

Landscape Scheme

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1. Introduction

The purpose of this Landscape Statement has been prepared in support of a planning application submitted by Penycae Scout Group for the erection of an equipment storage building, to improve the quality of the design of the proposed scheme and to help ensure that it fits into the landscape and its rural location. The Statement considers every aspect of the building, its relationship to the existing scout building, other surrounding buildings, shared boundaries, and site in general.

2. The Site

The Scout Headquarters stands within its own grounds to the south of the housing development known as Bryn y Barcut in the village of Penycae and accessed of the estate road immediately to the north of the site. The useable grounds, which

total about two acres, are made of tarmacadam car park providing parking to the Scout Headquarters, a building built in 1990 of relatively new building construction materials. It further consists of two lean-to structures to either side and attached to the main Scout building, managed amenity grassland area, some unmanaged grassland, a number of mature trees and scrub pockets. It is understood that the land area within ownership of the Scout Group is around 2.5 acres. The main building on the site, the Scout Headquarters, is located adjacent to the northern boundary of the site [see Drawing No PD/281/01 - Location and Existing Site Plans]. The northern and partial west boundaries, border onto formal gardens of the adjacent residential development and access roadways while the partial eastern boundary abuts Penycae Primary School. The main portion of the site is open to the south to adjacent fields consisting in part, school playing fields and in part improved grassland.

2. General Description of Landscape Works

In accord with the sentiments identified in the consideration of the authority's Local Development Plan¹ Policies and Local Planning Guidance Notes²³ the following landscape works are proposed and detailed in this Landscape Scheme Statement and shown on the submitted Landscape Proposals [see revised Drawing No PD/281/06 – Proposed Site and Landscaping Plan [Rev 3 – 11_03_24]:

- Rolled limestone dust to access and turning area;
- Native hedge planting along the northern and eastern boundaries to the site;
- Introduction of a pond fed by surface water from the roof of the proposed building which will result in an area of wetland;
- Post and rail fence around the proposed pond;
- Supplementary native tree planting as shown on the above Proposed site and Landscaping Plan;
- Other untamed areas to further support biodiversity;
- All other areas seeded.

3. Planting Preparation and Methodology

Prior to laying topsoil ensure all areas for soft landscaping, turfing or planting, are ripped thoroughly to alleviate compaction caused by the building works. All

¹ Wrexham Local Development Plan [Wrexham County Borough Council – Adopted December 2023]

² Local Planning Guidance Note 7 - Landscape and Development - Wrexham County Borough Council

³ Local Planning Guidance Note 17 - Trees and Development - Wrexham County Borough Council

building rubble, wood, plastic, large stones and debris from the site to be removed from the site. All ground preparation and planting operations shall comply with BS4428 (1989) Code of Practice for General Landscape Operations). Contractor should be aware of the root protection areas and should not raise soil levels in these areas and allow for hand operations [further information contained in the submitted Arboricultural Impact Assessment and Method Statement (Tree Solutions - Feb 2024)].

Topsoil

- To be medium textured loam slightly acidic–neutral, free from perennial weed, roots, and stones over 50mm.
- It should be fertile and contain an adequate humus and fibre content. Imported topsoil shall conform to BS 3882, general purpose grade.
- Depth of topsoil to be generally as follows:-
 - Shrub planted area – 450mm depth
 - Tree pits – 1.2m x 1.2m x 750mm deep
 - Turf area – 150mm topsoil
 - New native hedging – minimum 300mm depth of existing site topsoils

Amenity shrub planting

- Preparation by laying topsoil to depth required, importing material to make up deficiencies.
- Rotovate top 150mm topsoil and incorporate 50mm depth compost and 100g of slow-release fertiliser per m2.
- Container-grown planting to be carried out September to June – ensure adequate additional watering is provided if drier spells occur within this period.
- Bare-root stock planted between October to March.
- Plant plants to nursery mark, firm and water thoroughly on completion.
- After planting spread 50mm depth of amenity grade bark mulch ensuring that it is feathered back behind planting bed edge to avoid mulch over-spilling onto adjacent hard surfacing and ensure no parts of plants are buried by the mulch.

Trees

- Trees should be planted in areas previously cleared of all weeds, grass and vegetation;
- Bare-root trees and container grown trees to be planted between October and March.

- The trees are to be of 'Selected Standard' size, 10-12 cm girth, 2.75-3.0 metres tall, bare-root or root-balled and healthy and vigorous.
- Trees with a girth greater than 8cm shall be planted in prepared tree pits 1.2m x 1.2m x 750mm deep, base of pit broken up by a further 150mm to alleviate drainage, backfilled with a mix of topsoil and proprietary tree and shrub planting compost at a ratio of 1:1.
- Fix tree stake into firm ground below pit before planting, backfill in 150mm lightly consolidated layers after planting.
- Lay a 75mm perforated irrigation pipe on top of root system to facilitate watering, prior to final back fill.
- Cut-end of pipe needs to be finished just above ground level.
- Stake trees with a single low stake [third height of stem] secured by rubber Tom ties located at top of stake.
- Water thoroughly upon completion.
- Ensure the tree ties are not so tight that they damage the stems.
- Check regularly and loosen to allow growth.
- Trees should be able to be self-supporting by the third year when the stakes and ties should be removed to avoid damage to the tree and making it dependent on support.
- Check regularly that the shrub guards are sound and secure, and replace as necessary.
- Maintain a metre wide strip in a weed free condition for at least three years, to reduce competition from grass and weeds for moisture and nutrients.

Turf

- Ensure no existing perennial weeds and lay topsoil.
- Cultivate topsoil to create a firm even bed with a fine tilth removing stones exceeding 25mm incorporating a pre-seeding fertiliser at the rate recommended by the manufacturer.
- Lay turf in accordance with good horticultural practice. Allow watering if required.

Native Hedging

- Clear a metre wide strip of vegetation from the proposed hedge planting site using a Glyphosate based systemic herbicide – strictly in accordance with manufacturer's instructions.
- Allow the ground to recover from any chemical treatment before planting.

- Take great care to avoid drift and hence damage to nearby vegetation.
- Use mulch to reduce weed control operations, spread a geotextile membrane / black polythene over the planting site and peg at sufficiently regular intervals to keep in place. Straw can also be used as mulch.
- Through the plastic, plant the hedging transplants and pit plant the container grown stock in pits larger than the root ball, having first gently teased out any roots from the root ball of any container grown stock.
- Planting is to be carried out during the planting season [November and March] – ideally in November, before the ground gets too cold, otherwise up to March except when there is a ground frost or soil is waterlogged.
- Avoid planting in very cold or wet weather.
- Hedging plants are to be 60-80 cm high, 1+1, bare-root, healthy and vigorous transplants to be planted in a double staggered row, at a density of not less than 7 per meter with approximately 450mm between plants in the same row, and 300-400mm between rows.
- All plants need to be well heeled-in after planting and watered-in during dry weather.
- All transplants shall be protected with a 400mm high plastic spiral rabbit guard supported by a 750mm stake or cane, which can be removed once the plants are well established (approx 3-5 years).
- Stock-proof fencing should be erected to protect hedging from grazing as required.

4. Implementation and Maintenance Plan

Upon approval by the local planning authority, the above landscape scheme shall be implemented within the planting period October 2016 to March 2017 or the planting season immediately following occupation of the permitted development, whichever is the soonest. The approved landscape scheme shall be maintained for a period of five years from the date of implementation. Within that timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and / or are removed shall be replaced with trees and shrubs. Long-term management is proposed, in order to ensure plantings remain healthy and in-keeping with the original design.

Trees and Shrub Planting

- Ensure the tree ties are not so tight that they damage the stems.
- Check regularly and loosen to allow growth.

- Trees should be able to be self-supporting by the third year when the stakes and ties should be removed to avoid damage to the tree and making it dependent on support.
- Check regularly that the shrub guards are sound and secure, and replace as necessary.
- Ensure adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced.
- Replace dead, dying or damaged stock with the same species as soon as practicable in the first planting season following failure.

Hedge Planting

- In the first spring after planting trim all lateral branches back by 50% (not Holly).
- Prune damaged, diseased or dead wood immediately after first leaf break.
- Follow with a light trim every second or third year, allowing the hedge to increase in size each time.
- Ensure adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced.
- Replace dead, dying or damaged stock with the same species as soon as practicable in the first planting season following failure.
- In the spring and after severe frosts and winds firm-in around the base of each plant and ensure that tree stakes and ties and shelters are secure.

The approval of this Landscape Scheme dated February, 2024 will ensure the applicant / occupier will be responsible for the health and condition of the plants for at least 5 years after they are planted, and this means that any which die during this period must be replaced.

10. Conclusion

The prepared Landscape Statement is comprehensive. Great care has been taken in ensuring the proposals will result in ameliorating the impact of the proposed equipment storage building and that it will not look out of place in the local area. It has taken account of the local planning authority's Local Development Plan Policies contained in the Wrexham Local Development Plan [adopted December 2023], Planning Policy Wales (PPW) - [Edition 12 February 2024], national planning guidance [PPW Technical Advice Note 12: Design] and local planning guidance [Local Planning Guidance Notes 7 - Landscape and Development, 17 – Trees and Development and 30 – Design] together with best practice.

Appendix 1 – Schedule of Tree Planting

Species	Specification	Root
Common Spindle [Euonymus Europaeus]	Selected standard	White fabric container
Rowan [Sorbus Aucuparia]		
Field Maple [Acer Campestre]		
Silver Birch [Betula Pendula]		
Hornbeam [Carpinus Betulus]		
Holly [Ilex Aquifolium]		
Whitebeam [Sorbus Aria]		
Sugar maple [Acer Saccharum]		

Trees to be planted into prepared pits 600x600x600mm comprising topsoil and 20% soil conditioner + Mycorrhizal granules and slow-release fertiliser added at the manufacturer's recommended rate

Appendix 2 – Schedule of Shrub Planting

Shrub Planting	Height [Cm]	Grown	Dens. [m2]
Amelanchier Lamarkii	40-60	C3L	3
Juniper [Juniperus-communis]	30-40	C2L	4
Escallonia 'Apple Blossom'	40-60	C2L	3
Kerria Japonica	40-60	C3L	3
Hypericum 'Hidcote'	30-40	C3L	4
Phormium Tenax	40-60	C3L	3
Wayfaring Tree [Viburnum lantana]	5m		1
Buckthorn [Rhammus cathartica]	6m		1
C – Container grown			

Appendix 3 - Pond / wetland

Ponds [small wetland area] don't need to be deep. After you've maximised the shallows (<10cm deep) keep the rest of the pond relatively shallow. Submerged and floating plants are happy in water depths up to 30cm. Beyond this, few

emergent plants will grow and unless water quality is very good the water will be too cloudy for any submerged plants to take hold. The first 10cm of water depth is the most important habitat for pond plants and invertebrates. Aim to maximise this habitat with a bank angle less than 1:20 (3°). The key to creating wildlife rich ponds is to ensure that they have clean water and have a shallow edge habitat.

Marginal plants

Water-forget-me-not [Myosotis scorpiodes]
Yellow Flag Iris [Iris pseudacorus]
Water Cross [Nasturtium officinale]
Bogbean [Menyanthes trifoliata]
Lesser Spearwort [Ranunculus flammula]
Cuckoo Flower [Cardamine pratensis]
Marsh Marigold [Caltha palustris] Brooklime [Veronica beccabunga]
Pendulous Sedge [Carex pendula]
Soft Shield Fern [Polystichum setiferum]

Floating plants

Common water-crowfoot [Ranunculus aquatilis]
Frogbit [Hydrocharis morsus-ranae]
Water Lily [Nymphaeaceae]

Submerged plants

Spiked water-milfoil [Myriophyllum spicatum]
Rigid hornwort [Ceratophyllum demersum]
Water Violet [Hottonia palustris]

Appendix 4 - Specification of Native Hedge Planting

Mixed Native Hedge – species mix to be as follows:-

Main Matrix (Transplants / Quicks) 70% of planting stock

- Hawthorn [Crataegus Monogyna]
- Blackthorn [Prunus Spinosa]
- Hazel [Corylus Avellana]

Interplant (Whips / Transplants) 30% of planting stock

- Holly [*Ilex Aquifolium*]
- Dog Rose [*Rosa Canina*]
- Dogwood [*Cornus Sanguinea*]
- Wild Privet [*Ligustrum Vulgare*]
- Honeysuckle [*Lonicera*]
- Guelder Rose [*Viburnum Opulus*]

Planting to include additional climbers / shrubs in the hedgerow as these will increase the value to wildlife and attractiveness of the hedge at a ratio of 1 plant per 10 metres.