GREEN INFRASTRUCTURE STATEMENT

Change of use of two existing holiday lets to form one residential dwellinghouse and associated works

AT

Barn Cottages
Broomers Lane
Iscoyd
Whitchurch
SY13 3AR

PREPARED BY
Halls Holdings Limited
Halls Holdings House
Bowmen Way
Battlefield
Shrewsbury
SY4 3DR

E: planning@hallsgb.com
T: 01743 450 700

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Introduction

1.1 This supporting Green Infrastructure Statement has been prepared and submitted by Halls on behalf of Miss Warren for the change of use of two existing holiday lets to form one residential dwellinghouse and associated works.

1.2 The Environment (Wales) Act 2016 provides a context for the delivery of multi-functional green infrastructure. Its protection and provision can make a significant contribution to the sustainable management of natural resources, and in particular to protecting, maintaining and enhancing biodiversity and the resilience of ecosystems in terms of the diversity within and connections between ecosystems and the extent and condition of these ecosystems, so that they are better able to resist, recover from and adapt to pressures. This means that the development of green infrastructure is an important way for local authorities to deliver their Section 6 duty.

1.3 This proportionate Green Infrastructure Statement (GIS) has been prepared with full regard to the guidance as set out in Chapter 6 of *Planning Policy Wales* (Edition 12) and in particular, the 'Stepwise Approach' detailed in Paragraph 6.4.15 and Figure 12, which is reproduced below.

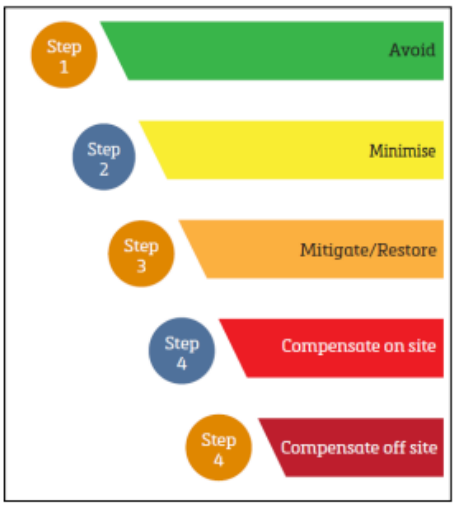


Figure 1

1.4 The client has taken a Step-Wise approach to green infrastructure and has ensured the proposal will have no detrimental effect on the existing green infrastructure on site. Connectivity between potential habitats on adjacent sites will not be negatively impacted and there is no reason this will change, with all works contained within an existing building.

1.5 Landscape context

1.6 The proposed site is not within any statutory designated sites and should therefore be an acceptable location for the proposal.

1.7 The site is located within Landscape Character Area 13b: English Maelor, as per the Wrexham LANDMAP Supplementary Planning Guidance adopted in March 2007. Specifically, the site is within the eastern part of Area 13b, described as having areas of lighter, sandy soils, with more land in arable cultivation and a more variable landscape character.

1.8 Iscoyd Brook flows approximately 250-300m to the east and south of the site.

1.9 Existing Site Green Infrastructure Assets

The Barn Cottages form part of a wider countryside site. The existing two storey dwelling, two holiday lets (contained within a single storey building), and associated hardstand areas for access and patio outdoor living are established. There are extensive areas of grass, cultivated garden, scattered mature vegetation and hedgerows within the southern portion of the property, in proximity to the existing dwelling. Further to the north are the existing agricultural fields.

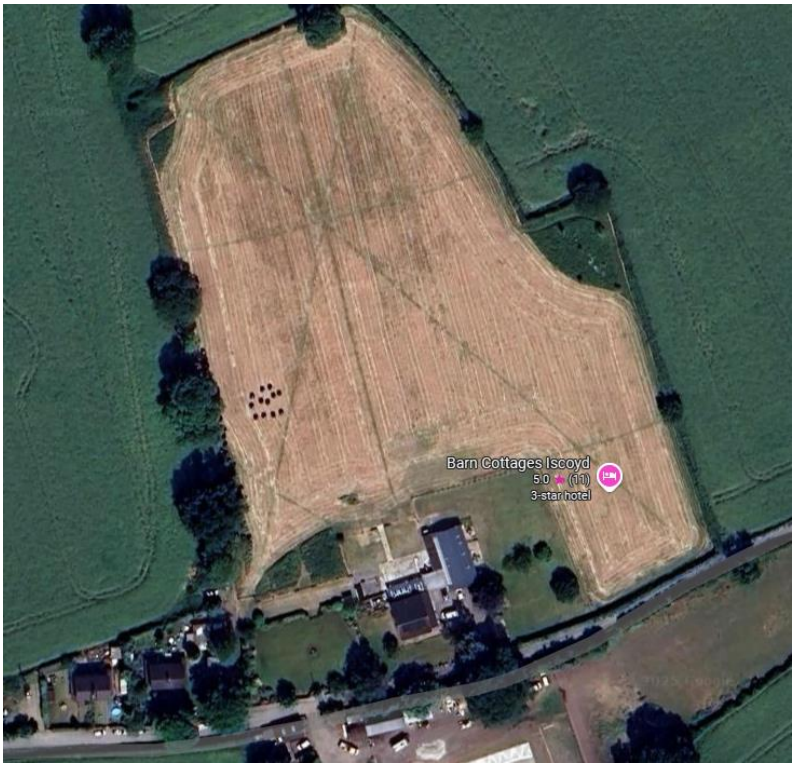


Figure 1: Existing property layout; green infrastructure assets including lawn, garden, trees and hedges visible.

1.10 Proposed Site Green Infrastructure Assets

In accordance with the Step-Wise approach to green infrastructure, the first priority is to avoid damage to biodiversity in its widest sense (ie. the variety of species and habitats and their abundance).

The proposal successfully avoids any such adverse effects. Planning permission is sought for conversion of an existing structure with negligible external physical works. By utilising the existing building envelope, the proposal will not encroach into or otherwise impact upon any habitats or green assets surrounding the site and will not impact upon flora or fauna in the area. All of the existing vegetation that is situated on the site will be retained and managed to preserve its ecological value; there will be no loss of existing green infrastructure assets.

To foster biodiversity, ecological resiliency, and to deliver net benefits for biodiversity, the Step-Wise approach requires all development to deliver a net benefit for biodiversity and ecosystem resilience from the baseline state (proportionate to the scale and nature of the development proposed). Enhancements must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact. Even if the biodiversity value has been maintained, there must still be a pro-active process to look for and secure enhancement through the design and implementation of the development.

To improve ecosystem reliance and improve connectivity to the immediate surrounds, the proposal includes the provision of one bird box and one bat box, one placed within each of the existing trees on either side of the site entrance.



Figure 1: Existing trees within which the bird and bat boxes will be placed (marked with an orange dot).

1.11 Green Infrastructure Assessment of Proposed Development

The proposal has been designed to avoid the loss of any green infrastructure assets currently present onsite. The proposal will increase the current level of green infrastructure through provision of the bird and bat box.

1.12 Off-site compensation is not required for the site as there will be no biodiversity affected with sufficient room for onsite enhancements to occur.

1.13 The client will ensure the management of the proposed bird and bat boxes with any maintenance that may be required in the future.