

Kitchen ventilation and ASHP plant associated with approved hotel at 13 High St Corsham

Biodiversity Statement

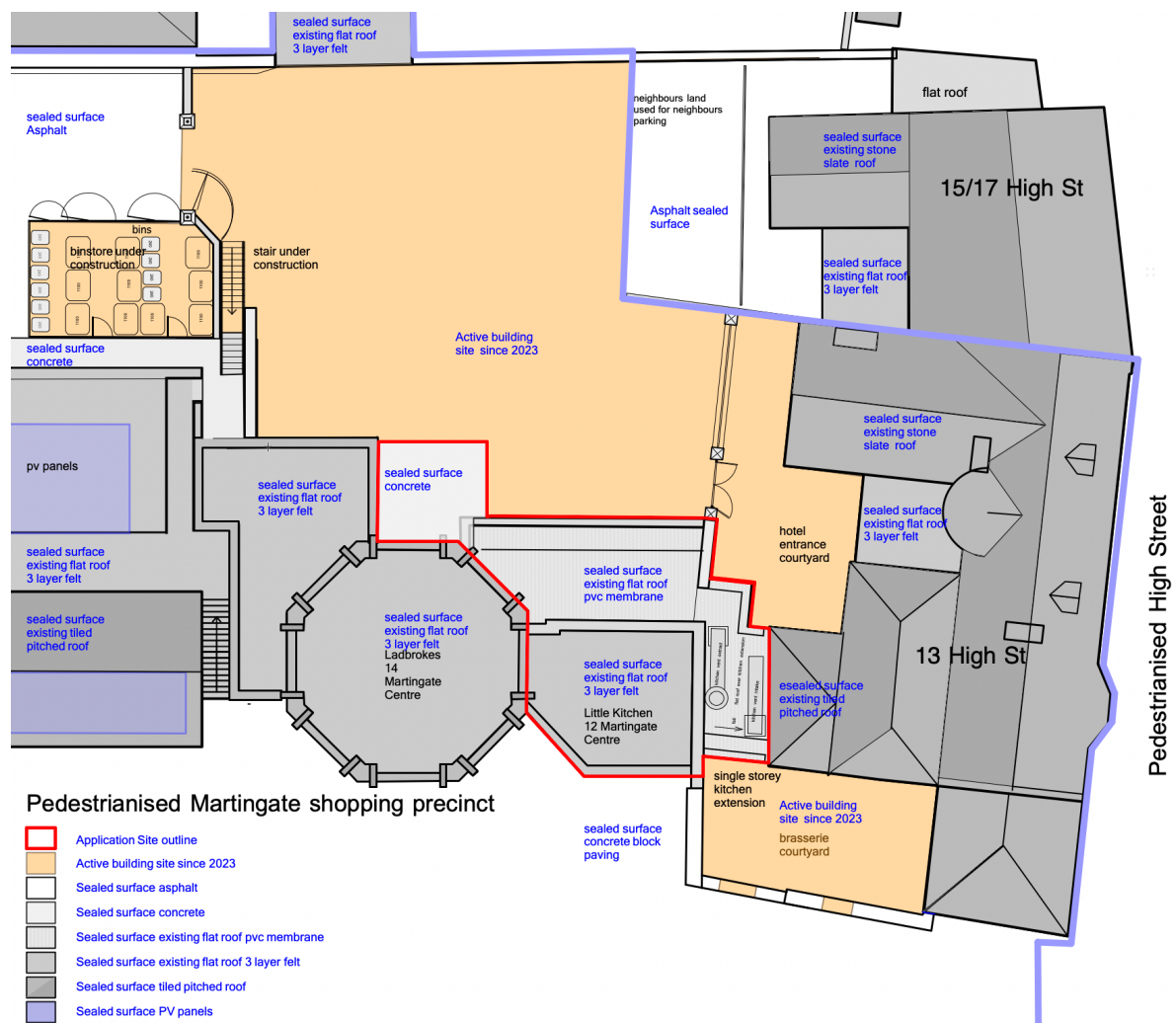
This Biodiversity Statement sets out to fulfil the following objectives:

- To evaluate the significance of the Site based on the habitats and features present at the time of the planning application;
- To demonstrate biodiversity net gain requirement does not apply to this application
- To Demonstrate how the proposal will still maximise opportunities for the enhancement of biodiversity on site, and will enhance habitat connectivity within and beyond the Site;

Biodiversity Net Gain

Current status.

The site is in a Town centre urban environment. The entire 122 sq m of the application site is Urban-Developed Land sealed surface of various types as shown in blue text on the current plan below. Other sealed surfaces surround the site except for the adjacent land shaded orange which has been an active building site since 2023 with site vehicles, staff and materials movements daily, and no vegetation cover.



Proposed development

This application is primarily for the extended ductwork, including attenuators and filtration necessary to satisfy the noise attenuation targets for the kitchen ventilation equipment set in Condition 12 of planning approval PL/2022/09459, to be mounted on flat roofs of single storey buildings within the new site outline, together with some visual screening to be installed along appropriate parapets to conceal the ductwork from pedestrians at ground level.

We have taken the opportunity to use flowering plants to provide the screening with a mix of evergreen species that will bear flowers providing food for insects throughout the year, thus also supporting birds and bats .

We propose using several modular automatically watered planters set between the safety guardrail supports behind the parapets at roof level and flowering evergreen planting will be encouraged to grow along the parapet for the full length of the plant room roof taking attention away from and screening the set-back ventilation plant.

The development will include 3x planter troughs, L=1295mm x W=420 mm x H=440mm and 4 planter troughs L=420mm x W=420mm x H=440mm, positioned to screen the large attenuators and exhaust flue being installed. Troughs with wicking reservoirs providing several weeks water will keep the planting suitably watered without manual intervention for several weeks. The planting can be watered, and maintained from the safe location behind the safety handrails along the roof edge with outer/ lower edges trimmed using long handled tools from ground level. Integrated overflow holes in the base will ensure excess rainfall does not waterlog the growing medium



Self-watering Large Garden Planter Trough Size. L1295mm x H440mm x W 420mm and Cuboid Self Watering Planter sizes H30cm L30cm W30cm, H40cm L40cm W40cm, and H50cm L50cm W50cm Colour black. Each trough contains a series of connected wicking reservoirs at the base, as shown in diagrammatic view with rainwater overflow function to avoid overwatering. Note: This example shows the principle, other troughs of similar appearance and size may be used.

The plants are held in modular containers within the troughs, each holding approx. 31 litres of growing medium with 7.5litres of water reservoir below, allowing 'self-watering' of the plants for several weeks at a time, minimising roof access. Optionally wifi enabled remote soil sensors operating an automatic watering system may be used exclusively or in combination with self-watering troughs.

The plants selected for use as screening will be suitable for growing in containers, to provide dense evergreen foliage all year round to conceal the elements of the kitchen ventilation system beyond and to provide seasonal

colour variation, attractive fragrance, nectar, pollen shelter and habitat for insects and birds all year round, also enhancing habitat connectivity with areas beyond the site boundary .

Evergreen flowering Climbers suitable for coping level troughs include:

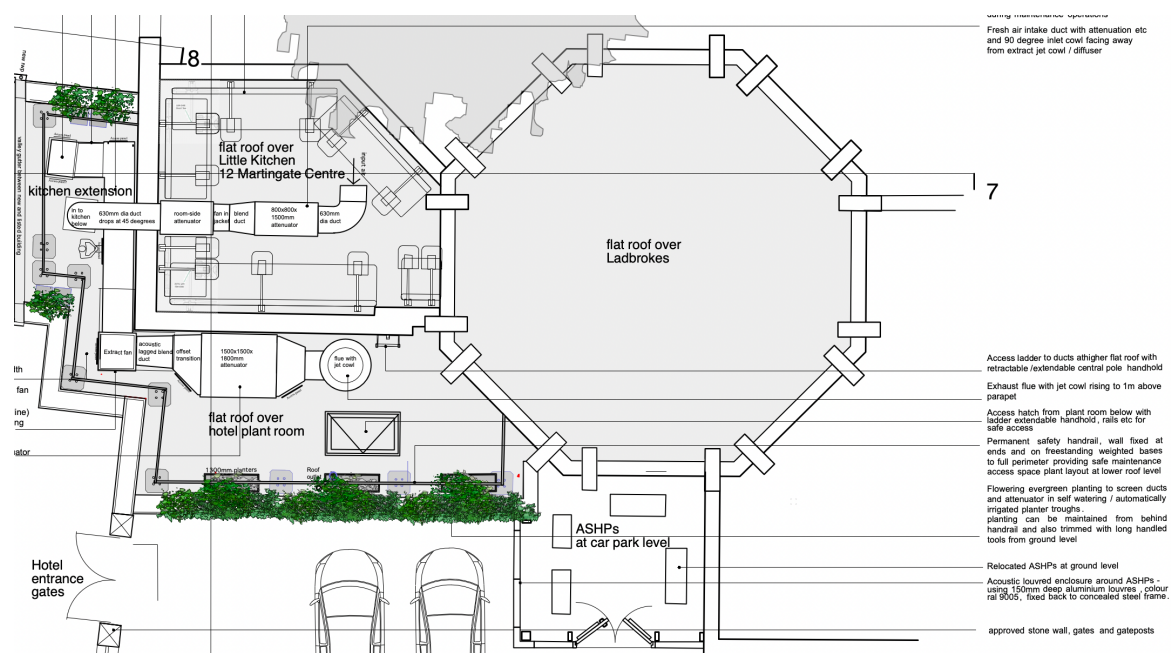
Trachelospermum Jasminoides, -'Chinese Jasmine', a woody evergreen twining climber with fragrant white flowers from June to August and a shrublike structure giving body to the container-based planting.

Lonicera Periclymenum, - European Honeysuckle, a native vigorous twining climber with fragrant creamy white or yellowish flowers, flushed with pink or red on the outside and in bud from January to September and although deciduous, likely to keep its leaves over winter in the sheltered microclimate of the hotel car park. It is a caterpillar food plant, has nectar/pollen rich flowers attracting bees, and butterflies/moths and other pollinators, provides shelter and habitat, has seeds and provides nest sites for birds and attracts prey for bats

Clematis Cirrhosa, is an evergreen climber that flowers between mid-winter and late spring. It has glossy, dark green foliage, creamy white or pink flowers and can reach up to 5m in height. Prized for its delicate blooms that add early colour to the garden, it is also tolerant of shaded locations. *Clematis cirrhosa* 'Jingle Bells' is the first winter-flowering clematis to bloom, flowering from December right through until March, providing food for winter-active insects and able to climb to an eventual height of 5m. The creamy-coloured, bell-shaped, nodding heads have a delicate citrus scent.



Left, *Trachelospermum Jasminoides*, Centre, *Lonicera Periclymenum*, Right, *Clematis Cirrhosa*, Jingle Bells



Roof plan showing planter trough locations behind parapet at roof level of single storey extensions

