NET BIODIVERSITY BENEFIT

(incorporating Green Infrastructure Statement)

Retrospective Planning application for
AstroTurf Court at
Little Oaks Barn, Overton Road,
Penley, Wrexham. LL13 0LU



for

Mr & Mrs R Jones

July 2024_rev A

NET BIODIVERSITY BENEFIT

PROJECT: Retrospective Planning application for AstroTurf Court at Little Oaks Barn, Overton Road, Penley, Wrexham. LL13 0LU

CLIENT: Mr & Mrs R Jones

LOCAL AUTHORITY: Wrexham County Borough Council

AGENT: Portman Surveyors Ltd

DATE: July 2024_rev A

1.0 BACKGROUND

Little Oaks Barn and Corner Barn are both Listed structures that have previously been acquired separately by the owner and subsequently granted permission to erect a glazed link between the two to form a single dwelling.

Aside from the above the owner has recently installed a small AstroTurf court for their own enjoyment. This consists of a modest, porous hardstanding measuring approximately 15.7m x 13.3m and located to the West of the main dwelling. The site currently has 4No. floodlights installed.

At the advice of an Enforcement Officer from Wrexham CBC, Mr. Gary Evans, on Wednesday 15th May 2024 it was deemed necessary to retrospectively seek permission for the court.

Portman's have subsequently submitted the necessary Planning application and during the determination process the LA have asked for additional information to comprise a Net Biodiversity Benefit (NBB) and Green Infrastructure (GI) as follows.

2.0 NET BIODIVERSITY BENEFIT

The AstroTurf covers an area approximately 208m2 toward the West periphery of the site. Its' North-West and South-West edges are formed with a raised border before a timber close-boarded fence beyond completes the boundary.

Prior to this development the area was an unused space, half consisting of grass with the residual space covered in bark to house a trampoline and hardstanding for a greenhouse (previously removed). Whilst the presence of grass and bark chippings were natural elements, they had limited use for wildlife with their loss considered negligible from an ecological point-of-view.

Notwithstanding their loss the applicant has formed a raised border and whilst this is currently covered in slate chippings it is proposed that native species hedgerows be planted in front of the timber fence. This will soften the appearance and by being sheltered from the prevailing Westerly weather will encourage birds to nest in due course.

The immediate site has the benefit of existing, retained mature trees and 2No. bird boxes shall be fixed between 2-4m above finished ground level to encourage further nesting.

3.0 GREEN INFRASTRUCTURE

Given the simple nature of the scheme it is not considered there will be any harmful effects on the natural environment as a result of its implementation.

The site is not within a Designated Site nor is it known to contain any protected species.

As outlined within the NBB in s2.0 of this report the site will have increased ecological features to include native species hedgerows as listed below and bird boxes to exceed the loss of half of the site previously being lawn.

- Hazel
- Field Maple
- Dog Rose
- Field Rose
- Bird Cherry

Where new wildlife havens to include hedgerows and bird boxes are to be provided these will be sheltered from prevailing weather with the boxes located between 2-4m above ground level to offer maximum protection against predators.

Existing mature trees bordering the site have been retained in their entirety.

Given the above it is considered the sites' development will provide a net benefit to the natural environment and that the Green Infrastructure is improved compared to if the site had remained unaltered.

There is no need to provide any off-site compensatory measures as the net result is an on-site improvement.

4.0 CONCLUSIONS

The applicant has formed a modest AstroTurf court beyond a timber outbuilding but still within the domestic curtilage of the main dwelling.

As part of the scheme it is proposed to fit additional eco-friendly features to encourage wildlife and plants to exceed the modest natural environment of a small lawned area that has been lost by the development.

Existing floodlights are to be decommissioned with immediate effect and the redundant luminaires and stanchions removed within three months of planning approval.

The additional works are as shown on Portmans' Drwg. No. A_386_01C.

Given the above these NBB & GI Statements are to be read in conjunction with the Householder application previously submitted to Wrexham County Borough Council.