22nd September 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 v4).

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. The red line boundary shown in Figure 1 forms the 'planting boundary' which correlates to the landscaping plans produced by DAC Landscape Architecture and has been used to ensure that the entire proposed working area has been assessed ecologically.



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 mostly 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.

H2a Native Hedgerow

1.1.18. A native hawthorn and blackthorn hedgerow is present along the northern and eastern 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.

1.1.19. An additional hedgerow is present adjacent to the road which forms a hawthorn hedgerow, uniform in structure and well managed. The understorey comprises common grass species, including cock's foot, as well as cleavers and common ivy.

H2a Native Hedgerow
Secondary Code: 11 Hedgerow with Trees

1.1.20. The hawthorn hedgerow along the western boundary of the site possesses several trees within the centremost section, comprising several oaks.

W1h Other Woodland - Mixed (Mostly Offsite)
Secondary Code: 28 Ancient Woodland Site; 30 Semi-Natural Woodland

1.1.21. A very small section of woodland edge falls within the red line boundary along the roadside.

W Woodland and Forest
Secondary Code: 33 Line of Trees

1.1.22. A line of trees is present along the western aspect of the site, forming an extension of the woodland block and comprising similar tree species. The understorey is mostly bare ground.

R2b Other Rivers and Streams

1.1.23. A small watercourse is present within the offsite woodland, with a very small section transversing the woodland edge before becoming culverted underneath Grange Road.

HABITAT LOSS AND RETENTION

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

1.1.25. The native hedgerow along the northern aspect of the site and watercourse is to be retained in full. Any habitat removal has been kept to a minimum, restricted only to pruning and hedgerow/line of tree removal within the visibility splay. The vegetation removal within the visibility splay did not form part of the original proposals but was deemed necessary after highways consultations. Only necessary vegetation removal will proceed. Within the visibility splay, there will be a loss of sections of hedgerow with trees, line of trees, and native hedgerow.

POST-DEVELOPMENT HABITAT CREATION AND BIODIVERSITY BENEFITS

1.1.26. 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.

1.1.27. 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, whilst compensating for the loss of linear features along the western aspect of the site 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.

1.1.28. 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

1.1.29. 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

1.1.30. 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.

1.1.31. There will be pruning and hedgerow/line of tree removal within the visibility splay. The vegetation removal within the visibility splay did not form part of the original proposals but was deemed necessary after highways consultations. Only necessary vegetation removal will proceed. Within the visibility splay, there will be a loss of sections of hedgerow with trees, line of trees, and native hedgerow. To compensate for this, the landscaping scheme incorporates a network of linear features to allow for the continuity of resources for fauna. The nighttime bat walkover surveys conducted at the site did not find the hedgerows along the western aspect of the site to form important commuting resources.

GREEN INFRASTRUCTURE RECOMMENDATIONS

1.1.32. 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.

1.1.33. 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

1.1.34. A detailed landscaping scheme has been produced, which incorporates a mosaic of new, valuable habitats to replace the modified grassland and some sections of treeline, hedgerow, and line of trees, 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.

1.1.35. 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.

1.1.36. 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.

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

Yours sincerely,

For and on behalf of Collington Winter Environmental Ltd.



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

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APPENDIX 1 – BASELINE HABITAT MAP



Queensbridge Farm
Baseline Habitats

- Red Line Boundary
- Other Rivers and Streams
- Native Hedgerow
- Native Hedgerow with Trees
- Line of Trees
- Modified Grassland
- Onsite Mixed Woodland
- Offsite Mixed Woodland

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

Collington Winter environmental

Client: Steven Heighway
Site: Grange Road, Overton
Project Number: 20-2789
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APPENDIX 2 – LANDSCAPING PLAN

PLAN:



Low intervention materials within car park

Existing hedgerow retained

New section of native hedgerow to strengthen the eastern boundary



Wildflower meadow to strengthen ecological value

New pedestrian gate

Signage board

Existing field retained



Hidden seating opportunities for visitors

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

Bin storage area to be contained by planting

Car park

GRANGE ROAD

Vending

Staff



Trees set in informal setting

Existing woodland retained

Maintenance access path to the woodland

Vegetation clearance required to facilitate visibility splays associated with the development entrance.



Informal footpath routes

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.

Three 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.



Informal tree planting



Native species incorporated into structural planting

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**
- **Swing seats**
- **Loose gravel surface to the car park.** Set in a Cellweb no dig system
- **Proposed cycle stands and shelter** 7no. cycle stands
- **Hard bound surface (10m from road edge of Grange Road.**
- **Proposed field access gates**
- **Proposed pedestrian gate**

0m 10m
Scale - 1:200

N

REVISION NOTES:

Rev	Initials	Description	Date
P7	DC	Car park and access amended	09-09-26
P6	DC	Updated in line with revised car park location.	02-06-26
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: For Approval

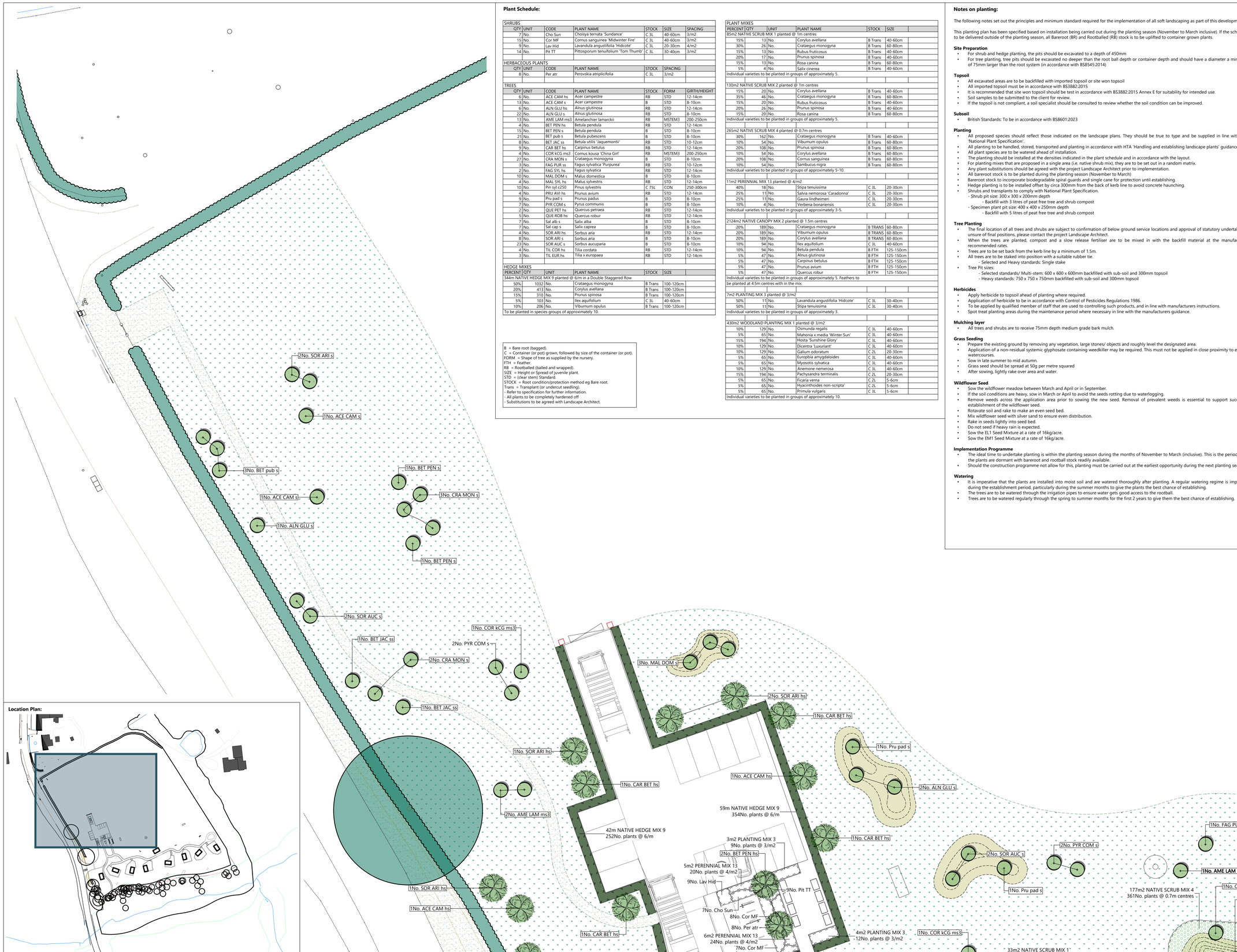
DATE: 08-07-2025

DRAWING NO: 168-DAC-PL-001

REVISION: P7

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

LANDSCAPE ARCHITECTURE
Email: info@dacla.co.uk
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Location Plan:

Plant Schedule:

SHRUBS

QTY	UNIT	CODE	PLANT NAME	STOCK	SIZE	SPACING
7	No.	Cho Sun	Choisya ternata 'Sundance'	C 3L	40-60cm	3/m2
15	No.	Cor MF	Cornus sanguinea 'Midwinter Fire'	C 3L	40-60cm	3/m2
9	No.	Lav Hid	Lavandula angustifolia 'Hidcote'	C 3L	20-30cm	4/m2
14	No.	Pit TT	Pittosporum tenuifolium 'Tom Thumb'	C 3L	30-40cm	3/m2

HERBACEOUS PLANTS

QTY	UNIT	CODE	PLANT NAME	STOCK	SPACING
8	No.	Per atr	Perovskia atriplicifolia	C 3L	3/m2

TREES

QTY	UNIT	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
6	No.	ACE CAM hs	Acer campestre	RB	STD	12-14cm
13	No.	ACE CAM s	Acer campestre	B	STD	8-10cm
6	No.	ALN GLU hs	Alnus glutinosa	RB	STD	12-14cm
22	No.	ALN GLU s	Alnus glutinosa	RB	STD	8-10cm
13	No.	AME LAM ms3	Amelanchier lamarckii	RB	MSTEM3	200-250cm
4	No.	BET PEN hs	Betula pendula	RB	STD	12-14cm
15	No.	BET PEN s	Betula pendula	B	STD	8-10cm
21	No.	BET pub s	Betula pubescens	B	STD	8-10cm
8	No.	BET JAC ss	Betula utilis 'Jaquemontii'	RB	STD	10-12cm
9	No.	CAR BET hs	Carpinus betulus	RB	STD	12-14cm
4	No.	COR kCG ms3	Cornus kousa 'China Girl'	RB	MSTEM3	200-250cm
27	No.	CRA MON s	Crataegus monogyna	B	STD	8-10cm
3	No.	FAG PUR ss	Fagus sylvatica 'Purpurea'	RB	STD	10-12cm
2	No.	FAG SYL hs	Fagus sylvatica	RB	STD	12-14cm
10	No.	MAL DOM s	Malus domestica	B	STD	8-10cm
4	No.	MAL SYL hs	Malus sylvestris	RB	STD	12-14cm
10	No.	Pin syl c250	Pinus sylvestris	C 75L	CON	250-300cm
4	No.	PRU AVI hs	Prunus avium	RB	STD	12-14cm
9	No.	Pru pad s	Prunus padus	B	STD	8-10cm
7	No.	PYR COM s	Pyrus communis	B	STD	8-10cm
2	No.	QUE PET hs	Quercus petraea	RB	STD	12-14cm
5	No.	QUE ROB hs	Quercus robur	RB	STD	12-14cm
7	No.	Sal alb s	Salix alba	B	STD	8-10cm
7	No.	Sal cap s	Salix caprea	B	STD	8-10cm
4	No.	SOR ARI hs	Sorbus aria	RB	STD	12-14cm
8	No.	SOR ARI s	Sorbus aria	B	STD	8-10cm
23	No.	SOR AUC s	Sorbus aucuparia	B	STD	8-10cm
4	No.	TIL COR hs	Tilia cordata	RB	STD	12-14cm
3	No.	TIL EUR hs	Tilia x europaea	RB	STD	12-14cm

HEDGE MIXES

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE
344m NATIVE HEDGE MIX 9 planted @ 6/m in a Double Staggered Row					
50%	1032	No.	Crataegus monogyna	B Trans	100-120cm
20%	413	No.	Corylus avellana	B Trans	100-120cm
15%	310	No.	Prunus spinosa	B Trans	100-120cm
5%	103	No.	Ilex aquifolium	C 3L	40-60cm
10%	206	No.	Viburnum opulus	B Trans	100-120cm
To be planted in species groups of approximately 10.					

B = Bare root (bagged).
C = Container (or pot) grown, followed by size of the container (or pot).
FORM = Shape of tree as supplied by the nursery.
FTH = Feather.
RB = Rootballed (balled and wrapped).
SIZE = Height or Spread of juvenile plant.
STD = (clear stem) Standard.
STOCK = Root condition/protection method eg Bare root.
Trans = Transplant (or undercut seedling).
- Refer to specification for further information.
- All plants to be completely hardened off
- Substitutions to be agreed with Landscape Architect.

PLANT MIXES

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE
85m2 NATIVE SCRUB MIX 1 planted @ 1m centres					
15%	13	No.	Corylus avellana	B Trans	40-60cm
30%	26	No.	Crataegus monogyna	B Trans	60-80cm
15%	13	No.	Rubus fruticosus	B Trans	40-60cm
20%	17	No.	Prunus spinosa	B Trans	40-60cm
15%	13	No.	Rosa canina	B Trans	60-80cm
5%	4	No.	Salix cinerea	B Trans	40-60cm
Individual varieties to be planted in groups of approximately 5.					
130m2 NATIVE SCRUB MIX 2 planted @ 1m centres					
15%	20	No.	Corylus avellana	B Trans	40-60cm
35%	46	No.	Crataegus monogyna	B Trans	60-80cm
15%	20	No.	Rubus fruticosus	B Trans	40-60cm
20%	26	No.	Prunus spinosa	B Trans	40-60cm
15%	20	No.	Rosa canina	B Trans	60-80cm
Individual varieties to be planted in groups of approximately 5.					
265m2 NATIVE SCRUB MIX 4 planted @ 0.7m centres					
30%	162	No.	Crataegus monogyna	B Trans	40-60cm
10%	54	No.	Viburnum opulus	B Trans	60-80cm
20%	108	No.	Prunus spinosa	B Trans	60-80cm
10%	54	No.	Corylus avellana	B Trans	60-80cm
20%	108	No.	Cornus sanguinea	B Trans	60-80cm
10%	54	No.	Sambucus nigra	B Trans	60-80cm
Individual varieties to be planted in groups of approximately 5-10.					
11m2 PERENNIAL MIX 13 planted @ 4/m2					
40%	18	No.	Stipa tenuissima	C 3L	20-30cm
25%	11	No.	Salvia nemorosa 'Caradonna'	C 3L	20-30cm
25%	11	No.	Gaura lindheimeri	C 3L	20-30cm
10%	4	No.	Verbena bonariensis	C 3L	20-30cm
Individual varieties to be planted in groups of approximately 3-5.					
2124m2 NATIVE CANOPY MIX 2 planted @ 1.5m centres					
20%	189	No.	Crataegus monogyna	B TRANS	60-80cm
20%	189	No.	Viburnum opulus	B TRANS	60-80cm
20%	189	No.	Corylus avellana	B TRANS	60-80cm
10%	94	No.	Ilex aquifolium	C 3L	40-60cm
10%	94	No.	Betula pendula	B FTH	125-150cm
5%	47	No.	Alnus glutinosa	B FTH	125-150cm
5%	47	No.	Carpinus betulus	B FTH	125-150cm
5%	47	No.	Prunus avium	B FTH	125-150cm
5%	47	No.	Quercus robur	B FTH	125-150cm
Individual varieties to be planted in groups of approximately 5. Feathers to be planted at 4.5m centres with in the mix.					
7m2 PLANTING MIX 3 planted @ 3/m2					
50%	11	No.	Lavandula angustifolia 'Hidcote'	C 3L	30-40cm
50%	11	No.	Stipa tenuissima	C 3L	30-40cm
Individual varieties to be planted in groups of approximately 3.					
430m2 WOODLAND PLANTING MIX 1 planted @ 3/m2					
10%	129	No.	Osmunda regalis	C 3L	40-60cm
5%	65	No.	Mahonia x media 'Winter Sun'	C 3L	40-60cm
15%	194	No.	Hosta 'Sunshine Glory'	C 3L	40-60cm
10%	129	No.	Dicentra 'Luxuriant'	C 3L	40-60cm
10%	129	No.	Galium odoratum	C 2L	20-30cm
5%	65	No.	Europbia amygdaloides	C 3L	40-60cm
5%	65	No.	Myosotis sylvatica	C 3L	40-60cm
10%	129	No.	Anemone nemerosa	C 3L	40-60cm
15%	194	No.	Pachysandra terminalis	C 2L	20-30cm
5%	65	No.	Ficaria verna	C 2L	5-6cm
5%	65	No.	Hyacinthoides non-scripta'	C 2L	5-6cm
5%	65	No.	Primula vulgaris	C 3L	5-6cm
Individual varieties to be planted in groups of approximately 10.					

Notes on planting:

The following notes set out the principles and minimum standard required for the implementation of all soft landscaping as part of this development.

This planting plan has been specified based on installation being carried out during the planting season (November to March inclusive). If the scheme is to be delivered outside of the planting season, all Bareroot (BR) and Rootballed (RB) stock is to be uplifted to container grown plants.

Site Preparation
- For shrub and hedge planting, the pits should be excavated to a depth of 450mm
- For tree planting, tree pits should be excavated no deeper than the root ball depth or container depth and should have a diameter a minimum of 75mm larger than the root system (in accordance with BS8545:2014)

Topsoil
- All excavated areas are to be backfilled with imported topsoil or site won topsoil
- All imported topsoil must be in accordance with BS3882:2015
- It is recommended that site won topsoil should be test in accordance with BS3882:2015 Annex E for suitability for intended use.
- Soil samples to be submitted to the client for review.
- If the topsoil is not compliant, a soil specialist should be consulted to review whether the soil condition can be improved.

Subsoil
- British Standards: To be in accordance with BS8601:2023

Planting
- All proposed species should reflect those indicated on the landscape plans. They should be true to type and be supplied in line with HTA 'National Plant Specification'.
- All planting to be handled, stored, transported and planting in accordance with HTA 'Handling and establishing landscape plants' guidance.
- All plant species are to be watered ahead of installation.
- The planting should be installed at the densities indicated in the plant schedule and in accordance with the layout.
- For planting mixes that are proposed in a single area (i.e. native shrub mix), they are to be set out in a random matrix.
- Any plant substitutions should be agreed with the project Landscape Architect prior to implementation.
- All bareroot stock is to be planted during the planting season (November to March)
- Bareroot stock to incorporate biodegradable spiral guards and single cane for protection until establishing.
- Hedge planting is to be installed offset by circa 300mm from the back of kerb line to avoid concrete haunching.
- Shrubs and transplants to comply with National Plant Specification.
  - Shrub pit size: 300 x 300 x 200mm depth
    - Backfill with 3 litres of peat free tree and shrub compost
  - Specimen plant pit size: 400 x 400 x 250mm depth
    - Backfill with 5 litres of peat free tree and shrub compost

Tree Planting
- The final location of all trees and shrubs are subject to confirmation of below ground service locations and approval of statutory undertakers. If unsure of final positions, please contact the project Landscape Architect.
- When the trees are planted, compost and a slow release fertiliser are to be mixed in with the backfill material at the manufacturers recommended rates.
- Trees are to be set back from the kerb line by a minimum of 1.5m.
- All trees are to be staked into position with a suitable rubber tie.
  - Selected and Heavy standards: Single stake
- Tree Pit sizes:
  - Selected standards/ Multi-stem: 600 x 600 x 600mm backfilled with sub-soil and 300mm topsoil
  - Heavy standards: 750 x 750 x 750mm backfilled with sub-soil and 300mm topsoil

Herbicides
- Apply herbicide to topsoil ahead of planting where required.
- Application of herbicide to be in accordance with Control of Pesticides Regulations 1986.
- To be applied by qualified member of staff that are used to controlling such products, and in line with manufacturers instructions.
- Spot treat planting areas during the maintenance period where necessary in line with the manufacturers guidance.

Mulching layer
- All trees and shrubs are to receive 75mm depth medium grade bark mulch.

Grass Seeding
- Prepare the existing ground by removing any vegetation, large stones/ objects and roughly level the designated area.
- Application of a non-residual systemic glyphosate containing weedkiller may be required. This must not be applied in close proximity to existing watercourses.
- Sow in late summer to mid autumn.
- Grass seed should be spread at 50g per metre squared
- After sowing, lightly rake over area and water.

Wildflower Seed
- Sow the wildflower meadow between March and April or in September.
- If the soil conditions are heavy, sow in March or April to avoid the seeds rotting due to waterlogging.
- Remove weeds across the application area prior to sowing the new seed. Removal of prevalent weeds is essential to support successful establishment of the wildflower seed.
- Rotavate soil and rake to make an even seed bed.
- Mix wildflower seed with silver sand to ensure even distribution.
- Rake in seeds lightly into seed bed.
- Do not seed if heavy rain is expected.
- Sow the EL1 Seed Mixture at a rate of 16kg/acre.
- Sow the EM1 Seed Mixture at a rate of 16kg/acre.

Implementation Programme
- The ideal time to undertake planting is within the planting season during the months of November to March (inclusive). This is the period when the plants are dormant with bareroot and rootball stock readily available.
- Should the construction programme not allow for this, planting must be carried out at the earliest opportunity during the next planting season.

Watering
- It is imperative that the plants are installed into moist soil and are watered thoroughly after planting. A regular watering regime is important during the establishment period, particularly during the summer months to give the plants the best chance of establishing.
- The trees are to be watered through the irrigation pipes to ensure water gets good access to the rootball.
- Trees are to be watered regularly through the spring to summer months for the first 2 years to give them the best chance of establishing.

Notes:

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Legend:

SOFT

Existing Trees Retained

Proposed native trees
Girth: 12-14cm/ Heavy Standard
Height: 3.5-4.5m high
Fixings: Single tree stake and rubber tie

Proposed small trees
Girth: 8-10cm/ Standards or 10-12cm/ Selected Standards
Height: 2-3m high
Fixings: Single tree stake and rubber tie

Proposed Shrub Planting
Stock size: 3-5L containers
Feature specimens: 10-12L
Density: 3-5p/m2
Mulch: 75mm depth bark mulch

Proposed Native Hedgerows
Density: 6 per linear metre (planted as a double staggered row)
Height: 100-120cm
Stock: Bareroot and protected with spiral guards

Proposed native scrub mix
Stock size: 40-60cm/ 60-80cm/ bareroot stock
Density: 1m centres
Mulch: 75mm depth bark mulch

Proposed woodland understorey layer
Stock size: 30-40cm/ 3L containers
Density: 3/m2
Mulch: 75mm depth bark mulch

Proposed native canopy layer
Stock size: 60-80cm & 125-150cm feathers/ bareroot stock
Density: 1.5m centres
Mulch: 75mm depth bark mulch

Proposed species rich grass
To be Emorsgate EL1 Seed Mixture
To be maintained as cut grass

Proposed Species Rich Meadow
To be Emorsgate EM1 Seed Mixture

Proposed earth mounds
Each line indicates 0.5m level change

0 10m
SCALE 1:200

NORTH

Revision Notes:

Rev	Initials	Description	Date
P7	DC	Car park and access amended.	09/09/26
P6	DC	Updated in line with revised car park location.	02/06/26
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	MC	Updated in line with architect's layout	11/03/26
P2	MC	Updated in line with architect's layout	08/09/25
P1	DC	First issue	19/08/25

Client:
Mr S. Heighway

Project:
Glamping site, Queensbridge Farm, Overton-on-Dee

Title:
Detailed Planting Plan: 1 of 3

Status:	Date:
For Approval	19-08-2025

Drawing No:	Revision:
168-DAC-PL-002	P7

Scale:	Paper Size:	Drawn by:	Approved by:
1:200	A1	DC	DC

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Website: www.dacla.co.uk

1No. SOR ARI hs
1No. ACE CAM hs
1No. CAR BET hs
1No. MAL SYL hs
20No. plants @ 4/m2
9No. Lav Hid
9No. Pit TT
7No. Cho Sun
8No. Cor MF
8No. Per atr
6m2 PERENNIAL MIX 13
24No. plants @ 4/m2
7No. Cor MF
5No. Pit TT
4m2 PLANTING MIX 3 ,
12No. plants @ 3/m2
1No. COR kCG ms3
3No. AME LAM ms3
15m NATIVE HEDGE MIX 9
90No. plants @ 6/m
2No. BET PEN hs
1No. Pru pad s
33m2 NATIVE SCRUB MIX 1
33No. plants @ 1m centres
38m2 NATIVE SCRUB MIX 2
38No. plants @ 1m centres
3No. BET pub s
1No. CAR BET hs
1No. CRA MON s
3No. ACE CAM s
1No. ACE CAM s
1No. CRA MON s
177m2 NATIVE SCRUB MIX 4
361No. plants @ 0.7m centres
1No. AME LAM ms3
1No. CRA MON s
1No. ACE CAM hs
1No. PRU AVI hs
1No. SOR
1No. Pru pad s
1No. AME LAM ms3
1No. QUE PET hs
1No. Pru pad s
1No. SOR AUC s
24m2 NATIVE SCRUB MIX 2
24No. plants @ 1m centres
1No. PRU AVI hs
1No. Pru pad s
32m NATIVE HEDGE MIX 9
192No. plants @ 6/m
1No. MAL DOM s
1No. PYR COM s
40m NATIVE HEDGE MIX 9
240No. plants @ 6/m
1No. FAG PUR ss
1No. FAG SYL hs
1No. ACE CAM s
104m2 WOODLAND PLANTING MIX 1
312No. plants @ 3/m2
1No. AME LAM ms3
1No. Pru pad s
1No. AME LAM ms3
1No. QUE ROB hs
95m2 WOODLAND PLANTING MIX 1
285No. plants @ 3/m2
3No. CRA MON s
1No. AME LAM ms3
1No. ALN GLU s
1No. TIL EUR hs
38m2 WOODLAND PLANTING MIX 1
114No. plants @ 3/m2
3No. BET JAC ss
3No. ALN GLU hs
3No. CRA MON s
3No. SOR AUC s
2No. SOR AUC s
1No. FAG SYL hs
5No. BE
1No. ACE CAM s
1No. Sal alb s
2No. ACE CAM hs
1No. MAL SYL hs
2No. Pin syl c250
3No. BET pub s
1No. CAR BET hs
1No. SOR ARI s
1No. Pin syl c250
1No. BET PEN s
1No. SOR AUC s
1No. Pin syl c250
3No. SOR AUC s
1No. Pin syl c250
2No. SOR AUC s
5No. BET pub s
2No. BET PEN s
20m NATIVE HEDGE MIX 9
120No. plants @ 6/m
251m2 NATIVE CANOPY MIX 2
112No. plants @ 1.5m centres
1No. TIL EUR hs
2No. Sal cap s
1No. CRA MON s
1No. ACE CAM s
3No. ALN GLU s
2No. CRA MON s
1No. ACE CAM s
2No. SOR ARI s
2No. Sal cap s
1No. Sal alb s
3No. ALN GLU s
1No. ALN GLU hs
1No. ALN GLU hs
1No. Sal alb s
1No. Sal alb s
3No. ALN GLU s
1No. QUE ROB hs
3No. MAL DOM s

REFER TO DRAWING 168-DAC-PL-002 FOR PLANT SCHEDULE AND PLANTING NOTES

Location Plan:



Notes:

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SOFT

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Each line indicates 0.5m level change

0 10m
SCALE 1:200

NORTH

Revision Notes:

Rev	Initials	Description	Date
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P1	DC	First issue	19/08/25

Client:
Mr S. Heighway

Project:
Glamping site, Queensbridge Farm, Overton-on-Dee

Title:
Detailed Planting Plan: 2 of 3

Status:	Date:
For Approval	19-08-2025

Drawing No:	Revision:
168-DAC-PL-003	P7

Scale:	Paper Size:	Drawn by:	Approved by:
1:200	A1	DC	DC

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Location Plan:

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0 10m
SCALE 1:200

NORTH

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P1	DC	First issue	19/08/25

Client:
Mr S. Heighway

Project:
Glamping site, Queensbridge Farm, Overton-on-Dee

Title:
Detailed Planting Plan: 3 of 3

Status:	Date:
For Approval	19-08-2025

Drawing No:	Revision:
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REFER TO DRAWING 168-DAC-PL-002 FOR PLANT SCHEDULE AND PLANTING NOTES