Net Biodiversity Benefit and Green Infrastructure Statement

Lower Oak Farm

Erection of replacement outbuilding

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1.0 Net Biodiversity Benefit

1.1 In accordance with paragraph 6.4.5 of Planning Policy Wales 12, all developments are required to demonstrate that provision has been made for net biodiversity benefit (NBB).

1.2 The below indicates the measures which will be taken on site to ensure a benefit to biodiversity is achieved via the proposed application.

1.3 During the design process, we had carefully considered that the proposal did not harm any wildlife or have any negative impact on the biodiversity. Currently, there are no hedgehog holes in the fencing, bat or bird boxes, or log piles. Any trees/ hedgerows/ planting are unaffected by the proposed development.1.4 To improve the ecology within the boundaries of the property, we will provide a log pile in the position indicated below in red. The log pile will be suitable for invertebrates, small mammals and amphibians. Log pile to be loosely laid in a single direction and held in place with sticks driven into the ground.





Typical log pile

2.0 Green Infrastructure Statement

Form completed by:	Jack Felgate
Date:	21.05.2025
Address of site:	Lower Oak Farm, Oak Road, Wrexham, LL13 9RG
Description of Proposal:	Erection of replacement outbuilding

1. Details of all existing green infrastructure on site and approximate size:

Boundary 1:	3.0m hedgerow
Boundary 2:	1.5m fencing and hedgerow
Boundary 3:	Hedgerow varying sizes
Front Garden:	As above boundary 1
Rear Garden:	As above boundaries 2-3.

2. What green infrastructure features (trees, hedges, hedgebanks) have already been removed from site and/or require removal to facilitate the development (add lengths or areas)?

Boundary 1:	No boundaries to be affected by the proposed development

3. How are the retained features being protected during development (BS5837:2012)?

Boundary 1:	Walls is inset of the fence, therefore no adverse effect.

4. What Green Infrastructure is being planted as mitigation for losses?

Boundary 1:	Garden is already well planted with trees, hedgerows, and plants therefore no additional planting.
Boundary 2:	Log pile is to be installed towards the rear of the garden to provide the biodiversity benefit.

5. Biodiversity enhancements

   The enhancements do not need to be directly attached to the proposed new construction; they can be attached to the host dwelling or placed within the garden, but they do need to be on land within the red or blue line. The principle is that the enhancements should lead to a 'net benefit' for

biodiversity. The following biodiversity enhancements have also been added: Log pile is to be installed towards the rear of the garden to provide the biodiversity benefit.

6. Management and maintenance.

   All existing hedgerows and trees are to be retained and maintained as usual by the applicant.

7. Conclusion

   Based on the information provided above, this development will result in a Green Infrastructure and Net Biodiversity Benefits upon completion.