Net Bio-Diversity Benefit Delivery Plan

Ingledene,

Wynnstay Lane,

Marford,

LL12 8LF

Planning Permission: P/2023/0756FUL

Developer: Cameron Robson

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Appendix 1 *Wrexham Net Bio Diversity Benefit Advice*

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1 Introduction

1.1 This Net Biodiversity Benefit Delivery Plan has been prepared for the development of a new building adjoining Ingledene on Wynnstay Lane, Marford, LL12 8LF and Ingledene itself shown below.



1.2 The purpose and aim of this plan is to comply with the requirement for delivering Net Biodiversity Benefit ("NBB") as required by Planning Policy for Wales 12.

1.3 Planning Permission cannot be granted unless NBB is demonstrated.

1.4 Prior to planning approval the Applicant delivered to the WCBC:

1.4.1 A Preliminary Ecological Assessment.

1.4.2 An email with Monmouthshire CBC's advice on delivering NBB as WCBC had no published advice. This is attached as Appendix 2.

1.5 In response to 1.3.2 WCBC delivered to the Applicant on 21 August 2023 a draft Net Biodiversity Benefit Guidance Document attached as Appendix 1.

1.6 The Applicant's Preliminary Ecological Assessment proposed the following elements to deliver NBB:

- *The value of the habitat present will be enhanced by removal of the Leylandii 'hedges' and replacement by a hedge/hedges of site native species (including yew, holly and ivy where screening is required).*
- *The value of the application area for nesting birds should be enhanced by the installation of a sparrow terrace box on the existing or new building.*
- *The value of the application area for bats should be enhanced by the installation of a 'woodstone' (or direct equivalent) bat box in or on the existing or new building.*
- *Small, 13x13cm gaps at ground level in garden fencing is sufficient for any hedgehog to pass through. This will be too small for nearly all pets. Hence, all garden and other fencing used should have gaps of at least this size incorporated. This should be at least two gaps per garden.*

1.7 In addition, the application proposed the removal of 3 trees and one Woody Shrub. To comply with WCBC's requirements to deliver increased tree canopy cover the Applicant proposed the planting of 6 trees and an increased length of hedging. Over time these will also deliver NBB.

2 Having demonstrated the ability to deliver NBB, planning was granted.

2 NBB Delivery Plan

2.1 To deliver NBB:

2.1.1 **Trees and Hedges.**

2.1.1.1 The developer shall comply with the Soft and Hard Landscaping plan submitted in accordance with Planning Permission Condition 7, thus planting 6 trees as a replacement for the removal of 3 trees and a Woody Shrub and an increased area of native hedging.

2.1.1.2 Design and Access Statement 4 submitted in support of the planning application included a Green Infrastructure Statement. This noted that 8 metres of non-native Leylandii hedging was being removed and would be replaced with 29 metres of native hedging. The Soft and Hard Landscaping plan submitted has increased this to 34m. also increasing the NBB delivered with this development.

2.1.1.3 The Soft and Hard Landscaping plan provides a list of native hedging that can be planted in the hedging area for the lifetime of the development, ensuring an increase in native biodiversity with the removal of the non-native leylandii. Should any non-native leylandii still present be removed or die during the lifetime of the development it must be replaced by native hedging.

2.1.2 **Bird Boxes Existing Dwelling.**

2.1.2.1 Prior to the sale of the existing dwelling, Ingledene the developer shall install 2 Vivara Woodstone Estella House sparrow terrace nest boxes below the eaves in the location shown on the plan below. These are concrete, come with a ten year guarantee and provide access for cleaning. They will be attached to the outside of the existing building and will provide 4 nests.

2.1.2.2 Sparrow nest boxes provide terraced nesting facilities for at least two families of sparrows so providing 2 sparrow nest boxes provides nesting facilities for 4 sparrow families.

2.1.2.3 In the event that these boxes deteriorate over time and are no lnoger able to accommodate birds they must be replaced but the owner at that time may select a different type of bird box and a different location on site provided that nesting is maintained for 4 bird families.

2.1.3 **Bird Boxes New Dwelling**

2.1.3.1 Prior to the occupation of the new dwelling the developer shall install 2 Bird Brick Houses Ltd, Sparrow Terrace Bird Brick Boxes produced below the eaves in the location shown on the plan below. These are metal, with brick frontages and provide access for cleaning. They will be attached within the new wall of the building and will provide 4 nests.

2.1.4 **Bat Boxes New Dwelling**

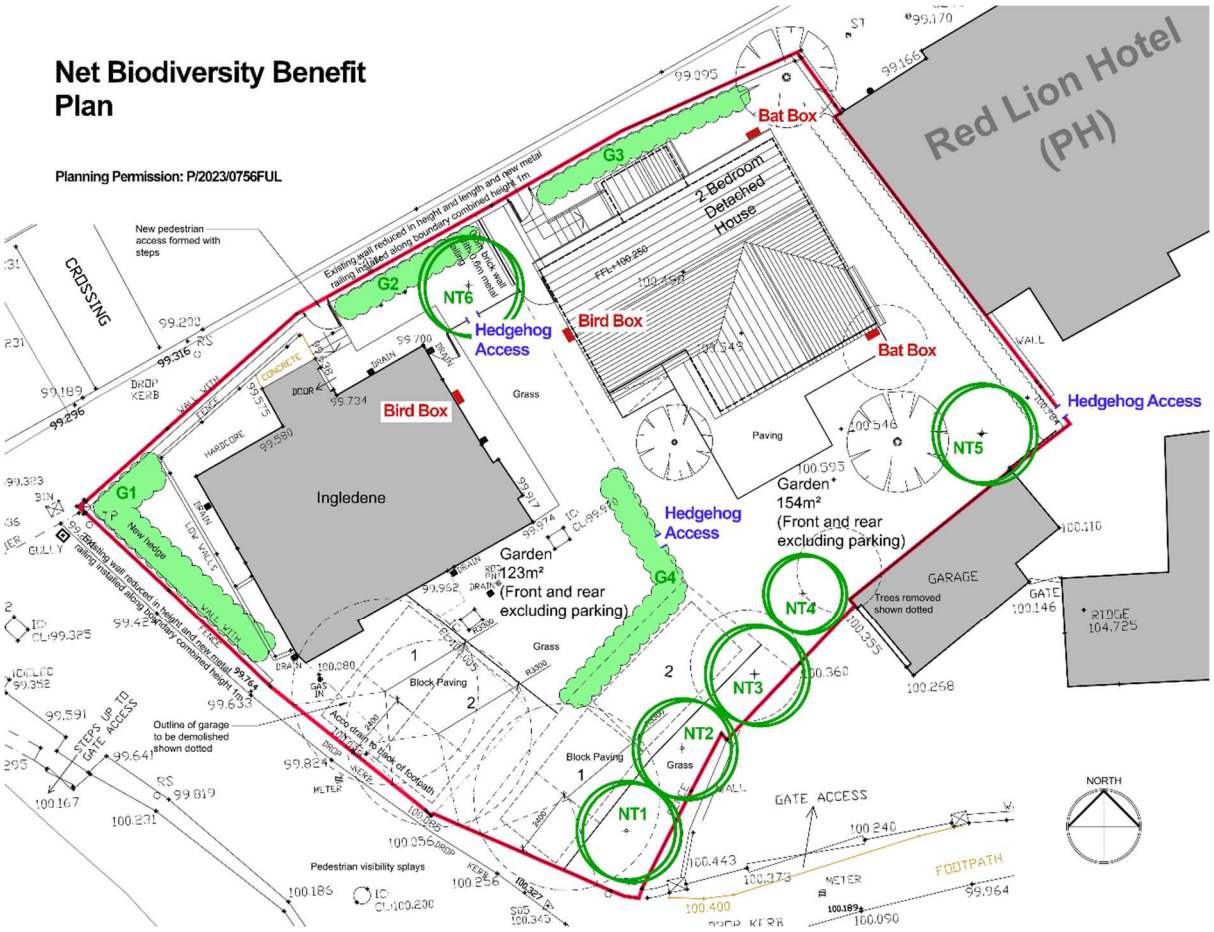
2.1.4.1 Prior to the occupation of the new dwelling the developer shall install 2 Schwegler Bat Boxes below the eaves, 1 each, in the 2 locations shown on the plan below. By placing them separately on the north and south/west sides of the dwelling both a summer nesting box and a winter hibernation box are provided.

2.1.5 Hedgehog Access Provision

2.1.6 Prior to the occupation of the new dwelling the developer shall cut out a 13x13cm hole in the base of the existing wooden fence between the property and the Red Lion Pub. The developer will also make access available between the existing and the new dwelling possible for hedgehogs by inserting hedgehog access points in two locations in the new fencing. These locations are shown approximately on the attached plan.

3 NBB Plan

3.1 The plan below shows where the above NBB elements are to be located.



3.2 NBB Compliance

3.2.1 This plan exceeds WCBC's requirements to provide either one bat or bird box in each of the dwellings by providing 8 animal dwellings. It also delivers hedgehog access provision which is not yet proposed by the draft NBB document.

3.2.1.1 The trees and hedging in the Soft and Hard Landscaping Plan form part of the Net Biodiversity Benefit and accordingly are included in this document to ensure they are maintained for the lifetime of the development.

3.2.2 The Bat and Bird Boxes in the new dwelling will survive for the lifetime of the development as they are integrated in the construction of the dwelling.