Soft Landscaping & Biodiversity Scheme

Application reference: P/2026/0130
Holly House, Summerhill Road, Gwersyllt, Wrexham, LL11 4SW
Condition for discharge: Condition 3 - Soft Landscaping and Biodiversity Enhancements

1. Purpose and spatial context

This document sets out the soft landscaping and biodiversity enhancement scheme submitted to discharge Condition 3 of planning permission P/2026/0130. The scheme relates to the approximately 27m boundary facing Rogers Lane and should be read together with Appendices A-D.

As shown in Appendix C, the boundary comprises a concrete retaining wall and a horizontal hit-and-miss timber fence supported on steel posts positioned within the planting strip immediately against the garden-side face of the retaining wall.

Silvered oak sleepers define the lawn edge and the inner boundary of an approximately 300mm-wide planting strip. The sleeper top is level with the retaining-wall top and the adjoining lawn is approximately 100mm lower. The sleeper is an edging restraint only: the planting strip is not a self-contained planter, and plant roots may extend beneath the sleeper into the adjoining garden soil, providing access to a substantially greater volume of soil and moisture.

Because significant drops occur at the two ends of the boundary, ground-level mammal connectivity paths (hedgehog highways) would be unsafe and impracticable. The scheme therefore concentrates on vertical vegetation, pollinator planting, bird nesting provision and an insect hotel.

2. Soft landscaping specification

The planting will create a predominantly evergreen living-fence, with flexible perennial and ground-cover underplanting. Plant selection shall be made from the approved palettes below.

2.1 Evergreen climbers

Evergreen climbers shall be planted at regular intervals along the boundary, generally corresponding with the principal fence bays, with local adjustment where required to accommodate posts, biodiversity features and site conditions. Species shall be selected from the approved species palette.

Approved species palette	Common name	Minimum supply size	Purpose / selection note
Trachelospermum jasminoides	Star jasmine	2 litre, caned	Evergreen cover, fragrant summer flowers and pollinator value; use in the more sheltered positions.
Lonicera henryi	Henry's honeysuckle	2 litre, caned	Evergreen to semi-evergreen vigorous cover with flowers and berries; suitable for cooler positions.
Clematis armandii	Evergreen clematis	2 litre, caned	Evergreen foliage and spring flowers; use selectively in sheltered positions and maintain by pruning.

The final mix may comprise any combination of the approved climbers, but a species mix shall be used across the boundary to improve resilience and seasonal diversity.

2.2 Perennial and ground-cover underplanting

Perennial and ground-cover planting shall be distributed throughout the planting strip at appropriate spacings for the selected species, generally between 400 mm and 750 mm centres, to provide a varied and substantially continuous planted frontage as the scheme establishes. Final quantities and positioning may be adjusted at the time of planting to reflect plant availability, mature spread and actual site conditions.

Approved species palette	Minimum supply size	Principal value
Geranium 'Rozanne'	1 litre	Long flowering season and pollinator forage.
Alchemilla mollis	1 litre	Low ground cover and flowers attractive to insects.
Heuchera cultivars	1 litre	Evergreen or semi-evergreen foliage and seasonal flowers.
Bergenia cordifolia cultivars	1 litre	Robust evergreen ground cover with spring flowers.
Ajuga reptans	9 cm or 1 litre	Low, spreading ground cover with spring pollinator value.
Helleborus x hybridus	1 litre	Evergreen to semi-evergreen structure and early-season flowers.
Vinca minor	9 cm or 1 litre	Evergreen ground cover for shadier positions; maintained within the bed.

2.3 Lavender containers

Containers of English lavender shall be positioned along the sleeper/lawn edge in the approximate locations shown in Appendix A. Each container shall be planted with a compact Lavandula angustifolia cultivar, selected from 'Hidcote', 'Munstead' or an equivalent compact cultivar. Container positions may be adjusted from time to time for access while retaining an approximate even distribution.

3. Biodiversity enhancements

The following measures shall be installed and retained in the positions generally shown on Appendices A and B:

- **Avian Nesting Ecology:** Two durable timber nesting boxes fixed securely to the planting-bed/garden side of the fence. B1 shall have an approximately 26mm entrance hole suitable for small tit species and B2 an approximately 32mm entrance hole suitable for house sparrows and similar small birds. They shall be mounted in the upper part of the fence, below the fence top, with unobstructed entrances and surrounding climber cover managed so that access remains clear.
- **Invertebrate Micro-Habitats (Insect Hotel):** One durable timber insect hotel containing mixed bamboo tubes and drilled untreated wood blocks, fixed securely to the planting-bed/garden side of the fence at approximately 1.0-1.2m above planting-bed level.
- **Pollinator Foraging Habitat:** Flowering climbers, perennial underplanting and lavender will provide nectar, pollen, shelter and seasonal structural diversity for bees, hoverflies, and butterflies across an extended summer flowering cycle.
- **Vertical Eco-Coridors:** The trained climber framework will establish continuous vegetated cover and shelter across the fence while remaining manageable within the domestic garden setting.

4. Implementation timetable

- **Timing:** The complete planting scheme and all biodiversity features shall be implemented during the first suitable planting season following written approval by the Local Planning Authority, and avoid frozen, waterlogged or exceptionally dry conditions.
- **Preparation:** The planting strip shall be cleared of perennial weeds and cultivated, with suitable topsoil or soil improver incorporated where necessary. Planting holes shall be appropriate to the rootball and shall allow roots to establish beneath the sleeper into adjoining garden soil.
- **Mulching and watering:** After planting, a clean bark or other suitable organic mulch shall be applied while keeping plant crowns clear. All new planting shall be watered during establishment and during prolonged dry periods.
- **Training:** Climbers shall be tied to the fence and trained to encourage even coverage.

5. Management, retention and replacement

- **Routine maintenance:** Climbers shall be trained and pruned as necessary to retain fence coverage without obstructing bird-box entrances, the insect hotel or access for fence maintenance. Perennials shall be cut back, divided or contained as appropriate to the species, and containers shall be watered and maintained.
- **Five-year replacement:** Any approved soft landscaping which, within five years from completion of the landscaping scheme, dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season by planting of similar size and species. Replacement plants may be selected from the corresponding approved palette in this document, provided the diversity and intended functions are maintained.
- **Substitutions:** Any substitution outside the approved palettes shall be of comparable growth habit, ultimate scale, seasonal interest and biodiversity value.

6. Scheme drawings

- **Appendix A - Overhead Layout Plan:** 1:100 at A3; boundary layout, planting strip, climber distribution, lavender containers and biodiversity features.
- **Appendix B - Boundary Elevation (Garden Side):** 1:100 at A3; living-fence treatment, underplanting and biodiversity features.
- **Appendix C - Technical Cross-Section Profile:** 1:20 at A3; retaining wall, fence, post, sleeper, planting-strip and lawn relationship.
- **Appendix D - Illustrative Garden-Side Visualisation:** Not to scale; illustrative appearance of the planted boundary.

End of written scheme