Client – Simon Worsnop

Site – Higher Hall Farm

Reference – 20260084

Location – Bowling Bank, Wrexham

Central Grid Reference – SJ 41275 49725

Date – 29th July 2026

Landscape Planting Plan

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Disclaimer

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In line with Chartered Institute of Environmental and Ecological Management (CIEEM) recommendations the findings of this survey are deemed valid for 18 months from the date of the survey.

1. Introduction

1.1. Planning permission has been granted for replacement for the construction of a wood chip store at Higher Hall Farm, Bowling Bank, Wrexham under reference P/2026/0030, Wrexham Borough Council.

1.2. Under Condition 3 of the decision notice, the Local Planning Authority has requested a scheme of landscaping to be submitted for approval.

1.3. Switch Ecology was commissioned to produce this plan, in line with the previous Preliminary Ecological Appraisal (PEA) (2026).

1.4. This Landscape Planting Plan supports the discharge of the condition by providing detailed specifications for the creation, enhancement and long-term management of:

- Planting of nine native trees

1.5. It is fully aligned with the recommendations in the PEA (Switch Ecology Ltd, 2026).

2. Site Information

2.1. Higher Hall is located in Bowling Bank, Wrexham, centred on grid reference SJ 41275 49725. The site comprises a series of chicken sheds and associated landscaping, extending to 3.26ha.

2.2. The land immediately surrounding the site comprises open countryside dominated by farmland with the River Dee running along the England/Wales border 650m to the east.

2.3. The closes statutory site is identified as Afon Dyfrdwy Site of Special Scientific Interest (SSSI), found 150m to the northeast and 350 east and River Dee and Bala Lake Special Area of Conservation (SAC) 600m to the east.

2.4. The habitats within the site reflect its agricultural use. The site comprises areas of modified grassland with twenty-nine small trees present along the grassland, comprising a mixture of alder (*Alnus glutinosa*), oak (*Quercus sp.),* silver birch *(Betula pendula),* ash *(Fraxinus excelsior)* and cherry *(Prunus sp.)* screening poultry sheds from Higher Hall Farm. Areas of scrub extend along the northern, eastern and southern boundaries of the site, dominated by willow (*Salix sp.)*, bramble (*Rubus fruticosus*) and pendulous sedge (*Carex pendula*). Eight buildings are present on site, comprising five large poultry sheds and associated services and three small storage and services buildings. The land to the north of the poultry sheds comprises areas of concrete providing access and parking for the site. Abundant stoned areas are present around the poultry sheds, providing access around the buildings. To the west a strip of woodland screens the site from Lower Road, which runs along the site boundary. The woodland comprises young woodland planted as screening for the site approximately 25 years ago. The woodland includes a variety of native tree species, including oak, cherry, silver birch and pine (*Pinus sp.*).

2.5. A native hedgerow extends along Lower Road on the western site boundary. The hedgerow is dominated by hawthorn and ivy (*Hedera helix*) with signs of regular hedgerow management along the highway. The hedgerow provides areas of shelter and foraging opportunities for a range of species. Native hedgerow are also a Section 7 Priority Habitat. Therefore, the hedgerow was considered to provide a high ecological value. Several short sections of ornamental hedgerow extend along the northern site boundary and along the southern side of the site entrance. The hedgerows all comprise Leyland cypress (*Cupressus x leylandii*) and show signs of regular management.

2.6. An unnamed watercourse flows along the eastern boundary of the site.

2.7. The PEA identified a range of potential fauna receptors associated with the site. This included potential roosting opportunities for bats in the surrounding area but none within the development footprint, moderate value foraging and commuting habitat for bats on and around the site, habitats suitable to support a range of bird species for nesting and foraging, suitable habitats for invertebrates, hedgehogs, and a watercourse that potentially supports otters and water voles along the site boundary.

2.8. The proposed development involves removal of three oak trees and 0.015ha of grassland to the north to accommodate the construction of a wood chip store.

3. Proposals

3.1. The proposed development Higher Hall involves the loss of a small area of grassland, three oak trees and the construction of a new wood chip store on site.

3.2. All remaining habitats will be retained onsite.

3.5. The proposals include the planting of nine new native trees to the south of the new building.

4. Habitat Creation and Enhancement

4.1. The development delivers habitat creation through one principal intervention, with the works planned to commence during 2026:

- the planting of nine native trees

4.2. This measure provides meaningful ecological enhancement, contributing to increased structural diversity, improved foraging opportunities and long-term habitat value within the site.

4.3. Native Tree Planting

4.3.1. Nine native trees will be planted to enhance the site's ecological function and landscape character.

4.3.2. Trees will be sourced from UK native provenance stock and planted in suitable locations that avoid underground services, root protection areas of existing trees and areas of heavy shading.

4.3.3. Species have been selected to provide year-round ecological benefits, including blossom for pollinators, berries for birds and structural diversity for roosting and shelter.

4.3.4. Planting will take place during the winter months (November to March), with mulch applied around each tree to suppress weeds and retain moisture.

4.3.5. Any failed trees will be replaced during the first five years to ensure successful establishment.

5. Species Mixes

5.1. The following species will be used for habitat creation. All stock will be of UK native provenance.

5.2. Native Tree Species

5.2.1. The nine trees will be selected from the following species list, ensuring diversity and high wildlife value:

- hawthorn (*Crataegus monogyna*)
- rowan (*Sorbus aucuparia*)
- crab apple (*Malus sylvestris*)
- field maple (*Acer campestre*)
- bird cherry (*Prunus padus*)
- hazel (*Corylus avellana*) (as a small tree form)

This combination provides blossom, berries, structural variety and seasonal interest.

6. Establishment and Long-Term Management

6.1. The newly planted trees require a structured programme of establishment and long-term management to ensure they reach and maintain their target condition.

6.2. The establishment phase focuses on successful planting, watering, weed suppression and replacement of failures. The long-term phase ensures the trees develop healthy crowns, good form and long-term ecological value.

6.3. Tree Establishment (Years 0–5)

6.3.1. Trees will be watered during prolonged dry periods.

6.3.2. Mulch will be maintained to suppress weeds.

6.3.3. Guards and stakes will be checked and adjusted as necessary.

6.3.4. Any failed trees will be replaced annually.

6.4. Tree Long-Term Management (Years 6–30)

6.4.1. Trees will be inspected every three years for health, form and signs of disease.

6.4.2. Light formative pruning will be undertaken as required.

6.4.3. Invasive non-native species will be removed from around the base of trees.

6.4.4. Deadwood will be retained where safe to do so to support invertebrates.

6.5. The table below summarises the key actions for each habitat, including species used, creation methods and ongoing management requirements.

Table 1: Summary of the key actions for each habitat.

Habitat	Creation & Species	Establishment (Years 0–5)	Long-Term Management (Years 6–30)	Target Condition
Six Native Trees	Nine UK native provenance trees: hawthorn, rowan, crab apple, field maple, bird cherry, hazel	Winter planting; watering; mulch; guard checks; replacement of failures	3-yearly inspections; light pruning; INNS control; retention of safe deadwood	Healthy, mature native trees providing structural and wildlife value

7. Monitoring

7.1. Monitoring will ensure the trees establish successfully and progress towards their target condition.

7.2. Each monitoring visit will assess tree health, crown development, presence of pests/disease and success of management actions. Fixed-point photographs will be taken.

7.3. Where monitoring identifies issues, remedial measures will be recommended, including replacement planting, pruning or adjustments to maintenance.

Table 2: Monitoring.

Monitoring Stage	Frequency	What is Assessed	Reporting Output	Purpose
Establishment (Years 0–5)	Annual	Tree survival; guard condition; weed suppression; crown development	Monitoring report Years 1, 3, 5	Confirm establishment; identify failures
Long Term (Years 6–30)	Every 3 years	Tree health; form; disease; INNS presence	Reports Years 10, 15, 20, 25, 30	Demonstrate compliance
Annual Site Checks	Once per year	Basic visual check; damage; vandalism	Internal checklist	Maintain oversight
Fixed Point Photography	At each formal inspection	Photographs	Included in reports	Visual evidence
Remedial Action Review	After each report	Required interventions	Added to next year's plan	Ensure timely correction

8. Responsibilities

8.1. The successful delivery of the habitat creation, enhancement and long-term management measures at Higher Hall relies on clear allocation of responsibilities throughout the 30-year management period. The landowner, contractors and ecological specialists each play a defined role in ensuring that the habitats establish successfully/

8.2. The **landowner** holds overall responsibility for implementing the Landscape Planting Plan. This includes appointing suitably qualified contractors to undertake planting, establishment works and ongoing management, as well as ensuring that all actions are carried out in accordance with the approved plan. The landowner will also maintain records of management activities, monitoring reports and any remedial actions undertaken, and will make these available to the Local Planning Authority upon request.

8.3. A **landscape contractor** will be responsible for the physical delivery of habitat creation and establishment works, including watering, weed suppression and the installation of guards and mulch. During the long-term management phase, the contractor will undertake cyclical tasks such as the removal of invasive non-native species. The contractor will report any issues, plant failures or signs of damage to the landowner promptly.

Table 3: Responsibilities.

Role	Responsibilities
Landowner	Overall responsibility for implementing the Landscape Planting Plan; appointing contractors; funding works; maintaining records; ensuring compliance.
Landscape Contractor	Delivery of planting and establishment works; routine management, INNS control; reporting issues.
Local Planning Authority	Reviewing monitoring reports if requested; confirming compliance with planning conditions.

9. Conclusion

9.1. This Landscape Planting Plan provides a clear framework for the creation and long-term stewardship of nine native trees at Higher Hall.

9.2. The planting of native trees delivers meaningful ecological enhancement, improving structural diversity, foraging opportunities and long-term habitat value.

10. References

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Conservation of Habitats and Species Regulations 2017. Available at http://www.legislation.gov.uk/uksi/2017/1012/contents/made (Accessed 22nd January 2026).

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The Wildlife and Countryside Act 1981. Available at http://www.legislation.gov.uk/ukpga/1981/69 (Accessed 22nd January 2026).

Appendix I: **Development Plans**

