

Green Infrastructure Statement

Hoseley Bank Farm, Hoseley Lane, Marford, Wrexham,

LL12 8YD

Extension of a Grain and Machinery Store

Hoseley Farms

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1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application for the construction of an extension to an approved grain store to also accommodate machinery, and all and associated works at Hoseley Bank Farm, Hoseley Lane, Marford, Wrexham, LL12 8YD.

1.2 This GIS aims to respond to the requirements of Chapter 6 of Planning Policy Wales (Edition 12, 2024). This states:

"6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

6.2.12 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.

6.2.13 There are multiple ways of incorporating green infrastructure, depending on the needs and opportunities a site presents, and the green infrastructure assessment should be referred to, as appropriate, in order to ascertain local priorities. Landscaping, green roofs, grass verges, sustainable drainage and gardens are examples of individual design measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places. Wider landscape measures, such as the creation of species rich meadows, woodlands and the improvement of linkages between areas of biodiversity value should be considered for larger scale development. In most cases the green infrastructure statement should highlight any baseline data considered and surveys and assessments undertaken, including but not limited to, habitats and species surveys, arboricultural surveys and assessments, sustainable drainage statements, landscape and ecological management plans, open space assessments and green space provision and active travel links".

1.3 The 'step-wise approach', as outlined below, demonstrates the sequential approach that has been adopted as part of the proposed development to maintain

and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. In addition, enhancement has been secured by delivering a net biodiversity benefit on-site, over and above that required to mitigate or compensate for any negative impact.

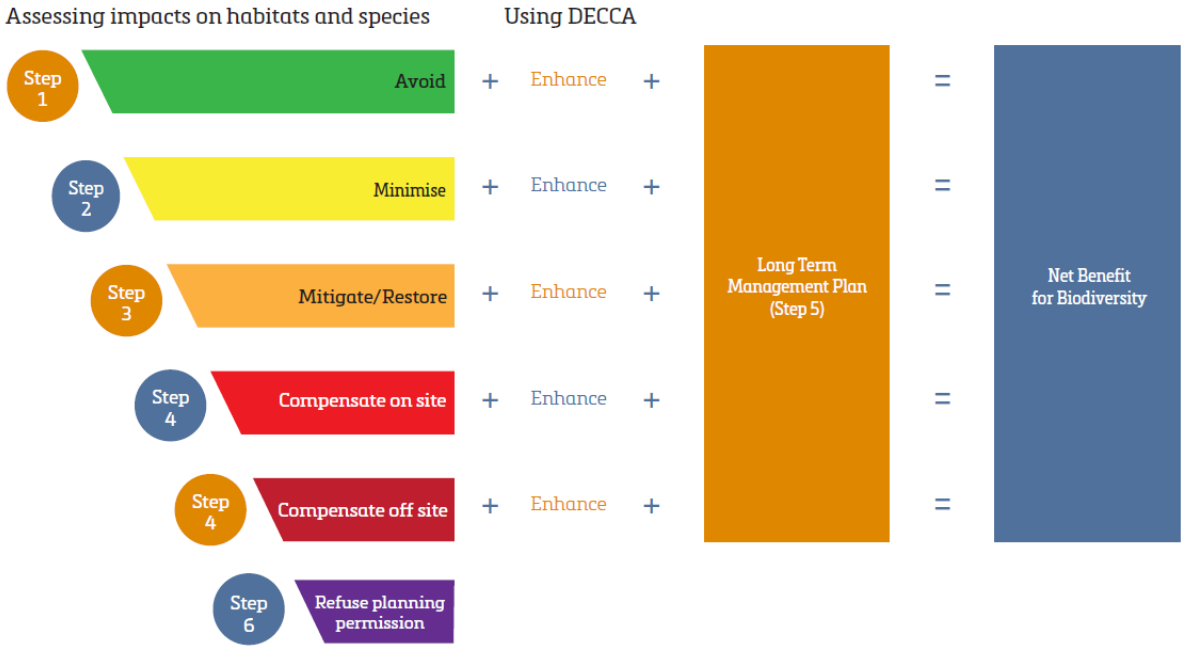


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Proposed Development

2.1 The planning application seeks full planning permission for the construction of an extension to the western elevation of the existing steel-portal framed building on the site, and associated works, to provide storage for crops and agricultural equipment used by the Applicant.

2.2 The building will not be used to house livestock.

2.3 There are no other suitable or other empty buildings on the proposed site which could alternatively be utilised.

3.1.1 The total floor area of the proposed extension is approximately 963m2 and measures approximately 45.2m in length and 21.3m in width. The height of the building is approximately 10.7m at its ridge.

2.4 The proposed extension will maintain the design form of the existing building on-site – extending it eastwards. The proposed extension will feature lower concrete walls with Juniper green box profile cladding above and on the roof.

2.5 2x Woodcrete bat boxes and 1x Woodcrete bird box are proposed to be installed on the extension's northern elevation in order to achieve a net-benefit for biodiversity.

3. Green Infrastructure Baseline

3.1 The application site currently comprises an area of grassland and a farm track. In light of this and given the use of the land and surrounding existing development, the application site is deemed to be of low ecological value.

3.2 The proposed development is positioned adjacent to the existing hedge but will not necessitate the removal or cause damage to any on-site trees or hedgerows, given its set-off from the hedgerow. All existing vegetation will be retained and safeguarded as part of the development.

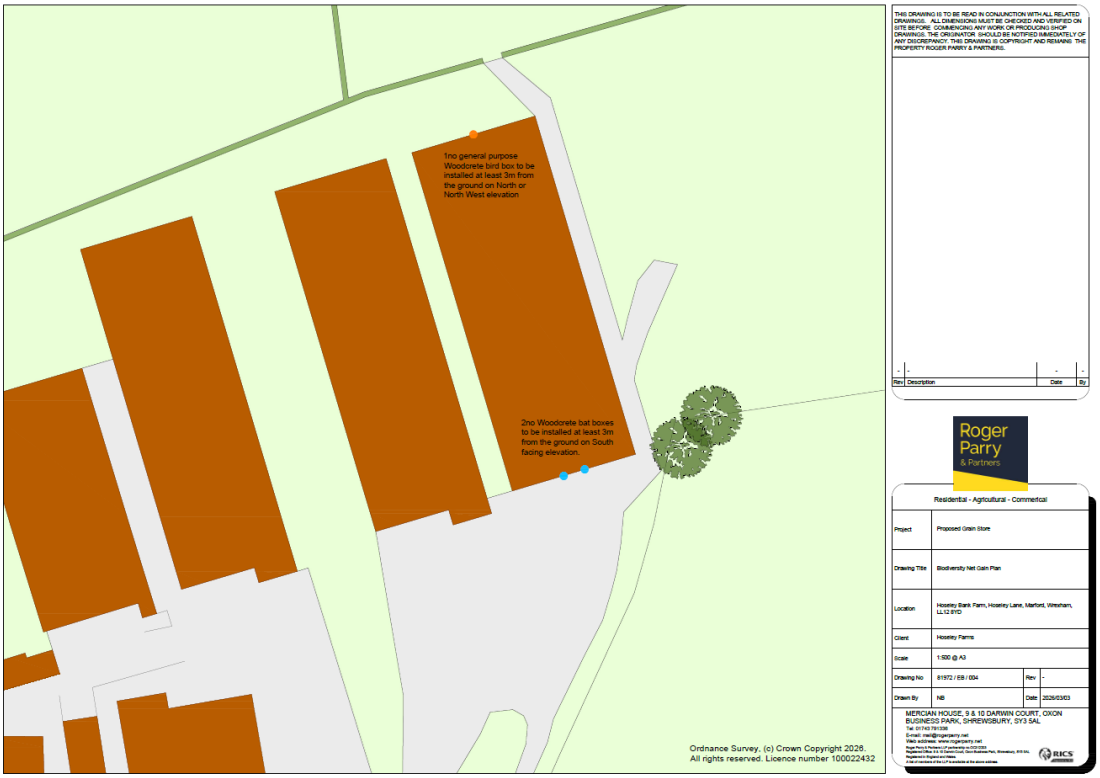
3.3 The existing agricultural building is modern and as a result it is unlikely to have the roosting potential of bats

3.4 Therefore, it is considered the application site is devoid of any green infrastructure of significance or importance at present.

4. The Green Infrastructure Strategy

4.1 The approach to the design and siting of the proposed extension is outlined within the accompanying Planning Statement. The submitted design has been arrived at following thought being given to the environmental effects of the proposed development.

4.2 It is proposed that two Woodcrete bat boxes and one Woodcrete bird box be erected on the northern elevation of the proposed extension. The locations of the proposed Woodcrete bat and bird boxes are shown on the submitted Biodiversity Enhancement Plan, an extract of which is below:



4.3 Given the fact the application site is devoid of any green infrastructure at present, the proposed NBB measures as outlined above, would provide a significant NBB effect over and above the green infrastructure baseline.

4.4 The step-wise approach has been followed as impacts upon habitats and species would be avoided through the siting and design of the proposal. The development would also not prejudice connectivity between nearby habitat for protected species and wider biodiversity.

4.5 Off-site ecological mitigation will not be required as there will not be any impacts upon protected species on the site.

4.6 The proposal would also achieve an overall net benefit for biodiversity on the holding over and above the application site's green infrastructure baseline.

4.7 The Applicant will ensure the long-term management and maintenance of the proposed bird and bat boxes to ensure they are kept in a useable condition.

5. Conclusion

5.1 It is clear the proposed development would not cause any impacts upon existing green infrastructure, biodiversity, ecosystem resilience or protected species. The proposal has fully followed the step-wise approach as prescribed by Chapter 6 of Planning Policy Wales, and the development would provide a net benefit for biodiversity which is commensurate to the scale of the proposals.