Net Biodiversity Benefit

Proposed Extension to
28 Cae Glas
Coedpoeth
Wrexham
LL11 3PQ

Our Ref: 25/2520

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Issue – July 2025

1 Introduction

Background

This document supports the house holder planning application for extension to 28 Cae Glas Coedpoeth Wrexham LL11 3PQ

This Statement (along with the Proposed Block Plan) seeks to provide the information required for Biodiversity Benefit.

The frontage of the property is currently a footpath with grassed areas.

This Biodiversity Statement includes the following:

1. Identification of locations and opportunities for potential ecological enhancements.
2. Demonstration of how net benefit for biodiversity (and ecosystem resilience) will be secured and maintained. Full details of the recommended ecological enhancements.

The existing site is bounded on the North West and rear portions of the North East and South West by 1.8m timber fencing. The front portion of the North East boundary is a mature hedgerow, with the remaining frontage being open plan.

The Proposals

The area of land to the South East of the property is subject to planning for extension to the existing dwelling, with the associated green infrastructure improvements to the frontage of the property.

Biodiversity Enhancement

Introduction

Technical Advice Note 5 (Nature Conservation and Planning) (Welsh Assembly Government, 2009)4 and Wrexham County Borough Council (2011)5 seek developments to achieve net biodiversity gain. The requirement to secure and maintain net benefit for biodiversity (NBB) (through enhancements) was reinforced in a letter issued by the Chief Planner (Welsh Government) to all planning departments in October 2019. NBB has been defined as '*the concept that development should leave biodiversity and ecosystems in a better state than before, through securing long term, measurable and demonstrable benefit, primarily on site*.'6

This was reiterated in a letter from the Minister for Climate Change to the Heads of Planning dated October 2023. An Annex7 attached to this letter provided text to update Planning Policy Wales (PPW). Subsequently, Chapter 6 of PPW has been updated as of 11/10/23 which provides '*further clarity .... on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider enhancement and long-term management at each step.*'

WCBC (2011) lists '*examples of how enhancements could be achieved on development sites*'. The options provided include planting native trees of local provenance and provision of bird-boxes. CIEEM (2022) states that '*a key requirement is that the measures put forward are suitable in the local context of the site*'8.

The following enhancement measures are proposed:

- Native species hedgerow is proposed along the West boundary

Assessment of Required Level of Provision

The buildings and associated structures are to remain. The rear of the property is unaffected by the proposals, therefore this assessment relates to the frontage only in relation to the extended garage.

Construction of the garage extension can be categorised as a small/ low impact proposal. Development of this site would not result in a significant impact on any valued ecological resource at this location.

NBB provision '*should be proportional to the extent and impact of development*' (CIEEM 2022). The proposed enhancements will therefore target a priority species known to be present in the area as well as increasing the general biodiversity value of the site.

Biodiversity Enhancement Recommendations

Creation of the 'native species hedgerow'

New hedgerow to be planted to the West boundary to replace the lost grass.

The plants should be checked annually by the owners. Any losses will be replaced. Some maintenance including possibly watering, may need to be undertaken during establishment.

The plants will be planted between November and March. They will be planted in accordance with the advice provided by the Woodland Trust

An appropriate management regime will be reviewed after the grassland has established. It is likely that a greater amount of management will be required during the establishment phase. Advice on appropriate management would also be sought from the supplier.

Maintenance and Monitoring

The importance of securing long-term management/ maintenance and monitoring is central to the NBB approach (*e.g.,* CIEEM 2022). This should also be proportional to the scale and impact of the development.

The newly planted hedgerow should be checked annually by the owners.