GREEN INFRASTRUCTURE STATEMENT

LLWYN KNOTTIA FARM
WREXHAM
LL13 9NP

GRID REF
SJ 35802 50457

GREEN INFRASTRUCTURE STATEMENT

Sept 2024
On behalf of Cefn Park Farms

Carter Jonas

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Classification L2 - Business Data

1. OVERVIEW

Introduction

1.1. Carter Jonas have been instructed by Cefn Park Farms to prepare this statement in order to accompany a planning application for the ***'Change of Use of a parcel of land at Llwyn Knottia Farm for Storage (Use Class B8 Storage Only)'.*** This statement extends to the site outlined in red in the accompanying site location plan.

1.2. This statement extends to the site outlined in the accompanying site location plan.

1.3. Carter Jonas is a national firm of chartered surveyors, town planners and property consultants established in 1855 with 33 offices nationwide. Carter Jonas aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach. Openness and close co-operation are an essential part of achieving our aims and we look to work closely with interested parties in order to ensure the best possible outcome. Carter Jonas has created a comprehensive network of specialist regional teams, each with the full range of knowledge and experience in its field.

Location and Description

1.4. The Site is located on the Eastern fringe of Wrexham (Grid Ref: SJ: 35802 50457). Surrounding land uses include agricultural land, open countryside, residential dwellings, commercial enterprise and leisure.

1.5. The application site extends to circa 0.8ha and comprises of agricultural portal frame buildings and an existing storage enterprise.

The Proposed Development

1.6. Llwyn Knottia Farm is a self-managed farm. At present, the farmyard has a number of agricultural buildings upon it to allow for the storage of woodchip and machinery.

1.7. The proposal will allow for 41 (37x 20ft, 2x 40ft, 2x 10ft) containers within the footprint of the portal frame building plus 31 (26x 20ft, 5x 40ft) in the existing farmyard. The storage containers will be hidden from view as although the building itself will be removed, views will be obscured from the north by the woodchip store whilst views from the south will be obscured from the adjoining traditional brick range. To the west of the site an earth bund prevents views into the farm yard and to the east there are multiple farm buildings.

1.8. Vehicular access for the proposal is via the existing access off Cefn Road with parking provision within The Site.

1.9. The proposal will provide for the best use of previously developed land and buildings to create a sustainable storage facility which will provide employment and boost the local economy. Externally there will be very little change to the existing site and the units will be discretely located within the existing agricultural buildings.

1.10. The proposal utilises previously developed land and buildings and will have minimal impact on the existing environmental characteristics of The Site.

Photograph 1: Existing Modern Portal Frame Buildings to be demolished



2. GREEN INFRASTRUCTURE STATEMENT

Green Infrastructure Statement & Environmental Sustainability

2.1. On 18 October 2023, the Minister for Climate Change announced, with immediate effect, changes to Chapter 6 of Planning Policy Wales (PPW). Those changes have now been incorporated into PPW12.

2.2. Paragraph 6.2.12 of PPW12 requires a green infrastructure statement (GIS) to be submitted with all planning applications. PPW states GIS should 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 has been applied.'*

2.3. Planning Policy Wales states in paragraph 6.2.1 that: *'Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales…. at a local scale, it might comprise parks, fields, public rights of way, allotments, cemeteries and gardens. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks.'*

2.4. Central principles to a successful development advocate a design strategy which integrates and prioritises the natural environment, as the enhancement of biodiversity and green infrastructure have direct benefits. This approach addresses the key goals identified in The Well-being of Future Generations Act and goals for Wales and have informed the design development of the proposal.



The Well-being of Future Generations Wheel Identifying the seven goals identified by the Welsh Government - https://www.gov.wales/well-being-offuture-generations-wales

Description of how green infrastructure has been incorporated into the proposal

2.5. Landscape Proposals - With positive connections to nearby existing wildlife corridors the site could be well positioned to support the local ecosystem through considered design decisions. The site landscape plan describes how the proposed green infrastructure is integrated into the layout of the built form. Including:

2.5.1. Creation of new hedgerows and native species planting along site boundaries to improve ecological habitat onsite and beyond

2.5.2. Water rain butts for harvesting

2.5.3. Bat-friendly sensor PIR lighting scheme

2.5.4. Provision of bird and bat boxes within the built form and proposed new trees to provide an enhancement for passerine birds:



Cedarwood Sparrow Terrace



Schwegler 1b Bird Box

a. Sparrow Terraces should be erected under the eaves of a building at a minimum height of 3m, in a westerly, northerly or easterly aspect.

b. 26/32mm hole nest boxes (e.g. Schwegler 1b) should be installed at a minimum height of 3m in a westerly, northerly or easterly aspect.

2.6. Planting - The proposed planting layout provides a sense of place to the development alongside the rich wildlife habitats created. A mix of native trees will be used across the site to break down the built form, these will be located as part of site boundary treatments strategically placed to contribute to the green infrastructure beyond the site and encouraging wildlife

2.7. Creation of Green Corridors - Safer routes through site for wildlife and occupiers through:

2.7.1. Direct access to natural and safe environments encourages healthier choices such as increased movement and exercise, social connection, improved air and sound quality within the development

2.7.2. Stabilised temperatures with increase vegetation

2.7.3. Additional habitats created for wildlife

2.8. Resilient and Sustainable Design - Hedgerows are listed as a "habitat of principal importance for the purposes of conserving biodiversity" on Section 7 of the Environment (Wales) Act 2016 - the proposal will actively establish and maintain hedgerows around the site.

2.9. Sustainable Drainage – The existing site is predominately hard surfaced. The proposal aims to enhance the Sustainable Drainage on the site through rainwater harvesting to support a more sustainable approach to drainage on the site. In addition, there will be planting on the site boundary.

2.10. Please refer to the accompanying Landscaping Plan for details on positioning, species and planting specifications.

3. Specifications

3.1. Proposed New and Infill Hedgerow – Species rich native mixed hedgerow – bare root stock 90-120cm all planted as double staggered rows at 7 per linear meter and in accordance with BS-3936. Species including Common Hawthorn (Crataegus Monogyna), Rowan (Sorbus aucuparia), Double Crimson Flowering Hawthorn (Crataegus laevigata).

3.2. Proposed Wildflower and Grass Seed – Emorsgate seed mix, general purpose meadow mixture. 300mm soil depth formed on 150mm topsoil over 150mm subsoil.