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Green Infrastructure Statement (GIS)

Site:	Woodville Garage, Llay	**Report Date**	23 October 2024
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Proposed Development	Demolition of existing garage and construction of 3no. detached dwellings and associated infrastructure such as driveways and gardens. Includes biodiversity compensation, enhancement and soft landscaping. The development site comprises mainly hard standing which now in places, has patches of grasses, buddleia *Buddleja davidii*, dandelion *Taraxacum sp*., dock *Rumex sp.*, ragwort *Senecio jacobaea*, thistle *Cirsium sp*., willowherb *Epilobium sp*., common horsetail *Equisetum arvense,* ivy *Hedera sp.* and pendulous sedge *Carex pendula*. Scattered around the site were saplings and slightly larger examples of oak *Quercus robur*, sycamore *Acer pseudoplatanus*, field maple *Acer campestre*, willow *Salix sp*., silver birch *Betula pendula* and hawthorn *Crataegus monogyna.* The garden to the rear couldn't be fully accessed but was observed through a window – this supported mature hawthorn, oak, sycamore and field maple.
Notes	This GIS is provided in good faith. Above ground and buried services have not been surveyed in the production of this GIS. It is advisable that the site owner undertakes the necessary services/utilities surveys to ensure this planting scheme does not conflict with unknown infrastructure currently and in the future – it is advisable to consider a 5 metre clearance of any buried or above ground services to allow for future growth. Sambrook Associates Ltd accepts no liability in the implementation of this biodiversity statement – the burden of responsibility to ensure this statement is devoid of risk lies with the site owner Any designs, specifications, advice, suggestions, or comments written or verbal relating to work of any kind are provided for consideration only and under no circumstances are to be interpreted as provision of design, management or supervision under the Construction (Design and Management) Regulations 2015.
Standards	All plants are to be sourced from recognised UK suppliers and be of native provenance. All planting work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation and all operatives are to be appropriately trained, certified and qualified to undertake the tasks required.
Assessed Losses	Losses will be minimal and include the small patches of the above species, none of which form a continuous habitat within the site or contiguous habitats to the wider landscape. Native boundary habitats that do form a valuable boundary feature will

	be retained and protected but some pruning/trimming work will be required to bring them into manageable state. Where existing native hedgerow vegetation is present along the rear boundary, this will be retained and incorporated into the new planting.

Proposed Biodiversity Net Benefit	The proposed development includes a soft landscaping scheme which will be created with a biodiversity focus. The landscaping scheme includes the planting of a native species rich hedgerow along rear boundary, sowing of a species rich wildflower grassland mix in the gardens and the planting of trees. The Proposed Plans drawing by Scott Architecture (21.05.2024) shows the locations of the proposed planting.
	
	• Within the gardens:
	  ○ creation of wildflower grassland by sowing Emorsgate Seeds EL1 Flowering Lawn Mixture or similar across the 3 front and rear gardens
	  ○ planting 1no. wild cherry *Prunus avium* per garden (3 in total).
	• Rear boundary across the back of site:
	  ○ Planting of a species rich hedgerow with trees totaling approx. 35m in length comprising blackthorn *Prunus spinosa*, holly *Ilex aquifolium*, hazel *Corylus avellana*, field maple *Acer campestre* and spindle *Euonymus europaeus*.

Proposed Planting Specifications	
Grass seed mix	Emorsgate Seeds EL1 Flowering Lawn Mixture or similar. Both mixes: Sowing rate of 4g/m2
Trees	3no. wild cherry *Prunus avium* Girth/Dia: 12-14cm, Height: 350-425cm, Root Zone: RB.
Hedgerow	40% blackthorn *Prunus spinosa* 15% hazel *Corylus avellana* 15% field maple *Acer campestre* 10% holly *Ilex aquifolium* 10% spindle *Euonymus europaeus* 10% dog rose *Rosa canina* Bare rooted stock to be dipped in water retaining polymer and notch planted randomly in a triple staggered row at a rate of 7 plants per linear metre. Whips should be 40-60cm in height as this is the most viable size for establishing a new hedgerow. All plants to be healthy, hardened-off and with good fibrous root systems and to comply with the requirements of BS3936 Specification for Nursery Stock. All planting to be undertaken in accordance with BS4428 Code of Practice for General Landscape Operations: • All plants to be protected from wind exposure at all times. All plants to be soaked in water for several hours prior to planting and to be well watered in. • No planting to be carried out during poor weather conditions, i.e. when ground is frozen, waterlogged, or during droughts, hot sunshine or persistent dry or

	cold winds. All plant material to receive enough water to ensure healthy establishment. • Time of year for planting: November to March, inclusive. • Watering and weed control: Provide as necessary.

Management Prescriptions

Year / Phase	Areas	Action	Timing	Prescriptions
Year 0 **Planting/ Sowing**	Front Gardens	Creation of species rich lawns Planting of a single wild cherry *Prunus avium* in front garden of each property	Spring/ Autumn	To prepare a planting bed first remove concrete and hard debris, then remove weeds using repeated cultivation. Create a planting bed to a depth of 1m and fill with subsoil (700mm) and on top of that, a layer of low nutrient topsoil (300mm) which should be raked to produce a fine tilth. This will be a sufficient depth the support trees and also be suitable for the creation of the grassland. **Trees:** Tree pits of at least 75cm diameter greater than the roost system and no deeper than the container shall be excavated and the sides well scarified to prevent smearing. The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level - the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball. Tree pits should be backfilled with 1 part excavated topsoil and 2 parts tree planting compost. At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil. The final layer should not be consolidated. Apply a general-purpose slow release fertiliser (at the rate of 75gm/m2) and Tree Planting and Mulching Compost at the rate of (20litres/m2) are to be incorporated into the top 150mm of topsoil during final cultivations. All trees are to be double staked with 75mm dia stakes with rubbers and spacers and with 1.2m deer protection guards. Stakes should be driven at least 300mm into the ground before planting the tree, taking care to avoid underground services and cables etc. and should typically be one third the height of the tree stem above ground. Staked trees shall be secured to stakes with suitable proprietary rubber tree ties and spacers. Immediately after planting, but before applying the bark mulch, all trees should be saturated.

				Grassland: Seed to be sown in the autumn (September to October) or spring (March-April) providing there is sufficient warmth and moisture. The seed must be surface sown and is to be applied by machine or preferably broadcast by hand. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact. During the establishment phase, in very dry conditions, the seed beds may need irrigation. The need for this will be assessed by the ground maintenance team prior to first occupation. Thereafter, the property purchasers will be responsible for the remaining establishment of lawns.
	Rear Gardens	Creation of species rich lawns		To prepare a seed bed first remove concrete and hard debris, then remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll or tread to produce a level firm surface. If required, add a low nutrient top soil or subsoil to produce a planting bed of approx. 0.5m depth. Seed to be sown in the autumn (September to October) or spring (March-April) providing there is sufficient warmth and moisture. The seed must be surface sown and is to be applied by machine or preferably broadcast by hand. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact. During the establishment phase, in very dry conditions, the seed beds may need irrigation. The need for this will be assessed by the ground maintenance team prior to first occupation. Thereafter, the property purchasers will be responsible for the remaining establishment of lawns.
	Rear Boundary Hedgerow	Creation of hedgerow	November to March, inclusive	Create a planting bed to a depth of 0.75m and fill with subsoil (450mm) and topsoil (300mm). This will be a sufficient depth the support the hedgerow plants. Topsoil to be the top layer which should be raked to produce a fine tilth. Planting slots shall be made using a planting spade. Plant notches should be T-, H- or L- shaped, or straight notches, using spades of a design suitable for this purpose. The planting notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. The notch must then be closed and the soil will be well firmed round the roots in line with the guidelines as set out in BS 4428 (1989).

				All hedge planting stock will be protected from rabbit damage using approved proprietary 0.9m clear plastic spiral guards, supported with 0.9m 12/14lb canes as advised by the manufacturer. Composted bark mulch will be spread to a depth of 75mm along the hedgerow base. All plants shall be watered in at the end of each day of planting.
Year 1 Establishment	Gardens	Management of lawns, trees and hedgerow to encourage establishment	Grassland: From spring Trees: Early spring Hedgerow: Early spring for topping up mulch and adjusting sheaths/ stakes. Pruning in Jan/Feb	Year 1 management onwards will be subject to property owner's discretion. The recommended method of management of the lawns, trees and hedgerow will be provided in a home pack upon purchase of the property. It is noted however, that there will be no proposal to enforce this under any form of agreement. **Lawn:** The wildflower and grass species in this mix are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This annual weed growth is easily controlled by repeated mowing. Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wildflowers, and control annual weeds. Dig out any residual perennial weeds such as docks. **Trees:** Top up mulch to ensure a 50mm layer around tree base is maintained. Replace any dead, dying, damaged stock with same species of similar size. Adjust ties, sheaths and stakes as and when required; the need for this must be checked annually. **Hedgerow:** Top up mulch to ensure a 50mm layer around tree/hedgerow bases is maintained. Replace any dead, dying, damaged stock with same species of similar size. Adjust sheaths and stakes as and when required; the need for this must be checked annually.

Year 2-5 **Initial ongoing management**	Gardens	Management of lawns, trees and hedgerow to encourage maturity	Grassland: From spring Trees: Early spring Hedgerow: Early spring for topping up mulch and adjusting sheaths/ stakes. Pruning in Jan/Feb	Subject to property owner's preferences, the following will be suggested: **Lawn:** Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed. **Trees:** Top up mulch to ensure a 50mm layer around tree/hedgerow bases is maintained. Replace any dead, dying, damaged stock with same species of similar size. Adjust ties and stakes as and when required; the need for this must be checked annually. **Hedgerow:** Top up mulch to ensure a 50mm layer around tree/hedgerow bases is maintained. Replace any dead, dying, damaged stock with same species of similar size. Adjust protective sheaths and stakes as and when required; the need for this must be checked annually. From Year 3, check for the need to prune to encourage a good shape.
Year 6-30 Ongoing management	Gardens	Management of lawns, trees and hedgerow	Grassland: From spring Trees: Winter/ early spring Hedgerow: Pruning in Jan/Feb Early spring for removing ties/stakes	Subject to property owner's preferences, the following will be suggested: **Lawn:** Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed. **Trees:** remove tree stakes and protective sheaths if the tree is sufficiently self-supporting. Prune as required. **Hedgerow:** Replace any dead, dying, damaged stock with same species of similar size. Remove protective sheaths and stakes as and when required (usually year 6 but may be extended where replacement planting has occurred); the need for this must be checked annually. Strim hedgerows every 3rd year, maintaining a minimum height of 1.5m and 1m width.