
Green Infrastructure Statement

**Yew Tree Farm
Woodside
Rossett
Wrexham
LL12 0HT**

Erection of agricultural storage
buildings and all associated works

Hosley Farms

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1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application for the erection of 2 agricultural storage buildings and all associated works at Yew Tree Farm, Rossett, Wrexham.

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.

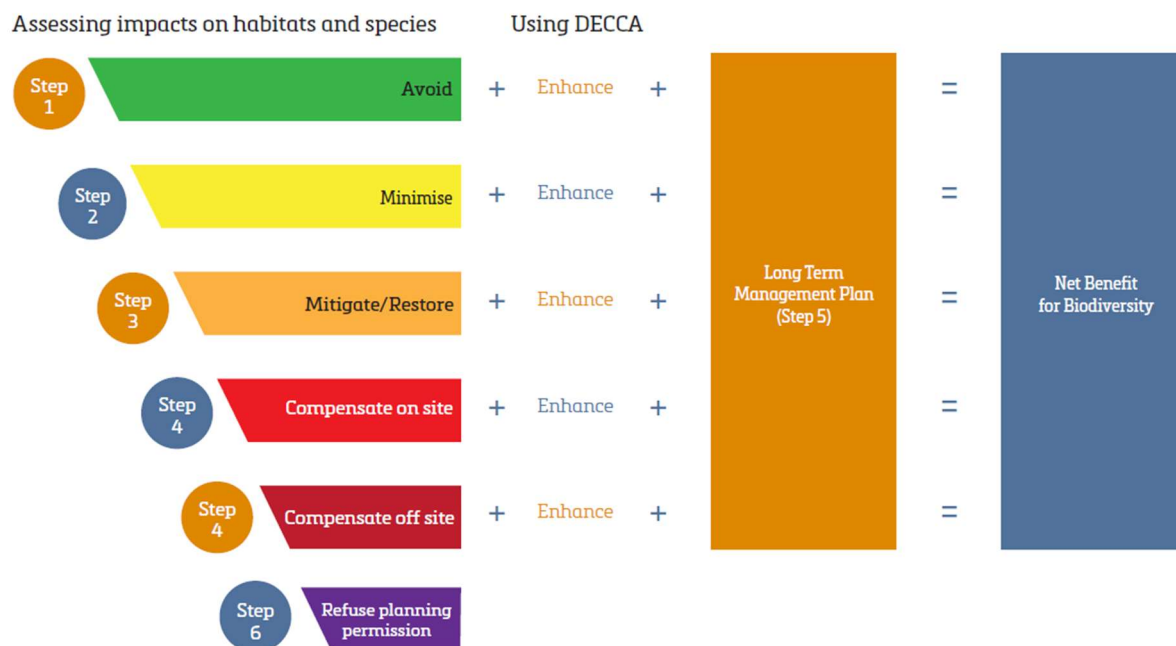


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Development

2.1 The development comprises 2 modern agricultural storage buildings on land at Yew Tree Farm. The application site sits to the south of the main farmstead which is an already developed area with similar buildings. This site was formerly used as a storage yard used in an agricultural capacity. The use of the buildings subject of the application is to provide an agricultural storage area for the client’s agricultural machinery and straw; the buildings will not be used to house livestock. There are no other suitable or empty buildings on the site for this proposed use.

3. Green Infrastructure Baseline

- 3.1 As noted, the application site was formerly a storage yard used in an agricultural capacity. The storage sheds have been constructed on bare ground which is devoid of any ecological features of importance or significance.
- 3.2 A Preliminary Ecological Appraisal accompanies this GIS, which confirms that the development will not lead to any adverse impacts upon protected species nor protected sites.
- 3.3 The application site is not located within or adjacent to any statutory or non-statutory designated ecological sites, and therefore the development does not have any potential to cause an impact upon protected sites.
- 3.4 In light of the above, the site's green infrastructure baseline is considered to be low.

4. The Green Infrastructure Strategy

- 4.1 The submitted design has been arrived at following thought being given to the environmental effects of the proposed development.
- 4.2 As noted above, due to the nature of the application site, there would be no adverse impacts upon any existing green infrastructure on the site.
- 4.3 With regards net biodiversity benefit, it is proposed that a new native species hedgerow will be planted to the south and west of the buildings to provide approximately 200m of new hedge habitat. The hedge will include the following species: hawthorn, hazel, holly, elder, field maple, wild privet oak, Guelder rose and dog rose.
- 4.4 It is also proposed that a number of Woodcrete bird and bat boxes will be attached to appropriate elevations of the buildings themselves to further provide a net benefit for biodiversity on the site.
- 4.5 The step-wise approach has been followed as impacts upon habitats and species would be avoided through the siting and design of the development. The development would also not prejudice connectivity between nearby habitat for protected species and wider biodiversity.
- 4.6 Off-site ecological mitigation will not be required as there will not be any impact upon protected species on the site.

- 4.7 The applicant will use the ecology report and biodiversity plan as the long-term management and maintenance strategy for the proposed hedge and the bird and bat boxes to ensure they are kept in a suitable condition.

5. Conclusion

- 5.1 It is clear the 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.