Net Biodiversity Benefit Statement

Mill Farm House, Bersham, Wrexham, LL14 4LL

1. Introduction

This Net Biodiversity Benefit (NBB) Statement has been prepared in support of the proposed single-storey rear extension at Mill Farm House, Bersham.

In accordance with Planning Policy Wales (Edition 12) and the pre-application advice issued by Wrexham County Borough Council, development proposals must demonstrate how biodiversity will be protected and enhanced.

2. Existing Biodiversity Context

The site is a residential garden environment with established planting and green space. The rear garden provides:

- Foraging opportunities for birds and small mammals.
- Potential nesting and shelter opportunities within garden vegetation.
- A low-disturbance habitat typical of large domestic garden settings.
- The proposed works do not involve the removal or alteration of buildings, trees, or features with potential to support protected species such as bats, and no evidence of protected species has been identified within the application site

There are no designated ecological sites within the application boundary.

3. Impact of the Proposed Development

The proposed extension is small in scale and confined to an area of existing domestic curtilage.

- No loss of priority habitats is proposed.
- No trees or hedgerows will be removed.
- Construction impacts will be short-term and localised.

As such, the development will not result in a net loss of biodiversity.

4. Net Biodiversity Benefit Measures

In order to deliver a measurable net biodiversity benefit, the following enhancements are proposed, in line with the Council's advice:

- Installation of bird nesting boxes integrated discreetly into the external elevations or garden structures.
- Retention and ongoing management of existing garden planting.
- Avoidance of unnecessary external lighting to reduce disturbance to nocturnal species.
- Introduction of native and pollinator-friendly planting within retained garden areas, where opportunities arise, to further support local biodiversity.

5. Ongoing Management
The biodiversity enhancements will be retained and maintained for the lifetime of the development. The homeowners will ensure that nesting features remain unobstructed and protected from disturbance.

6. Conclusion
This Net Biodiversity Benefit Statement demonstrates that the proposed development:

- Avoids harm to existing biodiversity.
- Introduces appropriate, proportionate enhancement measures.
- Complies with Planning Policy Wales (Edition 12) and local planning guidance.

As the proposal avoids harm to existing habitats and introduces appropriate enhancement measures, it will result in a clear net gain in biodiversity relative to the existing baseline condition of the site.

The proposed biodiversity measures are proportionate to the scale of development and accord with the requirements of Planning Policy Wales (Edition 12) and local planning guidance.

The proposal therefore delivers a clear and positive net biodiversity benefit appropriate to the scale of development.