Future Arbor

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Torriad Farm,
Bowling Bank,
Wrexham,
LL13 9RT

30th September, 2025
My Ref: S3/OF/002

FAO: Nia Jones

Re: Green Infrastructure Statement
Para 6.4.5, Planning Policy Wales 12

Site: Old Farm, Bowling Bank, Wrexham, LL13 9RT

Dear Nia,

Further to your request for a Green Infrastructure Statement in accordance with Paragraph 6.4.5 of Planning Policy Wales 12 and Planning Policy Wales (Chapter 6), we have now completed our baseline and proposed habitat assessment for your proposed extension at Old Farm, Bowling Bank, Wrexham.

- The Baseline and Proposed Habitat Plans (attached) show a total site area of 991m2, comprised of "developed land, private garden, hard standing (patios, footpaths etc.) and modified grassland." These categories are identified within the BNG Metric (attached) and defined within the UK Hab(V.2) classification index for Biodiversity Net Gain.

- We have superimposed the proposed development on to the existing baseline plan. The Proposed Habitat Plan (attached) demonstrates a 20.79% increase in Biodiversity following development.

- This 20.79% Biodiversity Net Gain meets planning requirements. We have achieved this through including a rotavated and re-seeded area next to your existing garden. We recommend re-seeding with MeadowSow Native Enriched (https/www.wildflowerturf.co.uk/products/establishanewhabitat/meadowsow/nativeenriched-2/ Product Code: MS-NE) seed, which includes UK provenance 85% wild flower seed and 15% non-invasive grasses. In addition, four trees should be planted within this newly fenced-off area, to include 2no. Oak (Quercus robur) and 2no. Domestic Apple of your choice (Malus sp.)

- Please submit this letter, the Baseline and Proposed Habitat Plans and BNG Metric to the LPA to discharge their Green Infrastructure requirement.

If I can be of any further service in this regard, please do not hesitate to contact me.

Yours sincerely,

Brendan Tuer