GREEN INFASTRUCTURE STATEMENT

Mill Farm House, Bersham, Wrexham, LL14 4LL

1. Introduction

This Green Infrastructure Statement has been prepared in support of applications for Planning Permission and Listed Building Consent for the proposed single-storey rear extension at Mill Farm House, Bersham.

The statement has been prepared in accordance with Planning Policy Wales (Edition 12), which requires all development proposals to consider, protect, and where possible enhance green infrastructure assets, regardless of scale.

2. Site Context and Existing Green Infrastructure

Mill Farm House is set within a large residential plot with extensive and well-established gardens to the rear. The site contains the following green infrastructure assets:

- Mature garden areas laid predominantly to lawn
- Established planting and shrubs within the rear garden
- Trees and vegetation contributing to local biodiversity and the setting of the listed building
- Permeable garden surfaces that support natural drainage

The rear garden makes a positive contribution to the setting of the Grade II listed building and the wider Bersham Conservation Area, forming part of the historic rural character of the site.

3. Impact of the Proposed Development

The proposed development is limited to a single-storey extension located to the rear of the property.

- The extension footprint is modest relative to the overall size of the plot
- No trees or established planting will be removed
- The majority of the existing garden and green infrastructure assets will be retained in full
- The proposal will not adversely affect green corridors, habitats, or landscape features

Due to the location and scale of the development, the proposal will have minimal impact on existing green infrastructure.

4. Green Infrastructure Retention and Enhancement

The proposal prioritises the retention of existing green infrastructure, ensuring that the garden continues to function as an important ecological and visual asset.

Enhancement measures include:

- Retention of the established rear garden and lawned areas.
- Continued use of permeable surfaces within the garden.
- Improved visual and physical connection between the dwelling and garden through new glazed openings, encouraging active use and stewardship of the outdoor space.
- Climbing plants (e.g., honeysuckle or ivy) will be encouraged along boundary walls or fences to provide vertical habitat.
- Incorporation of bird boxes and insect habitats within the new garden structure or boundary walls.

These measures support the objectives of PPW by safeguarding existing green assets and maintaining the contribution they make to the site's character and biodiversity.

5. Conclusion

This Green Infrastructure Statement demonstrates that the proposed development:

- Retains existing green infrastructure assets.
- Avoids harm to the setting of the listed building and conservation area.
- Complies with Planning Policy Wales (Edition 12) requirements.

The proposal is therefore considered acceptable in green infrastructure terms.

CIAT
CHARTERED PRACTICE