**GREEN INFRASTRUCTURE STATEMENT & BIODIVERSITY ENHANCEMENT SCHEME**

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| **Form completed by:** | Nina Hasinski |
| **Date:** | 08.06.2025 |
| **Address of site:** | Trinity Hall, Llangollen Road, Acrefair, LL14 3SF |
| **Grid reference:** | 52.97945990777057, -3.079970032543442 |
| **Description of Proposal:** | As part of our commitment to developing the site as shared office spaces in a residential setting, we have already undertaken significant landscaping and planting work along the boundaries to improve the view for neighbouring residents and provide seclusion from the road for site users.<br>A Wellness Garden has been created, and rainwater harvesting has been introduced to collect 5000 litres of rainwater from the warehouse roof.<br>These landscaping and planting measures include planting a variety of trees, shrubs, and flowers, which have already improved the biodiversity and now provide shade and shelter from the South-westerly weather. See before and after photos below. |

**1. Details of all existing green infrastructure on site:**

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| Boundary 1: | The boundary along the Llangollen Road at the front of Trinity Hall was originally a bare bank consisting of grass and weeds. It now comprises a fence covered with Virginia Creeper, Winter and Spring Jasmine and lined with Buxus hedging. The banks directly outside Trinity Hall have been planted with Buxus, Choisya, Lavender, African daisies (Osteospermum), thyme and marjoram. Further along the steep banks, laurel shrubs, with Photinia Red Robin trees above, line the roadside, and we have encouraged the growth of a few self-planted Sycamore and Ash trees, wild roses, gorse and wildflowers. |
| Boundary 2: | The boundary along the unadopted road has a very steep bank, which previously had very little growing on it due to the lack of soil due to erosion, meaning that plants could not root into it, with the only plants growing at the very bottom of the slope. We have started work to retain the soil on the top half of this stretch of road. We have planted African daisies (Osteospermum) as ground cover, retained the existing shrubs and Sycamore tree, as well as planting 2 additional Sycamores, 1 Ash tree, 1 lilac, 2 conifers, 6 yucca, 2 buddleia, hostas and many other shrubs (see photos below). We have also planted a lavender border along the fence line at the top of the bank, which is very popular with bees. |
| Boundary 3: | No green infrastructure due to boundary fence. |
| Boundary 4: | No green infrastructure due to boundary fence. |
| Wellness Garden: | On the South-westerly side of the site (along boundary 2), between the warehouse and the steep bank down to the road, there is a large triangular area, which was drainage stone covered in grass when we took over the property. See before and after photos |

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| | below.<br><br>With a view to developing the offices, we have begun to create a Wellness Garden in this space. We have already:<br>• Landscaped the area to create secluded spaces and varied terrain<br>• Planted over 100 Buxus hedge plants<br>• Planted several trees: 1 silver birch, 1 ash, 4 lilac (2 varieties), 2 hazel, 6 conifers, 1 Cotinus Coggyrgria, 2 laurels and 2 bay trees.<br>• Planted a variety of shrubs including Conifers, Hebbe's, Variegated Euonymus, Azaleas, Rosemary, Dogwoods, Hydrangea, Juniper, amongst others.<br>• Planting also includes fuchsias, hostas, African daisies, elephant's ears (*Bergenia cordifolia* 'Purpurea'), heuchera, and lavender borders.<br><br>The garden has been fenced in, with landscaped banks, and the trees planted to provide seclusion from the road, shelter from the predominantly westerly weather and shade in the summer.<br><br>Rainwater harvesting has been introduced to harvest 5000 Liters of water from the warehouse roof to use for watering the gardens. |

**2. What green infrastructure features (trees, hedges, hedge banks) have already been removed from site and/or require removal to facilitate the development?**

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| Boundary 1: | Nothing has or will be removed |
| Boundary 2: | Nothing has or will be removed |
| Boundary 3: | Nothing has or will be removed |
| Boundary 4: | Nothing has or will be removed |
| Wellness Garden: | Nothing has or will be removed |

**3. How are the retained features being protected during development (BS5837:2012)?**

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| Boundary 1: | No protection required, as the proposed development will not affect these areas. |
| Boundary 2: | No protection required, as the proposed development will not affect these areas. |
| Boundary 3: | No protection required, as the proposed development will not affect these areas. |
| Boundary 4: | No protection required, as the proposed development will not affect these areas. |
| Wellness Garden: | No protection required, as the proposed development will not affect these areas. |

**4. What green infrastructure is being planted as mitigation for losses?**

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| Boundary 1: | There are no losses |

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| Boundary 2: | There are no losses |
| Boundary 3: | There are no losses |
| Boundary 4: | There are no losses |
| Wellness Garden: | There are no losses |

**5. What Landscaping is being planted to enhance Green Infrastructure?**

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| Boundary 1: | Green infrastructure already undertaken, as described above. |
| Boundary 2: | Green infrastructure already undertaken, as described above. |
| Boundary 3: | No green infrastructure due to boundary fence. |
| Boundary 4: | No green infrastructure due to boundary fence. |
| Wellness Garden: | Green infrastructure already undertaken, as described above. |

**6. How will the new planting be managed or maintained?**

In future, businesses renting the offices will pay a maintenance fee, which will include maintenance of the grounds and garden.

**7. Biodiversity enhancements**

The enhancements do not need to be directly attached to the proposed new construction; they can be attached to the host dwelling or placed within the garden, but they do need to be on land within the red or blue line. The principle is that the enhancements should lead to a 'net benefit' for biodiversity.

The following biodiversity enhancements for the development have already been undertaken:

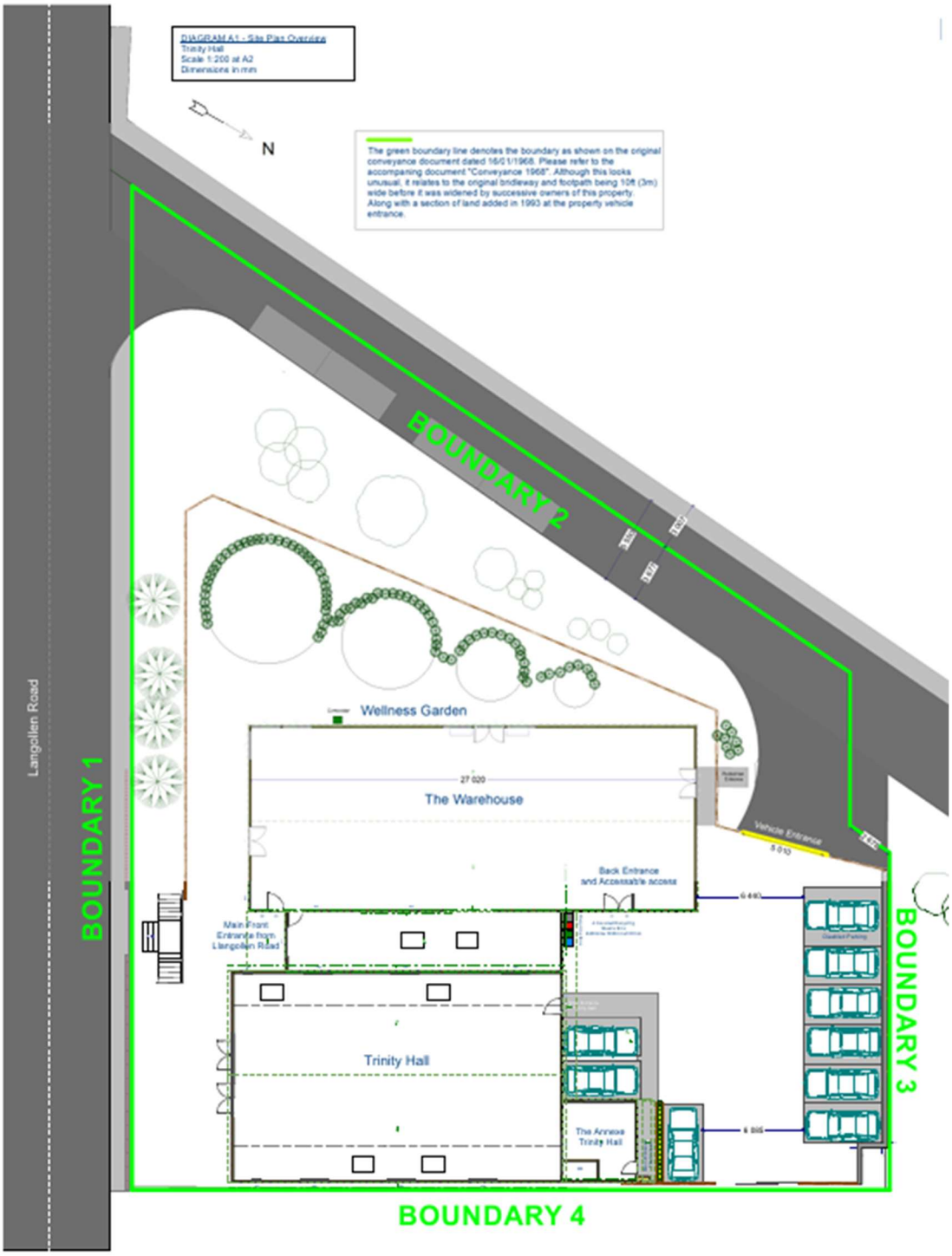
| **Type** | **Location** | **Info** |
|---|---|---|
| Trees: 8 sycamore trees, 2 buddleia, 2 ash, 1 silver birch, 4 lilac trees, 2 hazel, 2 bay, 4 Photinia red robins, 7 conifers | Along the banks of boundary 1 and 2 and within the wellness garden | The trees provide shade and shelter, some (such as lilac and buddleia) are great for pollinators. |
| Over 100 Buxus hedge plants | Within the wellness garden, also bordering the front steps of Trinity Hall | Provide shelter. |
| Over 100 Lavender plants | Along the fence line at the top of the steep bank (boundary 2), within the Wellness Garden, in front of Trinity Hall | Great for pollinators. |

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| Bark mulch | Banks of the Wellness Garden | Supports soil microorganisms, and encourages microbial activity, reduces water evaporation and erosion. |
| Shrubs including Hebbes, Choisya, Hydrangea, Rosemary, Laurel, Azalea, Fuschia, Cornus Alba (Dogwood), Yucca | Within the Wellness Garden and along the bank on boundary 2 | Provide shelter. |
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## 8. Conclusion

We have already undertaken significant work on developing green infrastructure, which has resulted in a large Net Biodiversity benefit, as we are committed to creating a nice environment for both wildlife and local inhabitants.

**9. Sketch plan** (Insert plan showing the features of the development site):



## 10. Site photos

*Figure 1 - Before: Boundary 2 and Wellness Garden area*




*Figure 2 - After: Boundary 2*



*Figure 3 – After: Wellness Garden*



*Figure 4 – After: boundary 2*



*Figure 5 – Before: boundary 1*




*Figure 6 – After: boundary 1*



*Figure 3 – After: boundary 1*

