

GREEN INFRASTRUCTURE STATEMENT & NET BIODIVERSITY BENEFIT FORM

Complete the boxes in the form in Appendix 1 and include with your planning application

Q. What is a Green Infrastructure (GI) Statement?

A Green Infrastructure Statement describes how the green infrastructure of a site (trees, hedges, and SuDS etc.) has been incorporated into the development proposal.

Q. Why do I need a Green Infrastructure Statement?

A Green Infrastructure Statement is required on all developments, following Planning Policy Wales - PPW12 and the *Environment (Wales) Act 2016 Section 6 duty*, to show that development has a **net benefit** to biodiversity and green infrastructure. This information is not appropriate to seek 'retrospectively' by way of a condition and must be provided as part of the planning application process.

Q. What detail is required in the Green Infrastructure Statement?

A Green Infrastructure Statement is to be proportionate to the scale and nature of the development. In the case of minor development such as householder applications, PPW12 states that this should not be an onerous requirement for applicants.

Q. What is Net Biodiversity Benefit?

PPW12 requires development to provide a net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped. Failing to provide such a benefit is a valid reason for refusal.

Every application regardless of size must not only mitigate any negative impacts of the development, but also have a positive benefit for biodiversity which will be in place for the lifetime of the development. Enhancements should be onsite, proportional to the size of development, tailored towards features valuable in the area or providing linking habitats GI plan

Q. How do I provide the information?

To assist in providing the information that this authority requires, the form in Appendix 1 can be completed to provide the specific Green Infrastructure details and net Biodiversity Benefit that relate to each step of your proposed development.

Appendix 1: Green Infrastructure Statement and Net Biodiversity Benefit

Form completed by:	Daniel Wenne
Date:	17/11/2024
Address of site:	24 Smithy lane Wrexham LL12 8AB
Grid reference:	
Description of Proposal:	Granny annex

- Details of all existing green infrastructure on site and approximate size:

Boundary 1:	9m length 1.5m Height green hedge
Boundary 2:	no green all fence
Boundary 3:	7.8m length 1.5m Height green hedge
Boundary 4:	26.9 length 1.5m Height green hedge
Front Garden:	7m X 6m grass
Rear Garden:	8.4 X 4.3 2.6 X 11 grass
Other:	

- What green infrastructure features (trees, hedges, hedgebanks) have already been removed from site and/or require removal to facilitate the development (add lengths or areas)?

Boundary 1:	
Boundary 2:	
Boundary 3:	
Boundary 4:	
Front Garden:	
Rear Garden:	
Other:	

- How are the retained features being protected during development (BS5837:2012)?

Boundary 1:	N/A
Boundary 2:	All fence no protection needed
Boundary 3:	N/A
Boundary 4:	N/A
Front Garden:	N/A
Rear Garden:	Structure replacing existing garage
Other:	

Q. What measures could provide Net Biodiversity Benefit?

The following information provides examples on what could be provided

2 Bird boxes and 3X3 grass to Rear garden

- **What Green Infrastructure is being planted as mitigation for losses?**

Boundary 1:	
Boundary 2:	
Boundary 3:	
Boundary 4:	
Front Garden:	
Rear Garden:	3X3 new grass area
Other:	

- **Biodiversity enhancements**

The enhancements do not need to be directly attached to the proposed new construction; they can be attached to the host dwelling or placed within the garden, but they do need to be on land within the red or blue line. The principle is that the enhancements should lead to a 'net benefit' for biodiversity. The following biodiversity enhancements have also been added:

✓	Measure	Plan	Details
	Boxes. (state type and number) Please make sure they are currently available to buy.	Submit a plan of location and photos of elevation if available.	Height or aspect
	2 Bird boxes on two corners of granny annex		
	Hedgerow. Total new or restored length.	Submit plan of location.	Calculate number of each species using information in the guidance above. Ensure that you can easily purchase the species proposed.
	Tree/orchard planting. Number of trees.	Submit planting plan.	Size of tree (at time of planting), species (full latin name) and any proposed protection measures.
	Wild flower grassland (area in m2).	Submit plan of location.	Species mix and site preparation details. Confirm that appropriate management is achievable.

	Pollinator shrub planting. Area in m2.	Submit plan of location.	Species proposed (latin names)
	Wildlife ponds. Number of.	Submit plan to scale including cross-section.	Details on lining or any proposed planting.
	Hibernacula. Number of.	Submit plan of location.	Brief description of materials proposed
	Any other measures.		

- **Management and maintenance.**

Any information on the long term management and maintenance of the enhancements.

Regular maintenance on bird boxes and green infrastructure

- **Conclusion**

Based on the information provided above, this development will result in a **Green Infrastructure and Net Biodiversity Benefits** upon completion.

- **Sketch plan** (Insert plan showing the features of the development site):

- **Site photos (as required)**

GREEN INFRASTRUCTURE STATEMENT

Proposed Granny Annex To

24 Smithy Lane

Wrexham

LL1 28AR

For

D.Wynne

Green Infrastructure Statement :

CONTENTS.

1.0	INTRODUCTION
2.0	DESCRIPTION OF SITE AND SURROUNDINGS
3.0	PROPOSAL
4.0	GREEN INFRASTRUCTURE BASELINE
5.0	GREEN INFRASTRUCTURE STRATEGY
6.0	CONCLUSION

INTRODUCTION.

1.1

This Green Infrastructure Statement has been prepared in support of an application for Householder Planning Permission for the erection of a granny annex.

1.2

This statement has been prepared in accordance with Section 6.2.5 of Planning Policy Wales Edition 12 (PPW) and is *"proportionate to the scale and nature of*

the development proposed and will describe how green infrastructure has been incorporated into the proposal."

DESCRIPTION OF THE SITE AND SURROUNDINGS

2.1

The application site comprises an existing semi-detached, 3-bedroomed dwelling located in Acton Wrexham.

3.0 THE PROPOSAL.

3.1

The proposal is to dismantle / demolish an existing garage and replace this existing structure with a new single storey granny annex.

4.0 GREEN INFRASTRUCTURE BASELINE.

4.1

The application site is located in Acton.

4.2

The existing building is a semi-detached residential dwelling with external private amenity space to the eastern side which currently comprises a combination of hard paving and a grassed lawn.

4.3

There are no designated conservation sites within 2km of the site.

5.0 GREEN INFRASTRUCTURE STRATEGY.

5.1

Green Infrastructure (GI) is defined by the Town and Country Planning Association as follows:

“Green infrastructure is a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities.

Green infrastructure is not simply an alternative description for conventional open space. It includes parks, open spaces, playing fields, woodlands – and also street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems (SuDS) and soils. It includes rivers, streams, canals and other water bodies, sometimes called ‘blue infrastructure’.

Key features:

The key features of green infrastructure are that it is a network of integrated spaces and features, not just individual elements; and that it is ‘multi- functional’ – it provides multiple benefits simultaneously.

These can be to:

support people’s mental and physical health

encourage active travel

cool urban areas during heat waves

attract investment

reduce water run-off during flash flooding

carbon storage

provide sustainable drainage

The extent to which green infrastructure provides these benefits depends on how it is designed and maintained, and the maturity and health of the elements (such as trees) that form it.”

5.2

The application site lies within a predominantly urban environment .

5.3

There is no habitat within the application site which requires preservation and so modest enhancement would be appropriate and proportionate.

Because there is limited potential to undertake new soft planting within the application site it has been determined that the most appropriate method of enhancing green infrastructure as part of the development would be to introduce Bird Boxes to the northern elevation of the existing dwelling at high level. Green infrastructure connectivity will be enhanced as a result.

6.0 SUMMARY AND CONCLUSION.

In summary, the addition of Bird Boxes to the northern elevation of the existing dwelling is seen as an appropriate and proportionate means of enhancing the biodiversity value of the site post development and improving green infrastructure connectivity with the wider environment.