated change of use of the land together with all associated works, including site-wide landscaping.

2.2 In terms of the proposed expansion of the existing touring caravan site, the proposal is to increase the number of tourer pitches from 5 at present to 22. Each will be sited on an individual area of hardstanding and will have electric, fresh water, and grey water connections.

2.3 Within the northern and north-western parts of the application site, it is proposed to site approximately 30 holiday lodges. Each lodge will contain 2x bedrooms, a living area, kitchen area and W.C and shower facilities. The proposed lodges will be sited at a low density to ensure a high-quality development and each will be finished externally with muted/dark environmental colours so as to avoid any

harsh and jarring visual impacts within the wider rural landscape. Each lodge will have dedicated parking spaces and a network of new internal access roads will provide each lodge with vehicular access for guests.

- 2.4 The development will involve the change of use of the existing caravan storage area (within the north-eastern section of the site) and the existing agricultural field parcel (within the north-western section of the site) into a tourism use alongside the proposed operational development.
- 2.5 A new ‘amenity building’ will be constructed on-site to provide a general store for the safe keeping of ground maintenance equipment, alongside providing a toilet and shower block for touring caravan guests to utilise. The proposed development will connect to the public sewerage system, which already exists within the site’s vicinity.
- 2.6 The whole site will be extensively landscaped so as to soften the visual impacts of the proposed development and to provide a beautiful and attractive site.
- 2.7 No improvements to the site’s existing vehicular access off the public highway are proposed as part of the planning application given that improvements have already been carried out as part of planning permission references: P/2016/1194 and 21/2343/FUL. The existing access therefore already benefits from sufficient visibility and width to accommodate the anticipated increase in traffic associated with the proposals.

3. The Green Infrastructure Baseline

- 3.1 The application site currently comprises a mixture of a well-managed and maintained touring caravan park, a caravan storage area which is laid to hardstanding and an undeveloped agricultural field parcel. The three distinct areas of the application site in its current form are separated and bound by mature hedgerows whilst numerous trees are also scattered throughout the site.
- 3.2 Indeed, the application is accompanied by a Preliminary Ecological Appraisal (PEA) which confirms the application site comprises the following habitats at present: modified grassland, artificial and unsealed surface, non-native hedgerow, native hedgerow and individual trees. Thus, the submitted report identifies that the site is of limited ecological value.
- 3.3 Taking this into account, and a lack of statutory and non-statutory designated ecological sites within the application site or directly bordering it, the land is considered to have a relatively low green infrastructure baseline at present.

4. The Green Infrastructure Strategy

- 4.1 The approach to the design/layout of the proposed expanded site has fully taken into account potential environmental and green infrastructure impacts. Every effort has been taken during the design process to minimise and avoid impacts upon existing green infrastructure on the site.
- 4.2 It is confirmed that all existing trees and hedgerows on the site and along its boundaries will be retained as part of the works; with no trees to be lost through the proposed development.
- 4.3 As per the submitted PEA report and Drawing No: 80166 / GH / 004, a native species planting scheme will be adopted throughout the site. The following tree species will be planted in open green space: wild cherry, rowan and silver birch. A minimum of 12 trees will be planted. All trees will be planted as light standards (at least 3m tall and 8cm girth) to provide immediate landscape effect. It is also recommended that areas of rough grassland are maintained along the sides of the open ditch. Ideally, this feature will be fenced off before development begins in order to protect the watercourse and surrounding water bodies. It is advised that these measures can be secured by way of conditions.
- 4.4 Furthermore, the submitted PEA recommends the following measures to achieve a net-benefit for biodiversity on-site:
- Three Woodcrete general purpose bat boxes, suitable for crevice-dwelling species should be installed onto mature trees within the site. No lighting should be installed in the vicinity of the boxes. They should be at least 3m from the ground and face south or southwest.
 - Three Woodcrete cavity nesting bird boxes with 28mm or 32mm access holes. This should be positioned within mature trees on the boundary of the site and the access should face away from the prevailing wind.
 - Two hedgehog domes should be installed into the base of H3 with their entrances facing into the centre of the hedgerow.
- 4.5 It is confirmed the above measures will be implemented on-site prior to first use of the development.
- 4.6 The above measures would provide a substantial net benefit for biodiversity (NBB) effect over and above the site's existing green infrastructure baseline.
- 4.7 The step-wise approach has been followed as impacts upon habitats and species would be avoided through the siting and design of the proposal. The development would also not prejudice connectivity between nearby habitat for protected species and wider biodiversity.

4.8 Off-site ecological mitigation will not be required as there will not be any impact upon protected species on the site.

5. Conclusion

5.1 It is clear the proposed development would not cause any impacts upon existing green infrastructure, biodiversity, ecosystem resilience or protected species. The proposal has fully followed the step-wise approach as prescribed by Chapter 6 of Planning Policy Wales, and the development would provide a net benefit for biodiversity which is commensurate to the scale of the proposals.