

Green Infrastructure Statement

Yew Tree Farm
Llay Road
Rossett
Wrexham
LL12 0HT

Construction of a covered yard

Hoseley Farms

December 2024

Roger Parry & Partners LLP
www.rogerparry.net
gwyn@rogerparry.net
Tel: 01691 655334

1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application for the construction of a covered yard at Yew Tree Farm, Rossett, Wrexham, LL12 0HT.

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.

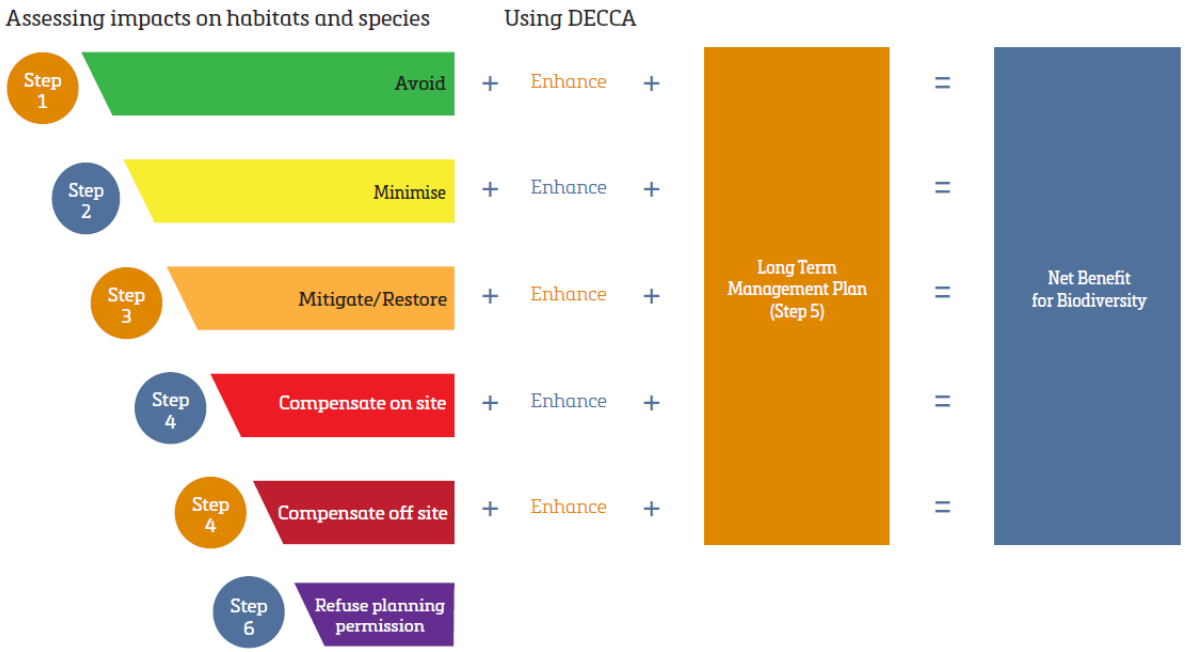


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Proposed Development

2.1 The application seeks full planning permission for the construction of a new covered holding yard to be used in association with the existing agricultural activities on the holding at Yew Tree Farm. The development would provide a covered livestock area.

2.2 The proposal will measure approximately 42.7m in length and 18.3m in width; having a resultant floor area of approximately 781m2. It would have a dual-pitched roof with an eaves height of 4.9m and a ridge height of 7.1m. The building would be finished externally with concrete lower walls, Yorkshire boarding and Juniper Green box profiled cladding whilst the roof would be grey fibre cement sheeting. The eastern elevation would remain 'open' to facilitate access.

2.3 Clean rainwater from the roof would be directed to a new clean water tank on the building's exterior whilst dirty water drainage would be directed to a new underground dirty water storage tank. This would ensure clean and dirty waters would not interact or mix.

2.4 Importantly, the proposed development would not result in any increase in stock numbers on-site at Yew Tree Farm. Instead, the development is proposed to ensure the farm is aligned with the requirements of the Welsh Government and NRW; principally the CoAPR 2021.

3. Green Infrastructure Baseline

3.1 At present, the application site comprises an area of scrubland located adjacent to the two buildings recently erected under planning permission ref: P/2024/0044 and the adjacent field parcel. The site comprises bare earth and is in daily use as part of the adjacent farm complex and farmyard at Yew Tree Farm.

3.2 In light of the above, the site is not considered to be of any habitat or ecological value and is considered to be unlikely to be in use by any protected species.

3.3 A Preliminary Ecological Appraisal was submitted as part of planning application reference P/2024/0044 which concluded that there would be no impacts upon protected species owing to a lack of suitable site features, the existing agricultural development on-site and the site's existing use. Given that the current proposal is sited immediately adjacent to the site of planning application ref: P/2024/0044, its conclusions and survey effort are considered to be of relevance to the current site and proposal.

3.4 Therefore, it is considered the application site is devoid of any green infrastructure at present.

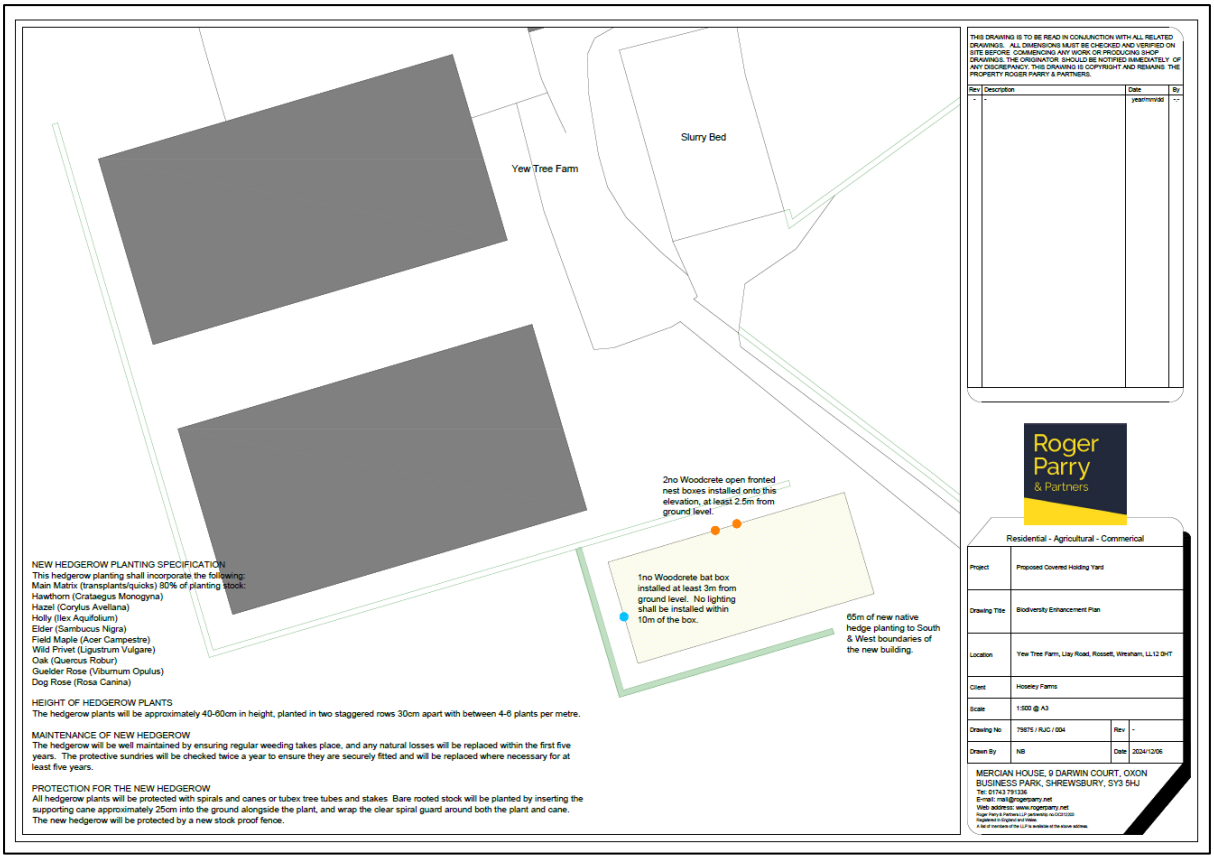
3.5 The application site is not located within or near to any statutory or non-statutory designated ecological sites, and therefore the proposed development does not have any potential to cause an impact upon protected sites.

4. The Green Infrastructure Strategy

4.1 The approach to the design of the proposed building is fully outlined within the accompanying Planning Statement. The submitted design has been arrived at following thought being given to the environmental effects of the proposed development.

4.2 It is proposed that two Woodcrete bird nest boxes and one Woodcrete bat box be erected on the exterior of the proposed building. It is also proposed that an area of new native species hedgerow be planted around the proposed building to build

upon the hedgerow consented as part of the recent planning approval on-site. An extract of the submitted Biodiversity Enhancement Plan is shown below:



4.3 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.

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

4.5 The proposal would also achieve an overall net benefit for biodiversity on the holding over and above the baseline.

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.