Green Infrastructure and Net Biodiversity Benefit Statement

The Hollies, Horseman's Green, Whitchurch, SY13 3EA

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1. Introduction

This Green Infrastructure and Net Biodiversity Benefit Statement has been prepared in support of a Householder Planning Application for the demolition of an existing detached garage and workshop and the erection of a single-storey rear extension at The Hollies, Horseman's Green, Whitchurch, SY13 3EA.

The statement has been prepared in accordance with Planning Policy Wales (Edition 12) and the requirements identified within the pre-application advice issued by Wrexham County Borough Council. The purpose of this statement is to demonstrate how existing Green Infrastructure assets will be retained and protected and how the proposal will deliver a positive Net Biodiversity Benefit.

Part 1 – Green Infrastructure Statement

2. Existing Green Infrastructure Assets

The application site comprises a substantial residential curtilage extending to approximately 2,545m² and contains a variety of existing Green Infrastructure assets.

The site benefits from:

- Extensive lawned garden areas.
- Mature boundary hedgerows.
- Established trees and shrub planting.
- Existing planted borders.
- Permeable garden surfaces.
- Ecological connectivity associated with the site's boundary vegetation.

The principal Green Infrastructure assets are concentrated around the site boundaries where mature hedgerows and vegetation provide visual screening, habitat opportunities and ecological connectivity with neighbouring land.

The extensive rear garden also contributes positively to local Green Infrastructure through the provision of permeable surfaces and opportunities for wildlife movement and foraging.

3. Impact of Development

The proposed development is located wholly within an established residential curtilage and occupies only a small proportion of the overall site area.

The proposal involves:

- Demolition of an existing detached garage and workshop.
- Construction of a single-storey rear extension.
- Formation of associated external amenity space.
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The proposal does not require the removal of any trees, hedgerows or significant landscape features. Existing boundary hedges and planting will be retained and protected throughout construction works.

Given the generous size of the site, extensive areas of garden and soft landscaping will remain following completion of the development.

The proposal therefore results in minimal impact upon the site's existing Green Infrastructure assets.

4. Retained and Enhanced Green Infrastructure

The development has been designed to retain the site's principal Green Infrastructure features.
The following assets will remain unaffected by the proposal:

- Existing boundary hedgerows.
- Existing trees.
- Existing shrub and garden planting.
- Existing wildlife corridors along site boundaries.
- Extensive lawned garden areas.
- Existing permeable surfaces.

The retention of these features will ensure that the site's contribution to local Green Infrastructure continues following completion of the development.

The proposal also provides opportunities for enhancement through additional planting associated with the courtyard area and retained garden.

5. Green Infrastructure Conclusion

The proposal has been carefully designed to retain and protect the site's existing Green Infrastructure assets.

The development occupies only a limited proportion of the overall site area and does not result in the loss of any significant trees, hedgerows or landscape features.

The proposal therefore accords with the Green Infrastructure objectives of Planning Policy Wales and Wrexham County Borough Council.

Part 2 – Net Biodiversity Benefit Statement

6. Existing Biodiversity Context

The site comprises a large residential garden environment with extensive areas of established vegetation and green space.

The site currently provides:

- Foraging opportunities for birds and small mammals.
- Nesting and shelter opportunities within boundary hedgerows and garden vegetation.
- A low-disturbance habitat typical of large domestic garden settings.
- Ecological connectivity through mature boundary planting and established landscape features.

The proposed works do not involve the removal of trees, hedgerows or features with known potential to support protected species and no evidence of protected species has been identified within the application site.

There are no designated ecological sites within the application boundary.

7. Impact of the Proposed Development

The proposed extension is confined to an area of existing domestic curtilage and occupies only a small proportion of the overall site area.

- No loss of priority habitats is proposed.
- No trees or hedgerows will be removed.
- Existing boundary vegetation will be retained.
- Construction impacts will be temporary and localised.

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

8. Net Biodiversity Benefit Measures

In order to deliver a measurable Net Biodiversity Benefit, the following enhancements are proposed:

- Installation of a bird nesting box integrated within the dwelling or located within an appropriate position within the garden.
- Installation of a bat roost box on the dwelling or within a suitable location on the site.
- Retention and ongoing management of existing hedgerows and 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.

These measures are considered proportionate to the scale of the development and will provide additional opportunities for wildlife within the site.

9. Ongoing Management

The biodiversity enhancements will be retained and maintained for the lifetime of the development.
The homeowners will ensure that nesting and roosting features remain unobstructed and protected from unnecessary disturbance. Existing boundary vegetation and garden planting will continue to be managed in a manner that supports local biodiversity.

10. Net Biodiversity Benefit Conclusion

This Net Biodiversity Benefit Statement demonstrates that the proposed development:

- Avoids harm to existing biodiversity.
- Retains the site's principal ecological features.
- Introduces appropriate and proportionate enhancement measures.
- Complies with Planning Policy Wales (Edition 12) and local planning guidance.

As the proposal avoids harm to existing habitats and introduces biodiversity enhancement measures, it will result in a positive Net Biodiversity Benefit relative to the existing baseline condition of the site.
The proposed measures are proportionate to the scale of development and accord with the requirements of Planning Policy Wales and Wrexham County Borough Council.
The proposal therefore delivers a clear and positive Net Biodiversity Benefit appropriate to the scale and nature of the development.