Costa Drive Thru,

Wrexham

Net Biodiversity Benefit Statement

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Costa Drive Thru, Border Retail Carpark, Holt Road, Wrexham, LL13 8NG Net Biodiversity Benefit Statement				
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1 Introduction

1.1 Background to Net Biodiversity Benefits (NBB)

In Wales, the concept of Net Biodiversity Benefits (NBB) is a planning policy framework that mandates development projects to enhance biodiversity rather than simply mitigate their impacts. Unlike the quantitative approach of Biodiversity Net Gain (BNG) in England, which requires a 10% increase in biodiversity based on specific metrics, Wales uses a more qualitative and site-specific evaluation focused on ecosystem resilience.

The Planning Policy Wales (PPW), particularly its updated 12th edition, outlines the principle of NBB. Developers must demonstrate that their projects leave ecosystems in a better state by enhancing biodiversity either on-site or, when necessary, off-site. This involves a step-wise approach:

- Avoiding harm to biodiversity where possible;
- Minimising impacts through careful design;
- Mitigating and restoring any residual impacts; and
- Compensating only as a last resort, if on-site measures are insufficient.

Projects must also align with the DECCA framework, which evaluates biodiversity resilience based on Diversity, Extent, Condition, Connectivity, and overall resilience. Long-term management and ecological considerations are essential, and planning permission can be denied if NBB is not adequately addressed. This policy not only aims to protect habitats but also to promote sustainable development and ecological connectivity across Wales, contributing to national biodiversity goals.

1.2 Background to Proposed Development

The development proposals involve the replacement of the existing carpark with a new 1,800sq ft Costa Drive Thru with associated drive-thru lane, landscaping, drainage and creation of accessible parking bays. The land proposed for development comprises primarily hardstanding, with a strip of broadleaved woodland and amenity grassland to the north, and areas of ornamental planting throughout the site. The site is situated within Border Retail Park, with carparks, roads and buildings found to the east, south and west of the site, with a broadleaved woodland separating the site from Holt Road to the north.

A planning application has been submitted under reference P/2024/1174[1].

1.3 Summary of How Stepwise Approach and Net Benefit for Biodiversity has been followed

The table below sets out the stepwise approach taken in assessing impacts of a development on habitats and the species.

[1]https://register.wrexham.gov.uk/pr/s/detail/a0lJ7000000UVHDIA4?c__r=Arcus_BE_Public_Register&language=en_GB

	Steps	Assessment	Long term Maintenance	Net Benefits
1	Avoid	Existing trees to the north and planting in the east to be retained. Retained trees to be protected during construction.	N/A	Preserved existing habitats and biodiversity.
2	Minimise	Loss of trees minimised to only those necessary due to access (two sycamore (*Acer pseudoplatanus*)). Loss of mixed non-native scrub minimised to one area to the south.	N/A	Losses minimised to two trees and non-native planting, losses to be compensated for. Increase in biodiversity and structural variety.
3	Mitigation/ restore	New tree and mixed shrub planting to be incorporated.	N/A	Trees and shrubs lost to be replaced with additional trees and wildlife-friendly planting.
4	Compensate on site	Compensation for loss of trees with planting of one hazel (*Corylus avellana*), two European hornbeam (*Carpinus betulus*) and three field maple (*Acer campestre*) trees. New shrub planting and hedge planting to compensate for loss of shrub planting to the south.	N/A	New tree and shrub planting increases biodiversity for the site with additional species. Creation of new habitats such as hedgerows provides structural diversity, promoting biodiversity. New habitats form links and increases ecological connectivity to wider landscape.
5	Compensate off site	N/A	N/A	N/A

1.4 Summary of Development and How it Results in Net Biodiversity Benefits

Overall, the proposal will result in an ecological enhancement and biodiversity net gain for biodiversity as a result of the development. This will be undertaken by integrating such green infrastructure into the development proposals. The development will protect and enhance the ecosystems within and adjacent to the site, ensuring that they continue to support diverse habitats and species, allowing them to adapt to change. The plans will also enhance the green infrastructure on site in a way that increases resilience to the changing climate and provide protection for people and places.

2 References

Building with Nature (2023) *Delivering High Quality Green Infrastructure In Wales*. Available at: https://static1.squarespace.com/static/5c45e569c3c16a9eac56d244/t/6565ccf1517d747aa68af45c/1701170419121/Briefing_Paper_BwN_and_Planning_Policy_in_Wales_v1.0.pdf

Building with Nature Standards Framework (2023) Available at: https://static1.squarespace.com/static/5c45e569c3c16a9eac56d244/t/6351513d1afee236d4cf6ce8/1666273600232/Building_with_Nature_Standards_Framework_2.0_Oct22_Download_Version.pdf

Planning Policy Wales (2024) Available online at https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf

Appendix 1: Proposed Landscaping Plan

