LandStudio



IPSEN UNIT 10

Green Infrastructure and Net Benefit for Biodiversity Statement

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This document has been produced by Land Studio on behalf of Lovelock Mitchell. The contents of the document are intended for a planning application for the proposed works to Unit 10 at Ipsen Biopharm, Ash Road North, Wrexham, LL13 9UF. Land Studio has prepared this report in accordance with the instructions of the above-named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

IPSEN UNIT 10: INTRODUCTION & THE SITE

1.0 Introduction

This Green Infrastructure and Net Benefit for Biodiversity Statement has been prepared in support of the proposed Unit 10 planning application at Ipsen Biopharm, Ash Road North, Wrexham, LL13 9UF.

In accordance with Planning Policy Wales (PPW) and the Environment (Wales) Act 2016, the statement should demonstrate how green infrastructure has been embedded within the design through a proportionate, step-wise approach, taking into account the scale and nature of the development.

The application site relates to the construction of a new drug storage unit located within the existing established industrial development on an area characterised by extensive hardstanding for storage and parking.

A boundary hedge exists adjacent to Ash Road North within the redline boundary (see Figure 2) and two existing trees exist adjacent to the planning boundary which will remain in the scheme (see Figure 4).

The site is bound by existing industrial buildings and Ash Road North.

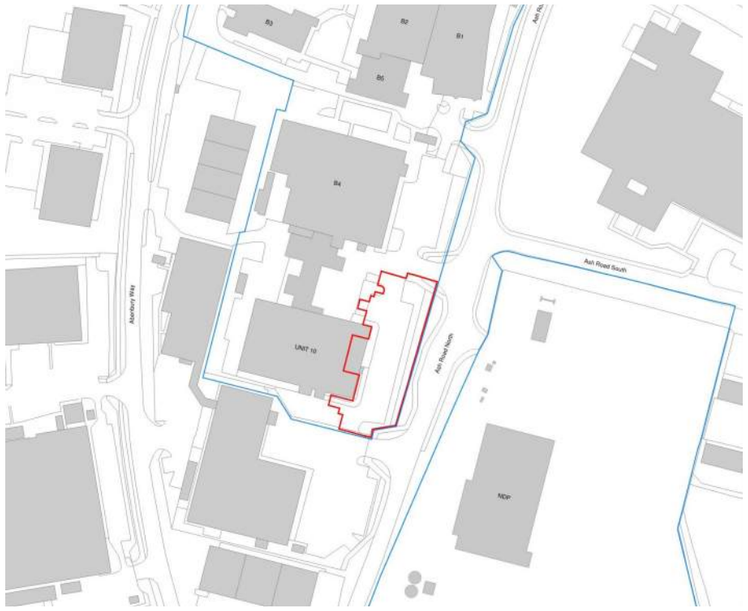


Figure 1: Site Location



Figure 2: Existing Site - Boundary Landscaping



Figure 3: Existing Site - Existing Surfacing



Figure 4: Existing trees

IPSEN UNIT 10: BASELINE ANALYSIS

2.0 Proposed

The application site comprises of mainly existing hardstanding, boundary hedge and landscaping up to the highway boundary with Ash Road North.

Vegetation on site is limited to the boundary hedge on the eastern edge of the site and grass verge. Two existing trees are located on the boundary in the north west corner of the site and will remain within the scheme.

There is no structural planting or habitat connectivity with the wider site. The existing site is therefore dominated by impermeable surfaces and conventional drainage infrastructure, with little opportunity for natural water management or ecological function.

3.0 Constraints and Opportunities

Constraints

- Predominantly hardstanding with limited existing habitat
- Existing drainage infrastructure required to remain
- Existing underground services required to remain

Opportunities

- Integration of sustainable drainage (SuDS) within the layout through permeable surfaces
- Introduction of new planting and habitat features within the grass verge where existing services do not exist
- Enhancement of biodiversity within a currently low-value site

The site offers some small opportunities to change a functionally engineered space.



Figure 5: Existing Site Plan

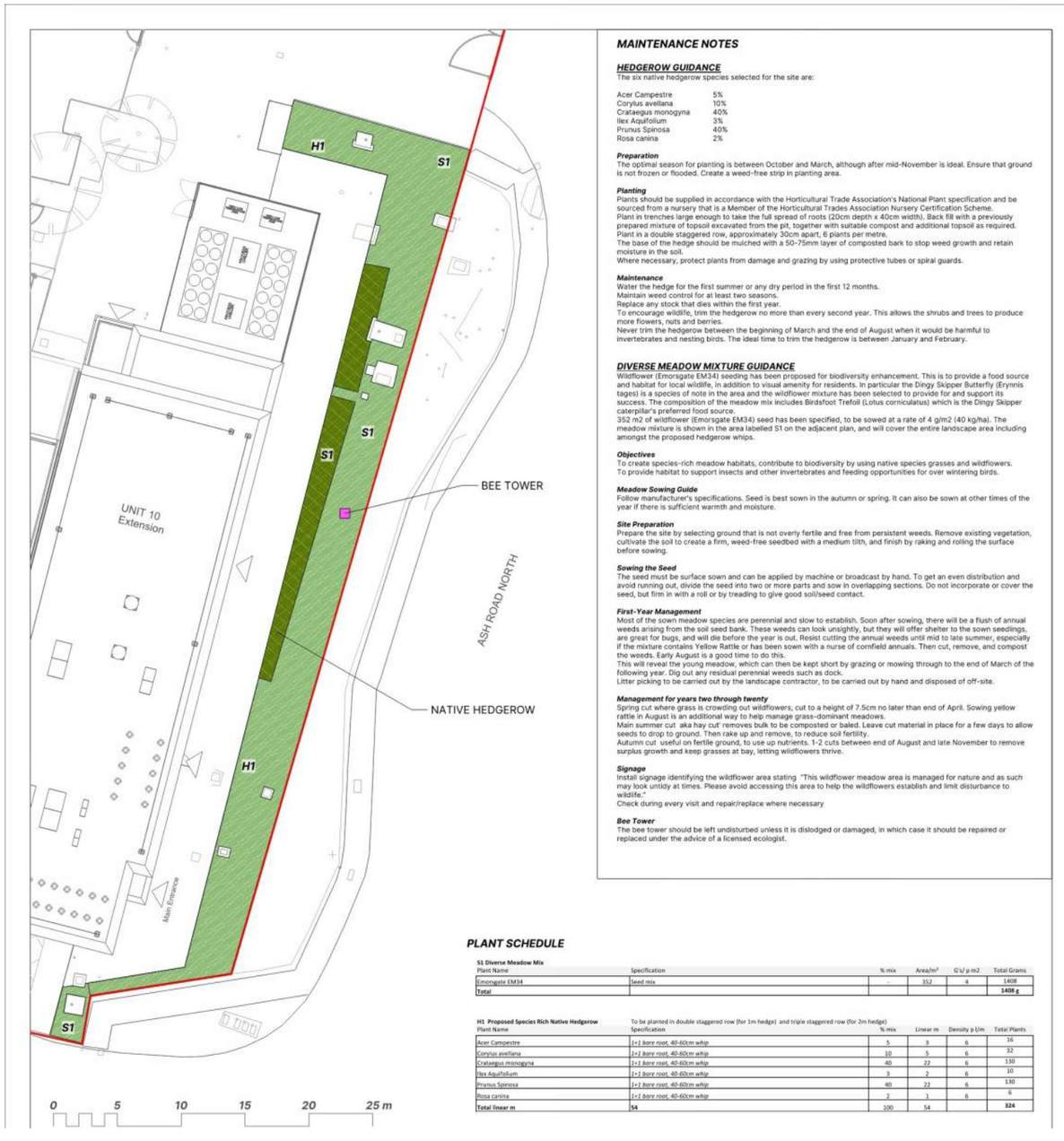
IPSEN UNIT 10: PROPOSAL ANALYSIS

4.0 Design Approach

The design has been reviewed in accordance with the following legislation and has been assessed against these proportionate to the size and scope of the development.

- Planning Policy Wales (Chapter 6)
- Environment (Wales) Act 2016 – Section 6 Duty
- SAB SuDS Standards (S1 – S6)

The proposed site plan can be found in Figure 6.



MAINTENANCE NOTES

HEDGEROW GUIDANCE
The six native hedgerow species selected for the site are:

Acer Campestre	5%
Corylus avellana	10%
Crataegus monogyna	40%
Ilex Aquifolium	3%
Prunus Spinosa	40%
Rosa canina	2%

Preparation
The optimal season for planting is between October and March, although after mid-November is ideal. Ensure that ground is not frozen or flooded. Create a weed-free strip in planting area.

Planting
Plants should be supplied in accordance with the Horticultural Trade Association's National Plant specification and be sourced from a nursery that is a Member of the Horticultural Trades Association Nursery Certification Scheme.
Plant in trenches large enough to take the full spread of roots (20cm depth x 40cm width). Back fill with a previously prepared mixture of topsoil excavated from the pit, together with suitable compost and additional topsoil as required.
Plant in a double staggered row, approximately 30cm apart; 6 plants per metre.
The base of the hedge should be mulched with a 50-75mm layer of composted bark to stop weed growth and retain moisture in the soil.
Where necessary, protect plants from damage and grazing by using protective tubes or spiral guards.

Maintenance
Water the hedge for the first summer or any dry period in the first 12 months.
Maintain weed control for at least two seasons.
Replace any stock that dies within the first year.
To encourage wildlife, trim the hedgerow no more than every second year. This allows the shrubs and trees to produce more flowers, nuts and berries.
Never trim the hedgerow between the beginning of March and the end of August when it would be harmful to invertebrates and nesting birds. The ideal time to trim the hedgerow is between January and February.

DIVERSE MEADOW MIXTURE GUIDANCE
Wildflower (Emorsgate EM34) seeding has been proposed for biodiversity enhancement. This is to provide a food source and habitat for local wildlife, in addition to visual amenity for residents. In particular the Dingy Skipper Butterfly (Erynnis tages) is a species of note in the area and the wildflower mixture has been selected to provide for and support its success. The composition of the meadow mix includes Birdsfoot Trefoil (Lotus corniculatus) which is the Dingy Skipper caterpillar's preferred food source.
352 m2 of wildflower (Emorsgate EM34) seed has been specified, to be sowed at a rate of 4 g/m2 (40 kg/ha). The meadow mixture is shown in the area labelled S1 on the adjacent plan, and will cover the entire landscape area including amongst the proposed hedgerow whips.

Objectives
To create species-rich meadow habitats, contribute to biodiversity by using native species grasses and wildflowers.
To provide habitat to support insects and other invertebrates and feeding opportunities for over wintering birds.

Meadow Sowing Guide
Follow manufacturer's specifications. Seed is best sown in the autumn or spring. It can also be sown at other times of the year if there is sufficient warmth and moisture.

Site Preparation
Prepare the site by selecting ground that is not overly fertile and free from persistent weeds. Remove existing vegetation, cultivate the soil to create a firm, weed-free seedbed with a medium tilth, and finish by raking and rolling the surface before sowing.

Sowing the Seed
The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll or by treading to give good soil/seed contact.

First-Year Management
Most of the sown meadow species are perennial and slow to establish. Soon after sowing, there will be a flush of annual weeds arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and will die before the year is out. Resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle or has been sown with a nurse of cornfield annuals. Then cut, remove, and compost the weeds. Early August is a good time to do this.
This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as dock.
Litter picking to be carried out by the landscape contractor, to be carried out by hand and disposed of off-site.

Management for years two through twenty
Spring cut where grass is crowding out wildflowers; cut to a height of 7.5cm no later than end of April. Sowing yellow rattle in August is an additional way to help manage grass-dominant meadows.
Main summer cut aka hay cut' removes bulk to be composted or baled. Leave cut material in place for a few days to allow seeds to drop to ground. Then rake up and remove, to reduce soil fertility.
Autumn cut useful on fertile ground, to use up nutrients. 1-2 cuts between end of August and late November to remove surplus growth and keep grasses at bay, letting wildflowers thrive.

Signage
Install signage identifying the wildflower area stating "This wildflower meadow area is managed for nature and as such may look untidy at times. Please avoid accessing this area to help the wildflowers establish and limit disturbance to wildlife."
Check during every visit and repair/replace where necessary

Bee Tower
The bee tower should be left undisturbed unless it is dislodged or damaged, in which case it should be repaired or replaced under the advice of a licensed ecologist.

PLANT SCHEDULE

S1 Diverse Meadow Mix

Plant Name	Specification	% mix	Area/m²	G's/ p m2	Total Grams
Emorsgate EM34	Seed mix	-	352	4	1408
Total					**1408 g**

H1 Proposed Species Rich Native Hedgerow — To be planted in double staggered row (for 1m hedge) and triple staggered row (for 2m hedge)

Plant Name	Specification	% mix	Linear m	Density p l/m	Total Plants
Acer Campestre	1+1 bare root, 40-60cm whip	5	3	6	16
Corylus avellana	1+1 bare root, 40-60cm whip	10	5	6	32
Crataegus monogyna	1+1 bare root, 40-60cm whip	40	22	6	130
Ilex Aquifolium	1+1 bare root, 40-60cm whip	3	2	6	10
Prunus Spinosa	1+1 bare root, 40-60cm whip	40	22	6	130
Rosa canina	1+1 bare root, 40-60cm whip	2	1	6	6
Total linear m	**54**	100	54		**324**

Figure 6: Proposed Site Plan

IPSEN UNIT 10: PROPOSAL ANALYSIS

5.0 Blue Green Infrastructure Strategy

5.1 Surface Water Management (Blue Infrastructure)

Surface water management is embedded within the design of the new building where possible and will include;

- Controlled discharge
- Permeable paving with sub-base attenuation (see Figure 7)
- Source control and on-site storage

This approach will align with SAB requirements but is limited on blue-green infrastructure due to space within the existing site boundary and to coordinate around existing services.

5.2 Green Infrastructure

With the redline boundary being restricted by existing buildings and highway infrastructure, limited green space can be included for within site boundary.

The extension has been designed to utilise an existing hard surfaced area, thereby avoiding the loss of undeveloped land and minimising impacts on green infrastructure and biodiversity features.

The footprint of the development has been kept to the minimum necessary to meet operational requirements. Existing areas of hardstanding are reused although a widening is required into the existing hedge/verge.

The boundary hedge removal has been limited to the extent necessary to facilitate the proposed development and associated operational requirements.

Opportunities for compensatory landscaping within the site are constrained by the operational requirements of the industrial use, including vehicle manoeuvring, servicing and health and safety considerations. However a planting zone is possible between the new kerb edge and the existing services to compensate for the loss of the existing hedge.

Integration of wildlife meadow planting has been included to the verge alongside introduction of a bee tower. A native hedge will be included where possible around existing services.

The bee tower will be sensitively located within the wildflower verge and the specification chosen in accordance with best practice guidance.

Given the existing low ecological baseline, these interventions deliver a clear enhancement in biodiversity and ecological function.



Figure 7: Native Hedge Planting

IPSEN UNIT 10: NET BENEFIT FOR BIODIVERSITY STATEMENT

6.0 Net Benefit for Biodiversity Statement

The proposed development will result in the loss of the habitats present within the site. To compensate for this loss and maintain ecological value, compensatory hedge planting is recommended, as well as provision of bird boxes.

National Planning Policy in Wales requires that every development delivers a net benefit for biodiversity. It states that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity. In doing so planning authorities must take account of and promote the resilience of ecosystems (Planning Policy Wales (12), 2024, and Annex 11/10/23, Updated National Planning Policy Wales).

A net benefit means that a development must ensure the post-development state should be better for biodiversity than pre-development. Benefits should be in addition to any mitigation or compensation required for habitat loss. Improvements should ideally be on-site and long-term. Off-site improvements are acceptable if on-site is not feasible

Unlike in England, where developments must meet 10% gain for biodiversity, Welsh planning policy does not specify how much benefit should be delivered, or how long it should be maintained – it is up to each local planning authority to decide what is appropriate and proportionate to the scale of the development. However, biodiversity benefits should promote ecosystem resilience, in line with the Section 6 Biodiversity Duty (The Environment (Wales) Act 2016).

In practice, this means that a planning application must consider the DECCA framework to assesses the possible effects of the proposed development on the Diversity, Extent, Condition, Connectivity and Adaptability of ecosystems within and beyond the site and look to improve them as part of the Net Benefit for Biodiversity.

6.1 Designing for NBB

1. Pre-development, projects need to integrate biodiversity improvements from the earliest design stages so plans should be informed by ecological surveys to establish the pre-development biodiversity state.

2. Site design and layout should prioritise preserving valuable existing habitats, must consider long-term habitat management and enhance ecosystem connectivity with the adjacent environment where possible.

3. Construction and Operational measures may be required to safeguard retained and created habitats and the protected species which may be present.

4. Long-term management and monitoring of habitats can include management plans, replacing failed introductions such as young trees, and maintenance of bat and bird nesting boxes.

6.2 Measures to Provide Benefits for Biodiversity

The proposed soft and hard landscaping demonstrates that the site will deliver net benefits for biodiversity. The following measures will enhance ecological value:

Diversity – A diverse native wildflower mix and new native hedge will be sown within the eastern boundary verge to enhance the existing habitat. These habitats will provide additional feeding and nesting opportunities for birds, small mammals, and invertebrates. Introduction of a bee tower will bring solitary bees to the area.

Extent – The proposed wildflower verge and new native hedge will provide additional habitat and food sources for biodiversity.

Condition – The proposed wildflower area and new native hedge will be managed to ensure plants remain in good health. Any diseased or dying specimens will be replaced to maintain habitat quality.

Connectivity – Enhancing the existing landscape which is linear will help with connectivity to existing landscaped areas to provide further opportunities for foraging and commuting wildlife.

Adaptability – The above measures will enhance the currently species-poor modified grassland verge and laurel hedge increasing habitat diversity will create conditions that allow native species to establish and thrive.

IPSEN UNIT 10: CONCLUSION

7.0 Conclusion

The proposed development demonstrates how a predominantly hardstanding site can be enhanced by following the stepwise approach.

Through the integration of SuDS, native planting and biodiversity enhancements, the scheme:

- Responds positively to the site's low baseline condition
- Enhances biodiversity and environmental quality
- Meets SAB drainage requirements
- Aligns with national planning policy

The development footprint predominantly comprises an area of existing surface-level car parking and associated hardstanding within Wrexham Industrial Estate. Vegetation on site is limited to small areas of modified grassland and existing laurel hedging, with negligible structural planting or habitat connectivity.

On a local level, proposed habitat provides commuting and stepping stone habitat across the site through provision of wildflower meadow and new native hedging. It is considered that the wider site's functionality to provide foraging and commuting habitat for local fauna will be enhanced as a result of the proposals.

At a more landscape scale, the proposed wildflower meadow and native hedge will strengthen existing connectivity to nearby green corridors, woodland, ponds and brooks, and the wider ecological network.

By incorporating opportunities for wildlife and introducing native habitat features and a bee tower, the development will deliver a measurable net benefit for biodiversity that is proportionate to the scale of the proposal.



Figure 8: Bee Tower

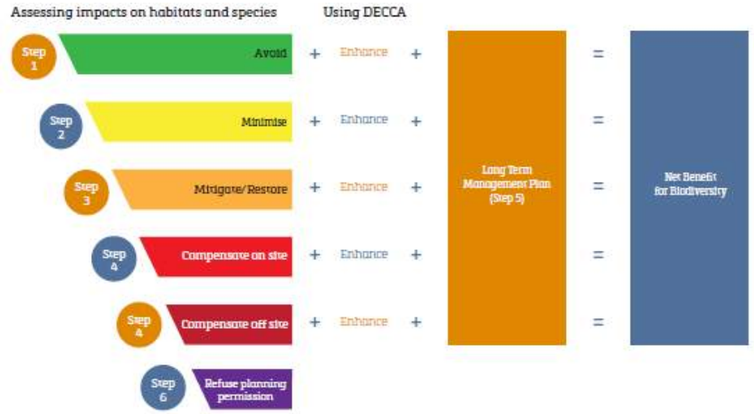


Figure 9: Stepwise Approach



Figure 10: Native species rich wildflower meadow