08th April 2026

Ref: CW20-2789 RPT 003

GREEN INFRASTRUCTURE STATEMENT

QUEENSBRIDGE FARM, WREXHAM

1.1.1. Collington Winter Environmental Ltd (CWE) were commissioned by Steven Heighway to complete a Green Infrastructure Statement (GIS) for the development at South of Queensbridge Farm, Grange Road, Overton on Dee, Wrexham, LL13 0LE. This report has been prepared to support a planning application at the site for a change of use of woodland to a glamping site to include glamping pods.

1.1.2. The author of this letter is Caitlin O'Connor, Senior Ecologist at Collington Winter Environmental.

1.1.3. This report should be read in conjunction with the Ecological Impact Assessment (EcIA) report produced by Collington Winter Environmental in April 2026 (Ref: CW20-2789 RPT 002).

SITE LOCATION AND LANDCAPE CONTEXT

1.1.4. The site is located in Overton on Dee, a village and community in Wrexham County Borough, Wales, and a former borough and market town. It is situated close to the Welsh English border on the edge of an escarpment that winds its way around the course of the River Dee. Figure 1 shows the site boundary.



Figure 1.1 Site Location

1.1.5. The site is located within a rural area, surrounded by expanses of agricultural fields, bound by a network of treelines, hedgerows, and watercourses (including ditches and tributaries of the River Dee). A block of woodland is located immediately south of the site which connects the development site to more valuable habitats within the surrounding area, including woodland, hedgerows, and agricultural land, providing benefit

to a number of local fauna species.

1.1.6. The woodland to the south of the site was assessed as part of the EcIA, to assess potential impacts upon the habitat. The woodland was assessed as W1h Other Woodland - Mixed (Secondary Codes: 28 Ancient Woodland Site; 30 Semi-Natural Woodland) under the UK Habitat Classification system.

1.1.7. A section of the offsite woodland to the east is designated as ancient woodland which is listed as a habitat of principal importance under Section 7 of the Environment (Wales) Act 2016 and is Irreplaceable Habitat. The habitat is also locally designated as Lightwood and Queensbridge Dingle Local Wildlife Site (LWS)

1.1.8. The habitat walkover found the woodland to possess a number of tree species native to the locale and found in the surrounding woodland, plus additions which had been planted later, presumably following the initial post war clearance periods when timber production was incentivised. Given the sizes and age ranges evident during the site walkover, this would further corroborate this conclusion.

1.1.9. The woodland consisted of two age classes including young self-set and older established specimens – predominantly poplar (*Populus spp.),* although ash (*Fraxinus excelsior*), Norway spruce (*Picea abies*), hazel (*Corylus avellana*), holly (*Ilex aquifolium*), horse chestnut (*Aesculus hippocastanum*), and alder (*Alnus glutinosa)* were also identified across the habitat. The centre of the woodland was found to comprise a mixture of softwood plantation including western red cedar (*Thuja plicata*), Douglas fir (*Pseudotsuga menziesii*), and larch (*Larix spp.),* reaching sizes of up to 500 mm Diameter at Breast Height (DBH). Multiple trees were windblown within the centre of the woodland. The eastern portion of the woodland was more dominated by deciduous species, with more clearings and glades present, allowing for more daylight cover to the understorey.

1.1.10. The understorey of the woodland varied throughout and was either colonised by dense common ivy (Hedera helix) or a sparse layer of bramble scrub (*Rubus fruticosus)* where daylight was restricted, or a more diverse flora in the more open areas.

1.1.11. The ground flora and scrub in the open areas included dog's mercury (*Mercurialis perennis*, ancient woodland indicator), bindweed (*Convolvulus arvensis*), lords and ladies (*Arum maculatum),* common ivy (*Hedera helix*), self-set hawthorn (*Crataegus monogyna*), self-set hazel (Corylus avellana), self-set sycamore (*Acer pseudoplatanus*), self-set elder (Sambucus nigra), lesser celandine (*Ficaria verna*, ancient woodland indicator), red campion (*Silene dioica*), bramble (*Rubus fruticosus agg*.), dogrose (*Rosa canina),* wood anemone (*Anemone nemorosa*, ancient woodland indicator), polypody (*Polypodium vulgare*), hart's-tongue (*Asplenium scolopendrium*, ancient woodland indicator), common nettle (*Urtica dioica*), ground elder (*Aegopodium podagraria*), opposite-leaved golden saxifrage (*Chrysosplenium oppositifolium*), meadowsweet (*Filipendula ulmaria*), liverwort (*Marchantia polymorpha*), cow parsley (*Anthriscus sylvestris*), dog violet (*Viola riviniana*, ancient woodland indicator), and wild garlic (*Allium ursinum*).

1.1.12. Given the species present and the observed historic management practices within the woodland, it is anticipated that originally pre any clearance and replanting work, the woodland block was part of the adjoining ancient woodland parcel to the east, this is confirmed predominantly by the presence of several floral ground cover indicator species within the eastern end and older native trees where more deciduous species dominate.

1.1.13. The presence of softwood blocks and poplar plantations within the wider deciduous parcels would suggest that when cleared these were earmarked for timber production and never felled given the large DBH of the trees.

1.1.14. The woodland is anticipated to be therefore a replanted ancient woodland block which exhibits several of the characteristics of such a site and offers a mix of habitats and ecological niches.

ON-SITE BASELINE HABITATS

1.1.15. A baseline habitat map is included within Appendix 1.

G4 Modified Grassland

1.1.16. The site comprises entirely of g4 Modified Grassland, forming a silage field which is cut twice a year. The field parcel is sown with perennial rye grass (*Lolium perenne*) and white clover (*Trifolium repens*) and represents a highly modified sward with low botanical diversity. Occasional herbs included sorrel (*Rumex ocetosa*), common nettle (*Urtica dioica*), creeping buttercup (*Ranunculus repens*), broadleaved dock (Rumex obtusifolius), and bramble (*Rubus fruticosus).* The species assemblage of the grassland is indicative of nutrient rich, poor-quality grassland, and the cutting regime prevents the colonisation of more sensitive, notable flora.

1.1.17. The PEA completed by Arbtech in January 2025 described the habitat as 'g3c other neutral grassland'. Given that the site visit was completed in January, a suboptimal time for flora identification, it is likely that a 'worst-case scenario' was adopted, and a higher distinctiveness grassland was selected. The updated walkover which completed in May, an optimal time of year for habitat assessments and confirmed that the grassland on site remained species-poor modified grassland.

1.1.18. The approximate size of the habitat measures 0.7 ha.

H2a Native Hedgerow

1.1.19. A native hawthorn and blackthorn hedgerow is present along the northern aspect of the site. Bramble was also occasional within the feature. The understorey possessed species indicative of a nutrient rich soil composition, with cleavers (*Galium aparine),* common ivy, nettles, and perennial rye grass.

1.1.20. The approximate length of the habitat measures 0.019 km.

HABITAT LOSS AND RETENTION

1.1.21. All modified grassland is to be lost to facilitate development

1.1.22. The native hedgerow is to be retained in full.

POST-DEVELOPMENT HABITAT CREATION AND BIODIVERSITY BENEFITS

1.1.23. A detailed landscaping scheme has been designed by DAC Landscape Architecture (See Appendix 2 for the full plans), which incorporates a mosaic of various new habitats. The varied habitats provide a multitude of different niches for local fauna, predominantly foraging and refuge areas.

1.1.24. The proposed landscaping scheme transforms the site from its current state of species-poor modified grassland into a mosaic of complementary habitats that will support a far greater diversity of fauna and significantly increase the site's ecological value including:

- Areas of enhanced grassland and new wildflower meadow will provide nectar and pollen sources for invertebrates, which in turn support a wide range of higher trophic levels, including birds and bats.

- Proposed canopy trees, multi-stem specimens, and a bareroot understorey mix introduce vertical structure and complexity. This layered planting provides nesting and foraging opportunities for birds, cover for small mammals such as hedgehogs, and a rich invertebrate community.

- Hedgerows and scrub planting around the car park, along the boundaries of the site and within the site create connective corridors, linking habitats and offering shelter and food resources for a wide

range of wildlife including hedgehogs and badgers. Once mature, these will also provide ample nesting habitats for birds. These features also contribute to structural diversity, which is especially important for species sensitive to open landscape, such as lesser horseshoe bats identified on site.

- The scheme retains existing semi-natural features, ensuring continuity of habitat and providing immediate ecological function while new planting establishes.

- Pathways are designed with minimal impact materials, and hidden seating areas are embedded within planting, encouraging sensitive human use while leaving substantial areas undisturbed for wildlife.

- The scheme uses low-level, wildlife-sensitive bollards, ensuring that large areas of the site remain dark. This will minimise disturbance to commuting and foraging bats, especially lesser horseshoe and myotis species, which are highly sensitive to light spill and are known to be present on site.

1.1.25. The proposed habitat creation will include create a structurally diverse environment. These features provide basking, foraging, and refuge opportunities for reptiles and amphibians, while also offering commuting routes, cover, and rich feeding habitats for terrestrial mammals such as hedgehog and brown hare. These habitats also provide a wide variety of nectar, pollen, and larval food plants, alongside sheltered microhabitats and structural diversity for invertebrates.

GREEN INFRASTRUCTURE ASSESSMENT

1.1.26. Prior to the proposed development, the site possesses approximately 0.7 ha of modified grassland and 0.019 km of native hedgerow.

1.1.27. The post-development plans show that the site will comprise the following elements:

- Developed land; sealed surface (buildings and car parking)
- Artificial, unvegetated, unsealed surfaces (informal footpaths)
- Other neutral grassland (species-rich grassland)
- Mixed scrub (proposed native shrub mix and proposed native canopy layer)
- Native hedgerow
- Several individual trees

1.1.28. Although all modified grassland is to be lost, it is to be replaced with a mosaic of various habitat types, all of which comprise habitats of significantly higher value, due to possessing structural diversity and a range of flowering species. The developed land and artificial surfaces account for approximately 35% of the post development area, whilst the remaining 65% comprises the various habitat parcels. There will be a 100% increase in habitats of higher distinctiveness, including the species-rich grassland, mixed scrub, and individual trees, which do not currently exist on site.

GREEN INFRASTRUCTURE RECOMMENDATIONS

1.1.29. It is recommended that the habitats detailed within the landscaping plan are managed through a formal Habitat Management and Monitoring Plan (HMMP) to ensure their successful creation and long-term management. This will ensure that the habitats maintain a good ecological standard, and the benefits detailed for all fauna species are provided.

1.1.30. It is recommended a Construction and Environmental Management Plan (CEMP) is produced detailing the

pollution control measures and remedial measures, throughout the construction phase. This will aid in protecting the offsite ancient woodland habitats, including the offsite stream and Lightwood and Queensbridge Dingle LWS.

SUMMARY

1.1.31. The site currently comprises poor-quality modified grassland, which provides overall low ecological value. A hedgerow along the northern aspect of the site is also present and is to be retained as part of the proposed development. A detailed landscaping scheme has been produced, which incorporates a mosaic of new, valuable habitats to replace the modified grassland, including mixed scrub; species-rich grassland; new hedgerows; and individual trees (Appendix 2). It is considered that the proposed development will produce a 100% increase in habitats of a higher distinctiveness, and will in turn, provide a multitude of benefits for a range of fauna by providing opportunities for sheltering, commuting, and foraging. A full assessment of the benefits for local fauna is detailed within the EcIA.

1.1.32. The recommended HMMP will ensure that the proposed habitats are created and managed to a standard whereby all benefits detailed for local fauna in the EcIA are delivered.

1.1.33. The recommended CEMP will ensure that surrounding green infrastructure (offsite ancient woodland designated as Lightwood and Queensbridge Dingle LWS) is retained and protected through development.

1.1.34. Overall, the proposed development is anticipated to enhance the green infrastructure on site

Yours sincerely,

For and on behalf of Collington Winter Environmental Ltd.

[redacted]

Caitlin O'Connor AMIEnvSc
Senior Ecologist



Olivia Collington BSc (Hons), MIEnvSc, CEnv
Managing Director

Bolton Office: 01204 263034
Dumfries Office: 01387 378208
www.collingtonwinter.co.uk

Registered Address: Collington Winter Environmental Ltd, 23 Bark Street East, BOLTON, BL1 2BQ

APPENDIX 1 – BASELINE HABITAT MAP



Drawing Title: Queensbridge Baseline
Date: 08.04.26

Key:

- Native Hedgerow -
- Offsite Mixed Woodland
- Red Line 2026
- Modified Grassland - g4

Scale: 1:1600
Drawn By: MB
Checked By: MB
Approved By: MB

Collington Winter environmental

Client: Steven Heighway
Site: Queensbridge
Project Number: 20-2789 | Rev: 1.0
Collington Winter Environmental

APPENDIX 2 – LANDSCAPING PLAN

PLAN:



Low intervention materials within car park

Existing hedgerow retained

New section of native hedgerow to the north of the PROW to accommodate the visibility splay

New timber field gate

Signage board

Proposed new native hedgerow planted outside of the visibility splay

Mown grass footpath connecting the footpath to the PROW in the north

Feature entrance planting

GRANGE ROAD

Car park

Bin storage area to be contained by planting

Existing field retained

New section of native hedgerow to strengthen the eastern boundary

Vending

Staff

Existing woodland retained



Wildflower meadow to strengthen ecological value



Hidden seating opportunities for visitors



Trees set in informal setting

Maintenance access path to the woodland



Informal footpath routes



Informal tree planting



Native species incorporated into structural planting

DESIGN APPROACH

The glamping pods are arranged in a linear arrangement with the connecting footpath running along the northern edge to maintain natural surveillance with a backdrop of the existing woodland which creates a natural and scenic setting.

Pockets of woodland understorey planting and trees are strategically introduced between each pod providing privacy while maintaining clear, uninterrupted views across the field from each unit.

Two discrete seating areas, incorporating swing seats or similar features, are nestled within the planting and accessed via hidden paths to create a sense of discovery and tranquillity.

An informal footpath connects the pods to the car park, winding through pockets of scrub and trees to enhance the visual appeal and soften the landscape.

Low-level, sensitive lighting is integrated along the path to ensure safety at night without disrupting the natural character. The existing grassland is to be retained and enhanced to encourage biodiversity, creating a rich habitat that supports local wildlife.

Two welfare units are provided onsite, including a staff unit and vending store for visitor use.

NOTES:

Please do not scale from this drawing, either paper or electronic copies.

All final measurements must be checked on site by the contractor.

If there are any discrepancies noted in relation to dimensions or scale, please notify the Landscape Architect.

All works are to be carried out in accordance with the latest British Standards and/ or Codes of Practice unless otherwise stated.

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LEGEND:

- **Existing trees retained**
- **Proposed native trees (large)** 12-14cm girth/ Heavy Standards
- **Proposed multi-stem trees** 200-250cm high/ min.3 leaders
- **Proposed small native trees** 8-10cm girth/ Standards
- **Proposed native canopy layer** Bareroot stock with whip planting/ 1.5m centres
- **Proposed native hedgerow** 100-120cm high/ bare root stock, planted as a double staggered row
- **Proposed woodland understorey layer** Planted at 3p/m²
- **Proposed native scrub mix** Planted at 1m centres
- **Retained and enhanced species rich grassland**
- **Existing field retained**
- **Glamping pods and associated decking** To architects details
- **Lighting bollards** Low level and sensitive to local wildlife
- **Proposed footpaths (2m wide)** Compacted gravel with timber edging
- **Proposed earth mounding** Contour lines at 0.5m increments
- **Proposed signage board**
- **Proposed post and mesh fencing** 1.2m high
- **Stone troughs with signage and low level planting**
- **Swing seats**
- **Loose gravel surface to the car park. Set in a geogrid for structural support.** The entrance from Grange Road constructed using a Cellweb no-dig system over existing tree roots.
- **Proposed timber field gate**

0m 10m

Scale - 1:200

N

REVISION NOTES:

Rev	Initials	Description	Date
P5	DC	Timber field gate added at the connection between the mown path and Grange Road	26-03-26
P4	DC	Updated in line with new car park layout	25-03-26
P3	DC	Updated in line with the new access	13-03-26
P2	MC	Updated in line with latest site plan	08-09-25
P1	DC	First issue	08-07-25

CLIENT:
Mr S. Heighway

PROJECT:
Glamping Site, Queensbridge Farm, Overton-on-Dee

TITLE:
Landscape Masterplan

STATUS:	DATE:
For Approval	08-07-2025
DRAWING NO:	**REVISION:**
168-DAC-PL-001	P5

SCALE:	PAPER SIZE:	DRAWN BY:	CHECKED BY:
1:200	A1	MC	DC

LANDSCAPE ARCHITECTURE
Email: info@dacla.co.uk
Tel: 07973823834
Website: www.dacla.co.uk