GREEN INFRASTRUCTURE & BIODIVERSITY STATEMENT

9 Bryn Siriol, Coedpoeth, Wrexham, LL11 3PZ

1. Introduction

This Green Infrastructure and Net Benefit for Biodiversity Statement has been prepared in support of a householder planning application for the extension and alteration of the existing dwelling at 9 Bryn Siriol, Coedpoeth.

The statement has been prepared having regard to Planning Policy Wales Edition 12 (PPW12) and demonstrates how green infrastructure and biodiversity have been considered as an integral part of the proposed development.

The statement is proportionate to the modest scale and nature of the development and considers the existing site, the potential effects of the proposals, application of the step-wise approach and the measures proposed to provide a net benefit for biodiversity.

2. Existing Site and Green Infrastructure

The application site comprises an established residential dwelling and associated domestic curtilage within the built-up residential area of Coedpoeth.

The existing green infrastructure associated with the site is principally formed by the established front and rear domestic garden areas and associated residential planting.

The site is already developed and does not comprise an undeveloped or extensive area of natural habitat. No significant trees, established hedgerows, ponds or other notable habitat features are identified as being directly affected by the proposed building works.

Notwithstanding its domestic character, the existing garden provides small-scale green infrastructure which can contribute to local biodiversity, surface water management and habitat connectivity within the wider residential area.

3. Proposed Development

The development comprises a single-storey side and rear extension to the existing dwelling, associated internal alterations and external decking.

At the front of the property, the existing off-road parking area is proposed to be enlarged. This will result in the replacement of a limited area of existing garden with new hardstanding.

The proposed additional parking area will be constructed using permeable surfacing, allowing surface water to infiltrate appropriately and reducing the impact which would otherwise arise from the introduction of conventional impermeable hardstanding.

The remainder of the domestic garden will continue to provide green space around the dwelling.

4. Application of the Step-Wise Approach

Avoid:

The development has been designed around the established residential use of the site and makes efficient use of the existing dwelling and its curtilage.

The building works are concentrated immediately adjacent to the existing dwelling rather than extending unnecessarily into the wider garden.

No significant trees, hedgerows or other notable habitat features are identified for removal as part of the proposal.

The extent of additional hardstanding at the front of the property is limited to that required to provide a practical improvement to the existing off-road parking arrangement.

Minimise:

Where part of the existing front garden is required to accommodate the enlarged parking area, the environmental effect has been minimised through the specification of permeable rather than conventional impermeable hardstanding.

The remaining garden areas will be retained as soft landscape and will continue to provide opportunities for planting and wildlife.

The proposal therefore retains the greatest practical extent of existing green infrastructure whilst meeting the functional requirements of the development.

Mitigate:

The use of permeable surfacing will assist with the management of surface water within the site and help retain an element of the natural drainage function currently provided by the garden.

Remaining garden areas will be retained and opportunities taken to introduce additional planting which provides greater value to wildlife.

Compensate:

Having followed the preceding stages of the step-wise approach, the proposal does not result in the loss of significant habitat requiring separate off-site ecological compensation.

Instead, proportionate enhancement measures can be delivered within the application site itself.

Enhance:

To provide a positive enhancement over the existing situation and contribute towards a net benefit for biodiversity, the following measures are proposed:

- native and/or wildlife-friendly flowering planting will be introduced within the retained garden areas, with species selected to provide nectar, pollen and other resources for pollinating insects across an extended flowering season;

- at least one bird nesting box will be installed within the site in a suitable sheltered location;
- the proposed additional parking area will utilise permeable surfacing rather than conventional impermeable hardstanding; and
- existing garden areas not required for the development will remain available as soft landscaping and domestic habitat.

These measures will introduce additional opportunities for feeding and nesting wildlife whilst maintaining green space and permeability within the established residential plot.

5. Net Benefit for Biodiversity

The proposal represents relatively modest development within an established domestic curtilage.

Although a limited area of existing front garden will be converted to additional parking, this has been minimised through the design of the scheme and the use of permeable surfacing.

Importantly, the proposal also provides an opportunity to improve the biodiversity value of the retained garden through the introduction of wildlife-friendly planting and a dedicated bird nesting feature.

The proposed enhancement measures are considered proportionate to the nature and scale of the development and will provide additional opportunities for wildlife beyond those currently provided by the site.

Taken together, the retention of garden areas, introduction of permeable surfacing, additional wildlife-friendly planting and provision of a bird nesting feature are considered capable of leaving the biodiversity value of the site in an improved position following completion of the development.

6. Ecosystem Resilience

Consideration has also been given to the resilience of the site's green infrastructure.

The proposal retains areas of domestic garden around the dwelling and introduces additional planting rather than relying solely upon hard landscaping. This will maintain small-scale habitat opportunities within the site and its relationship with neighbouring residential gardens.

The use of a range of wildlife-friendly flowering plants will increase the diversity of planting available within the site, whilst the retention of soft landscaped areas maintains habitat extent and connectivity at a domestic scale.

Permeable surfacing additionally provides a multi-functional green infrastructure benefit by assisting with surface water infiltration.

The proposal therefore provides a proportionate contribution towards maintaining and enhancing the diversity, extent, condition and connectivity of green infrastructure within the site.

7. Conclusion

The proposed development has been considered in accordance with the principles of green infrastructure, the step-wise approach and the requirement to secure a net benefit for biodiversity.

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The proposal makes efficient use of an established residential site, avoids the loss of significant habitat features and retains garden areas around the dwelling.

Where a limited area of front garden is required to provide improved off-road parking, the effect has been minimised through the use of permeable surfacing.

This is complemented by positive biodiversity enhancement through additional native and/or wildlife-friendly planting and the provision of a bird nesting feature.

These measures are proportionate to the scale and nature of the proposed householder development and will ensure that green infrastructure remains incorporated within the site whilst providing an overall enhancement for biodiversity.

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