

LAND AT SIX BELLS ESTATE, HEOLGERRIG, MERTHYR TYDFIL

SUPPLEMENTARY GREEN INFRASTRUCTURE STATEMENT AND LONG-TERM LANDSCAPING, HABITAT, MANAGEMENT, MAINTENANCE AND MONITORING PLAN

Condition 4 of Planning Permission P/25/0167

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Site:	Land at corner of Six Bells Estate, Heolgerrig, Merthyr Tydfil
Grid reference:	SO035062
Proposal:	Development of a single dwelling with off-street parking and gardens
Revision:	V0.1
Date:	16th September 2026

Q. What is a Green Infrastructure (GI) Statement?

A Green Infrastructure Statement describes how the green infrastructure of a site has been incorporated into the development proposal. For planning application P/25/0167, that assessment was completed at the planning stage through East Ecology GIS V5 and PEA V1.3, which were approved under Condition 2. Those documents therefore form the approved Green Infrastructure, ecological baseline and Net Benefit for Biodiversity (NBB) framework for the permission. This revised Condition 4 document does not establish a new baseline or re-assess the approved NBB position; it supplements the Condition 2 baseline only with the additional landscaping, management, maintenance, monitoring and implementation details required by Condition 4.

Q. Why do I need a Green Infrastructure Statement?

A Green Infrastructure Statement is a planning-stage document. Planning Policy Wales (PPW12) and the Environment (Wales) Act 2016 s.6 require biodiversity, ecosystem resilience and net benefit for biodiversity to be considered as part of the development proposal and determination process. The GIS 2026 form used as a planning-authority example expressly states that this information is not appropriate to seek retrospectively by way of a condition and must be provided as part of the planning application process. Accordingly, this Condition 4 submission is not a new or retrospective Green Infrastructure assessment. For P/25/0167, East Ecology GIS V5 and PEA V1.3 already established the ecological baseline at planning stage. This revised document is limited to supplying the additional landscaping, management, maintenance, monitoring and implementation detail required to discharge Condition 4 and does not replace, reopen or re-determine the approved baseline.

Q. What detail is required in the Green Infrastructure Statement?

The statement should be proportionate to the scale and nature of the development and should identify the existing green infrastructure, retained features, proposed enhancement measures, application of the Step-Wise Approach and how the measures will be implemented and managed. For minor development, PPW12 states that the Green Infrastructure Statement should be a short description and should not be an onerous requirement for applicants. This approach is consistent with Welsh Government Chief Planner guidance on securing biodiversity enhancement, which emphasises a pragmatic, site-specific and proportionate response to the circumstances of the site. Accordingly, the level of detail in this statement is proportionate to a single-dwelling development and is focused on the specific Condition 4 matters rather than re-assessing the ecological baseline already established at planning stage.

Q. What is a Biodiversity Enhancement Scheme?

It identifies practical measures which enhance biodiversity, including native planting, flowering areas, habitat permeability and bird/bat enhancement features.

Q. How do I provide the information?

The following tables and supporting paragraphs record the existing site baseline and the measures proposed to satisfy Condition 4.

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1. Purpose and status of this Supplementary GIS

1.1 Purpose and Document Status

This document is a **Supplementary Green Infrastructure Statement (GIS) and Long-term Landscaping, Habitat, Management, Maintenance and Monitoring Plan** prepared specifically to address **Condition 4 of planning permission P/25/0167**. It supplements the **East Ecology Green Infrastructure Statement V5 dated 24 September 2025** and **Preliminary Ecological Appraisal V1.3 dated 24 September 2025**, both of which were approved under **Condition 2 of P/25/0167**.

GIS V5 and PEA V1.3 therefore remain the approved Green Infrastructure and ecological baseline for the development and establish the planning-stage **Net Benefit for Biodiversity (NBB)** position. This supplementary GIS does not replace, supersede or retrospectively re-assess those approved documents.

Its purpose is limited to providing the **additional landscaping, habitat, management, maintenance, monitoring and implementation information required by Condition 4**. This supplementary GIS has also been prepared directly in response to the **MTCBC Internal Ecology Memorandum dated 17 June 2026**, issued in relation to discharge application **P/26/0100**.

That memorandum identifies the following matters under Condition 4:

- native planting, which may take the form of a native-species hedgerow, avoiding the culvert easement;
- provision of a wildflower / grassland area;
- biodiversity enhancement measures;
- maintenance, management and monitoring arrangements; and
- a timescale for implementation.

The memorandum also confirms that the information already submitted in respect of the bird and bat boxes **satisfies one element of Condition 4**. Accordingly, this supplementary GIS is intended to provide the remaining planting, flowering-lawn, management, monitoring and implementation information identified by Ecology while retaining the **Condition 2-approved GIS V5 and PEA V1.3 as the established planning-stage baseline**.



Advisory

Document status: this is a **Supplementary Condition 4 GIS**, to be read alongside the **Condition 2-approved East Ecology GIS V5 and PEA V1.3**.

1.2 Approved Green Infrastructure and Ecological Baseline

East Ecology GIS V5 and PEA V1.3 remain the approved site-specific Green Infrastructure and ecological baseline documents for P/25/0167.

The approved baseline identifies the application site principally as comprising **ephemeral / short-perennial vegetation and areas of bare ground**, together with the existing northern boundary hedge/bush situated outside the applicant's registered title. The northern boundary vegetation is retained in situ on the elevated northern boundary above the proposed retaining wall, with the retaining wall to be constructed below it and within the applicant's land.

The additional Condition 4 measures described in this supplementary GIS therefore **supplement the approved baseline; they do not redefine it**.



Design Decision

The additional / voluntary SB-14 native planting, EL1 Flowering Lawn and associated enhancement measures are consequently presented as further landscaping and biodiversity measures within the Condition 4 scheme and are not relied upon to establish a new ecological baseline or remedy an NBB deficit.

1.3 MTCBC Ecology Memorandum – 17 June 2026

The **MTCBC Internal Ecology Memorandum dated 17 June 2026** provides the direct Ecology consultation response against which this supplementary GIS has been prepared.

The memorandum records that the previously submitted:

- Response to LPA & Ecology Department;
- Addendum to Response to Ecology Department NBB Interpretation;
- PEA V1.3; and
- East Ecology GIS had already been submitted and considered as part of **P/25/0167**.

It then considers the additional Condition 4 material submitted under P/26/0100 and expressly confirms that the bird and bat-box information **satisfies one element of Condition 4**.



Note

The **integrated bat box and two integrated swift boxes** are therefore carried forward within this supplementary GIS as an already satisfied Condition 4 enhancement element. Their management and long-term retention are included only so that the complete landscaping and biodiversity management regime is recorded in one document.

The remaining sections of this supplementary GIS provide the additional information identified within the Ecology Memorandum, namely:

- the SB-14 native planting proposal;
- the EL1 Flowering Lawn;
- maintenance, management and monitoring arrangements; and
- the implementation timetable.

1.4 Planning-Cycle

Green Infrastructure, biodiversity, ecosystem resilience and NBB were considered during the planning application and determination of **P/25/0167** through GIS V5 and PEA V1.3.

Those documents were subsequently approved under Condition 2 and therefore remain part of the approved planning framework. Condition 4 is addressed through this supplementary GIS only to provide the additional landscaping and long-term implementation particulars expressly required by that condition and subsequently identified in the **17 June 2026 Ecology Memorandum**.

Nothing within this supplementary GIS should therefore be interpreted as:

- replacing or superseding GIS V5 or PEA V1.3;
- reopening or retrospectively re-assessing the approved ecological baseline;
- establishing a new planning-stage NBB assessment;
- treating the additional SB-14 planting as necessary to remedy an NBB deficit; or
- accepting that matters already assessed and determined during P/25/0167 require re-determination through the discharge of Condition 4.

2. Condition 4 requirements and compliance schedule



Note

Condition 2 baseline. For the avoidance of doubt, East Ecology GIS V5 and PEA V1.3, approved under Condition 2 of P/25/0167, remain the approved Green Infrastructure and ecological baseline and establish the planning-stage Net Benefit for Biodiversity (NBB) position. The measures set out below provide the additional detail required by Condition 4 and do not constitute a fresh NBB assessment.

Condition 4 requirement	Current response	Section
Native planting / hedgerow element, avoiding the culvert easement	Drawing SB-14 provides the A1–A5 native shrub/hedgerow planting schedule. This planting is additional / voluntary planting over and above the NBB already established through GIS V5 and PEA V1.3 under Condition 2 . It will be implemented where physically applicable within the available western / north-western planting area, outside the culvert restriction / easement and not on the area identified on SB-14 as the ‘Non planting gradient’ . Where lawful common-law cutback of vegetation encroaching from the northern boundary is reasonably necessary, any resulting minor localised vegetation reduction will be mitigated through this additional planting . This does not constitute compensation for removal of the northern boundary feature, which remains retained.	5.1, 5.2, 5.4, 5.5; 6.1–6.2; 7.1–7.4
Wildflower / grassland area	SB-14 identifies EL1 Flowering Lawn as a separate defined area. It is physically separate from the A1–A5 native planting and does not extend onto the ‘Non planting gradient’ . The flowering lawn is established and subsequently retained and managed in accordance with the long-term management provisions.	6.3; 7; 9
Enhancement measures	The integrated bat box and two integrated swift boxes have already been confirmed by the LPA Ecology memorandum dated 17 June 2026 as satisfying one element of Condition 4 . Native climbers, hedgehog permeability, the productive/permaculture garden and the additional SB-14 planting are carried forward or provided as further enhancement. These measures are additional to, and do not reopen, the approved Condition 2 NBB position .	5.2–5.3; 6; 8
Maintenance, management and monitoring	Section 7 provides a feature-specific long-term management regime covering establishment, watering, mulching, weed management, structured pruning, monitoring, replacement, protected-species safeguards and ongoing maintenance. The five-year period under Condition 5 is the establishment/replacement period only ; the approved Condition 4 measures are thereafter retained and maintained in perpetuity .	7.1–7.4
Timescale for implementation	Section 9 provides the implementation timetable. Planting and seeding will be undertaken in the appropriate planting/seeding season in accordance with Condition 5. The timetable also protects the retained northern boundary vegetation above the retaining wall , excludes planting from the culvert restriction/easement and non-planting gradient, and secures long-term retention thereafter.	9

3. Existing Green Infrastructure and NBB Baseline

The existing Green Infrastructure and site baseline are derived from the **Condition 2 approved GIS V5 and PEA V1.3**. This section records the existing site condition only and does not introduce or re-assess proposed Condition 4 enhancement measures.

Location	Existing condition / baseline
Boundary 1 – Southern	Existing wire fence. No existing vegetation feature relied upon as Green Infrastructure at this boundary.
Boundary 2 – Eastern	Existing wire fence. No existing vegetation feature relied upon as Green Infrastructure at this boundary.
Boundary 3 – Northern	Existing clipped non-native hedge/bush with gaps situated on the elevated northern boundary , outside the applicant's registered title. The feature is retained in situ and is maintained by the adjoining landowner. It occupies the higher boundary level above the proposed northern retaining wall , which is to be constructed below it within the applicant's land.
Boundary 4 – Western	Existing block retaining wall. No existing vegetated boundary feature is relied upon at this boundary.
Within the site	Ephemeral / short-perennial vegetation together with areas of bare ground. No existing trees are relied upon or identified as part of the current site baseline.

Table 2 - Existing Green Infrastructure and NBB Baseline



Design Decision

Baseline position. The northern boundary hedge/bush is the principal existing vegetated boundary feature and is retained in situ. The approved PEA did not identify a general habitat-loss mitigation requirement arising from the development of the site. The Condition 2 GIS V5 and PEA V1.3 therefore remain the approved ecological and Green Infrastructure baseline. The additional planting and management measures described later in this document supplement that approved baseline for the purposes of Condition 4; they do not replace or retrospectively redefine it.

Northern boundary relationship. The northern boundary vegetation is physically separated from the development platform by the change in level. It remains on the elevated boundary above the proposed retaining wall, with the retaining wall constructed below it within the applicant's ownership. **Accordingly, the primary Step-Wise response to this existing feature remains Avoidance through retention.**

4. Northern boundary - retained vegetation, levels and ownership

The northern boundary contains an existing hedge/bush situated **outside the applicant's registered title** and retained in situ. The vegetation occupies the **higher ground level of the elevated northern boundary**, above both the proposed northern retaining wall and the excavated development platform / proposed dwelling finished floor level. The retaining wall will therefore be constructed **below the retained northern boundary vegetation and wholly within the applicant's land**.

No removal of the northern boundary vegetation feature is proposed and **no additional planting is proposed on the northern boundary**. As the feature lies outside the applicant's ownership, its continuing management and maintenance do not form part of the applicant's long-term landscaping obligations under Condition 4.

Where vegetation from the northern boundary encroaches onto the applicant's land and limited cutback is reasonably necessary to facilitate construction or subsequent maintenance of the retaining wall, any such work will be confined to the encroaching growth and **only back to the legal boundary**, from within the applicant's land. This represents **minimisation under the Step-Wise Approach**, rather than removal of the retained boundary feature.



Advisory

If such lawful common-law cutback results in any **minor localised reduction in vegetation**, that limited effect will be mitigated through the **additional / voluntary SB-14 A1–A5 native planting proposed within the physically suitable western / north-western part of the site**. This does not convert the retained northern boundary into a compensatory-loss scenario and does not alter the approved Condition 2 ecological or NBB baseline.



Figure 1 - Retained northern boundary hedge/bush on the elevated boundary above the development platform / proposed dwelling FFL; retaining wall to be constructed below.

5. Statutory, ecological and boundary framework

The site-specific assessment below applies the **Environment (Wales) Act 2016 s.6, Planning Policy Wales Edition 12**, the approved **Condition 2 PEA/GIS baseline**, protected-species safeguards and the applicant's common-law boundary rights.



Advisory

For the avoidance of doubt, **East Ecology GIS V5 and PEA V1.3, approved under Condition 2 of P/25/0167, remain the controlling ecological and Green Infrastructure baseline and establish the planning-stage Net Benefit for Biodiversity (NBB) position**. The framework below demonstrates how the Condition 4 implementation and management measures remain consistent with that approved position; it does not constitute a fresh NBB assessment.

Framework	Application to Six Bells
Environment (Wales) Act 2016 s.6	Biodiversity and ecosystem resilience were considered at planning stage through the approved GIS V5 and PEA V1.3. The Condition 4 measures retain the northern boundary vegetation and carry forward the approved ecological baseline. The SB-14 western / north-western native planting, native climbers, flowering lawn, productive garden and wildlife features provide additional / voluntary enhancement beyond that approved baseline.

PPW12 – Net Benefit for Biodiversity	The planning-stage NBB position was established through GIS V5 and PEA V1.3 under Condition 2. The additional SB-14 planting is not relied upon to establish or remedy NBB and is not presented as compensation for a northern-boundary loss, because the northern boundary feature is retained.
PPW12 – Step-Wise Approach	Avoid: retain the northern boundary hedge/bush in situ on the elevated boundary above the proposed retaining wall. Minimise: where encroaching vegetation must lawfully be cut back to construct or maintain the retaining wall, restrict that cutback to what is reasonably necessary and only back to the legal boundary. Mitigate: if that limited common-law cutback results in any minor localised vegetation reduction, mitigate that effect through the additional / voluntary SB-14 A1–A5 planting. Compensate: not triggered because the northern boundary feature itself is retained. Enhance: provide the additional western / north-western planting and other biodiversity measures over and above the approved Condition 2 baseline.
PPW12 – DECCA Framework	Diversity, Extent, Condition, Connectivity and Adaptability are considered against the approved Condition 2 baseline. The retained northern boundary maintains the existing linear vegetation feature, while the additional planting and other Condition 4 measures provide further resilience. DECCA is applied here as an implementation and resilience framework; it does not reopen the approved NBB assessment.
PEA V1.3 / GIS V5 – Condition 2 baseline	These documents remain the approved site-specific ecological and Green Infrastructure baseline. The directly affected habitat comprises bare ground / ephemeral and short-perennial vegetation. The northern hedge/bush lies outside the applicant's ownership and is retained on the elevated northern boundary above the proposed retaining wall. The approved NBB position is therefore carried forward rather than reassessed through Condition 4.
Protected species / EPS	The approved PEA conclusions are retained. Bat, nesting-bird and other protected-species safeguards continue to apply to construction, planting and any vegetation management. If evidence of a protected species is unexpectedly identified, affected work will cease and appropriate ecological advice will be obtained before proceeding.
Common-law boundary rights – <i>Lemmon v Webb</i>	The applicant reserves the limited common-law right to cut vegetation encroaching onto the applicant's land back to the legal boundary from within the applicant's own land. Any such cutback will be limited to what is reasonably necessary and remains subject to applicable wildlife and EPS safeguards. Any minor localised vegetation reduction resulting from lawful cutback is mitigated through the additional / voluntary SB-14 planting and does not constitute compensation for removal of the retained northern boundary feature.

Table 3 - Statutory, ecological and boundary framework

5.1 DECCA Framework – Ecosystem Resilience

The DECCA Framework is applied here to demonstrate how the Condition 4 measures maintain and add resilience to the **approved Condition 2 ecological and Green Infrastructure baseline**. It does **not constitute a fresh NBB assessment**. The planning-stage NBB position was already established through GIS V5 and PEA V1.3.

DECCA attribute	Application to the scheme
Diversity	The approved Condition 2 baseline is retained and supplemented by additional / voluntary native A1–A5 planting within the western / north-western part of the site, native climbers, the EL1 Flowering Lawn, productive garden planting and the retained wildlife-box measures. These measures increase habitat variety but are not relied upon to establish the approved NBB position .

Extent	The existing northern boundary hedge/bush is retained in situ on the elevated northern boundary above the proposed retaining wall , preserving the principal existing linear vegetation feature. Additional vegetated area is provided, where physically applicable, through the voluntary SB-14 A1–A5 planting and EL1 Flowering Lawn. Any minor localised vegetation reduction arising from lawful common-law cutback of northern-boundary encroachment is mitigated through the additional planting.
Condition	The retained northern boundary feature remains outside the applicant's ownership and is not incorporated into the applicant's long-term maintenance obligations. New A1–A5 planting is supported by establishment watering, mulching, manual weed control, structured pruning, monitoring and replacement. Planting is confined to physically suitable areas, outside the culvert restriction / easement and away from the SB-14 'Non planting gradient' , supporting successful establishment and long-term condition.
Connectivity	Retention of the northern boundary vegetation preserves the existing linear ecological feature. The additional / voluntary western / north-western planting, native climbers and hedgehog permeability measures provide further garden-scale connectivity and permeability without being necessary to establish the Condition 2 NBB position.
Adaptability	The landscaping responds directly to the physical characteristics and constraints of the site. The A1–A5 planting, EL1 Flowering Lawn, culvert restriction / easement and 'Non planting gradient' are treated as distinct areas. Planting is therefore undertaken only where physically suitable and can be managed, renewed and retained in accordance with the long-term Condition 4 regime.

Table 4 - DECCA Framework – Ecosystem Resilience

5.2 EPS / protected-species safeguards

The approved PEA records nearby bat records and identifies bats as European Protected Species (EPS). It also records that no priority or protected-species records originated from the application site and concluded that no further protected-species surveys were required. **This Condition 4 submission does not alter or reopen those approved conclusions.**

The integrated bat box and two integrated swift boxes are retained as part of the approved biodiversity measures. The bat-box access point will remain unobstructed and unilluminated. No occupied bat roost will be opened, damaged or disturbed. If evidence of an EPS or other protected species is unexpectedly encountered during works, the affected activity will cease and appropriate ecological advice will be obtained. Any licence legally required before the affected works can continue will be obtained through the appropriate statutory process.

Vegetation management, including any limited pruning of vegetation encroaching from the northern boundary, remains subject to applicable wildlife legislation. Active bird nests will not be intentionally damaged or destroyed, and vegetation works will be timed and checked, so far as reasonably practicable, to avoid disturbance to nesting birds.



Note

These safeguards are precautionary and do not alter the approved PEA conclusion or the **Condition 2 ecological and NBB baseline**.

5.3 Northern boundary - common-law abatement / Lemmon v Webb

The northern hedge/bush lies **outside the applicant's registered title** and is retained in situ on the **elevated northern boundary above the proposed northern retaining wall**. The retaining wall is to be constructed below that retained vegetation and wholly within the applicant's land.

Retention of the northern boundary feature does not require the applicant to accept continuing vegetation encroachment across the legal boundary where that encroachment interferes with the reasonable construction or subsequent maintenance of the retaining wall below.



Design Decision

The applicant therefore reserves the limited common-law right recognised in **Lemmon v Webb [1894] 3 Ch 1 (CA), affirmed [1895] AC 1 (HL)**, to cut vegetation encroaching onto the applicant's land back to the legal boundary from within the applicant's own land. Any such cutback will:

- be confined to vegetation actually encroaching onto the applicant's land;
- be limited to what is reasonably necessary for construction or maintenance of the retaining wall;
- extend no further than the legal boundary;
- not involve removal of the retained northern hedge/bush as a boundary feature; and
- not authorise entry onto adjoining land.

Any exercise of that common-law right remains subject to the protected-species, EPS and nesting-bird safeguards set out in **Section 5.2**.

Under the **PPW12 Step-Wise Approach**, the primary response remains **Avoidance**, because the northern boundary feature itself is retained. Any required cutback is therefore a **Minimisation** measure confined to encroaching growth. If such lawful cutback results in any minor localised reduction in vegetation, that limited effect will be **Mitigated** through implementation and long-term retention of the **additional / voluntary SB-14 A1–A5 native planting**.



Advisory

This does **not** convert the retained northern boundary into a compensatory-loss scenario, does not amount to an admission that compensation is required, and does not reopen the ecological or NBB position already established through the **Condition 2 GIS V5 and PEA V1.3**.

5.4 Culvert safeguard Non-Planting Gradient and Reservation of Liability

Drawing SB-14 identifies the proposed A1–A5 native planting together with the **culvert easement / restriction area** and the separate area identified as **“Non planting gradient.”**

The A1–A5 planting is **additional / voluntary planting over and above the NBB position already established through the Condition 2 GIS V5 and PEA V1.3**. It will be implemented only **where physically applicable within the available western / north-western planting area** shown on SB-14.



Design Decision

For clarity:

- no scheduled A1–A5 shrub/hedgerow planting will be undertaken within the culvert restriction / easement area;
- no scheduled A1–A5 planting will be undertaken on the area identified on SB-14 as the **“Non planting gradient”**; and
- planting will therefore be confined to those parts of the western / north-western area that are physically suitable for establishment and long-term management.

The proposed planting is not relied upon to establish NBB. It is provided as **additional / voluntary landscaping** within the Condition 4 scheme and, where limited lawful common-law cutback of northern-boundary encroachment occurs, will also provide the on-site mitigation for any resulting minor localised vegetation reduction.



Risk

Planting adjacent to the culvert restriction / easement is included **solely because it is required by the Council under Condition 4**. The applicant has already provided the Council with **Severn Trent Water's "Protecting our assets" guidance** relating to development and planting in proximity to drainage infrastructure:

<https://www.stwater.co.uk/building-and-developing/protecting-our-assets/>

Planting will therefore be confined to suitable locations outside the identified culvert restriction / easement. The applicant accepts **no responsibility or liability for any impact on the culvert arising from Council-required planting**. The applicant's position is that any liability arising directly from that requirement remains with the Council, and **all rights are expressly reserved**.

6. Proposed landscaping and enhancement

The measures below provide the additional landscaping, implementation and management detail required by Condition 4. For the avoidance of doubt, the **planning-stage NBB position was already established through GIS V5 and PEA V1.3 approved under Condition 2**. The SB-14 western / north-western planting is therefore **additional / voluntary planting** and is not relied upon to establish or remedy NBB.

Feature / location	Provision	Purpose / status
SB-14 native planting – A1–A5	A1 <i>Cornus sanguinea</i> ; A2 <i>Rosa canina</i> ; A3 <i>Viburnum opulus</i> ; A4 <i>Crataegus monogyna</i> ; A5 <i>Viburnum opulus</i> 10L stock, each shown on SB-14 at 6 plants/m ² . Planting will be undertaken where physically applicable within the available western / north-western planting area, outside the culvert restriction / easement and not on the area identified as the "Non planting gradient."	Additional / voluntary native planting over and above the approved Condition 2 NBB baseline. Where lawful common-law cutback of northern-boundary encroachment results in any minor localised vegetation reduction, the same planting will also provide on-site mitigation for that limited effect. It is not compensation for removal of the northern boundary feature, which remains retained.
Southern / eastern boundaries	Native honeysuckle (<i>Lonicera periclymenum</i>), ivy (<i>Hedera helix</i>) and dog rose (<i>Rosa canina</i>) on available fence sections at approximately 1 plant per 2 m where practicable.	Supplementary biodiversity enhancement carried forward from the approved GIS approach.
EL1 Flowering Lawn	Flowering lawn within the discrete EL1 area shown on SB-14, physically separate from the "Non planting gradient."	Provides the Condition 4 flowering-lawn / grassland element and additional garden-scale habitat diversity.
Permaculture / edible garden	Domestic food-growing area with seasonally variable fruit, vegetables, herbs and productive flowering plants.	Continuing productive-garden and pollinator-supporting enhancement. It remains separate from the EL1 Flowering Lawn and does not substitute for the A1–A5 native planting.

Integrated bat box	One integrated bat box with access point retained unobstructed and unilluminated.	Carried forward as part of the bird/bat enhancement element already confirmed by the LPA Ecology memorandum dated 17 June 2026 as satisfying one element of Condition 4.
Integrated swift boxes	Two integrated swift boxes with entrances retained unobstructed.	Carried forward within the already accepted bird/bat enhancement element.
Hedgehog permeability	Suitable 15 cm × 15 cm gap(s) where compatible with the approved boundary treatment.	Maintains garden-scale movement and permeability through the site.
Non-planting gradient	Area expressly identified on SB-14 as “ Non planting gradient ”, separate from both the A1–A5 planting and EL1 Flowering Lawn.	A distinct topographical and non-plantable constraint. No scheduled A1–A5 shrub/hedgerow planting will be undertaken on this area.

Table 5 - Proposed landscaping and enhancement

6.1 SB-14 proposed planting schedule

Species	Stock	Density
A1 - <i>Cornus sanguinea</i> (Dogwood)	40 cm pot-grown	6 plants/m ²
A2 - <i>Rosa canina</i> (Dog rose)	2 litre pot	6 plants/m ²
A3 - <i>Viburnum opulus</i> (Guelder rose)	3 litre pot	6 plants/m ²
A4 - <i>Crataegus monogyna</i> (Hawthorn)	2 litre pot	6 plants/m ²
A5 - <i>Viburnum opulus</i> (Guelder rose)	10 litre pot	6 plants/m ²

Table 6 - SB-14 proposed planting schedule

The planting schedule is taken directly from Indigo Design drawing **SB-14 – Proposed Planting**. The A1–A5 references are retained so that this Green Infrastructure Statement and the planting drawing can be read together without interpretation. A5 is shown separately on SB-14 as a larger 10 litre *Viburnum opulus* specification.

The A1–A5 planting is **additional / voluntary planting over and above the approved Condition 2 NBB position**. It is offered as part of the Condition 4 landscaping response and will be implemented **where physically applicable** within the available western / north-western planting area.

SB-14 controls the planting layout. Two express physical exclusions apply: **no scheduled A1–A5 planting within the culvert restriction / easement area and no scheduled A1–A5 planting on the area identified as the “Non planting gradient.”**



Advisory

Where **limited lawful common-law cutback of vegetation encroaching from the northern boundary is required**, and that cutback results in any minor localised vegetation reduction, the A1–A5 planting will also provide the **on-site mitigation for that limited effect**. This does not alter the primary Step-Wise position that the northern boundary hedge/bush remains retained above the proposed retaining wall.

6.2 Non-planting gradient and topographical constraint

SB-14 expressly identifies a separate area as “**Non planting gradient.**” That area is physically distinct from both the A1–A5 native planting and the EL1 Flowering Lawn.

No scheduled A1–A5 shrub/hedgerow planting will be undertaken on this gradient. It is treated as a **site-specific topographical and non-plantable constraint**, and the Condition 4 landscaping will therefore be implemented only where the site is physically suitable for planting.

The non-planting gradient will not be counted as part of the A1–A5 planting provision and will not be treated as part of EL1.

6.3 Flowering lawn and productive garden relationship

SB-14 identifies **EL1 Flowering Lawn** as a separate defined area. EL1 does not include the “Non planting gradient” and is physically separate from the A1–A5 native planting.

The permaculture / edible garden remains a separate productive domestic food-growing area. It provides continuing productive and pollinator-supporting value but does not replace either the EL1 Flowering Lawn or the additional A1–A5 native planting.



Note

The slabbed area immediately to the rear of the dwelling is also separate from the ecological enhancement areas and **does not form part of EL1**.

7. Long-term Landscaping, Habitat, Management, Maintenance and Monitoring Plan

The management regime below provides the establishment, management, maintenance and monitoring information required by Condition 4. It adopts proportionate practical management measures appropriate to a single-dwelling development.

For the avoidance of doubt, the **planning-stage ecological and NBB position was already established through East Ecology GIS V5 and PEA V1.3 approved under Condition 2**. The SB-14 A1–A5 western / north-western planting is **additional / voluntary planting over and above that approved baseline**. Where it is subsequently approved as part of the Condition 4 landscaping scheme, it will thereafter be implemented and managed in accordance with the approved details.



Note

Condition 5 establishes the formal five-year replacement obligation for approved planting. Condition 4 separately requires the approved Green Infrastructure scheme to be **retained in perpetuity**.

Feature	Establishment / first 2–3 years	Routine management	Monitoring	Long-term / replacement
SB-14 A1–A5 additional / voluntary native planting	Establish only where physically applicable within the available western / north-western planting area, outside the culvert restriction / easement and away from the “Non planting gradient”. Deep-water as required during dry periods. Maintain organic mulch around plant bases and control weeds manually.	After approximately 2–3 growing seasons, prune as required to maintain a compact mixed shrub/hedgerow form. Where practicable, prune after berries/hips have been utilised and use rotational rather than whole-feature cutting.	Annual establishment inspection during the first five years, including survival, condition and establishment of the A1–A5 planting. Thereafter undertake routine seasonal inspection as part of normal garden management.	Replace losses during the first five years in accordance with Condition 5. Thereafter retain and maintain the approved planting in perpetuity. Where lawful northern-boundary cutback has resulted in a minor localised vegetation reduction, maintain the planting so that its on-site mitigation function is preserved.
Native climbers	Water during establishment and train onto available fence/support sections.	Light trimming from year two onwards as required, subject to protected-species and nesting-bird safeguards.	Annual establishment inspection during the first five years; thereafter routine inspection.	Replace failed planting as reasonably necessary and retain the enhancement in perpetuity.
EL1 Flowering Lawn	Prepare and sow during the first suitable planting/seeding season. Re-seed materially bare or failed areas where reasonably necessary.	Manage as a flowering lawn, allowing flowering and seed set before the principal cut. Remove excessive arisings where required.	Annual establishment inspection during the first five years; thereafter seasonal inspection.	Retain and manage EL1 in perpetuity and re-seed materially failed areas where reasonably necessary.
Permaculture / edible garden	Establish and maintain as a normal productive domestic garden.	Seasonal crop rotation, replacement and ordinary productive-garden management.	Routine garden inspection.	Maintain as a continuing food-growing and pollinator-supporting area in perpetuity. Individual crops and productive species may change seasonally.
Integrated bat box	Install before occupation if not already installed as part of construction.	Keep the access point unobstructed and unilluminated. No routine opening or disturbance.	Periodic external visual inspection for damage or deterioration only.	Retain in perpetuity. Replace a damaged or lost unit with an equivalent suitable feature. Any works affecting an occupied bat roost remain subject to applicable wildlife legislation and licensing requirements.
Integrated swift boxes	Install before occupation if not already installed as part of construction.	Keep entrances unobstructed and avoid disturbance during active nesting.	Periodic external visual inspection.	Retain in perpetuity and replace damaged or lost units with equivalent suitable boxes.
Hedgehog permeability	Form suitable access gap(s) as part of the approved boundary works where compatible with the boundary treatment.	Keep access points free from permanent obstruction.	Periodic inspection as part of routine boundary maintenance.	Retain in perpetuity and reinstate if accidentally obstructed.

Non-planting gradient – physical constraint / planting exclusion	No A1–A5 shrub/hedgerow establishment is proposed within the area identified on SB-14 as “Non planting gradient”.	Maintain the graded area without extending the scheduled A1–A5 planting onto it.	Check during establishment of the adjoining planting that the A1–A5 planting has not been inadvertently extended onto the gradient.	Continue to treat the area as outside the scheduled A1–A5 planting and EL1 Flowering Lawn areas for the lifetime of the approved landscaping layout, unless otherwise agreed with the LPA.
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Table 7 - Long-term Landscaping, Habitat, Management, Maintenance and Monitoring Plan

7.1 Watering, mulching and weed management

The additional / voluntary SB-14 A1–A5 native planting will be established only **where physically applicable within the suitable western / north-western planting area**. The culvert restriction / easement and the separate “Non planting gradient” are expressly excluded from the planting area.

During establishment, the A1–A5 planting and native climbers will receive deep watering as reasonably required, particularly during prolonged dry periods in the first two to three growing seasons. Organic mulch will be maintained around the bases of new shrub planting where appropriate to conserve moisture, suppress competing vegetation and support soil condition.



Note

Routine chemical pesticide and herbicide use will be avoided around establishing planting where practicable. Manual weed control will be used where reasonably necessary.

7.2 Structured pruning and wildlife safeguards

The A1–A5 planting shown on SB-14 is intended to establish as a **compact mixed native shrub/hedgerow feature** rather than unrestricted larger woody growth. Following establishment, pruning will therefore be undertaken as reasonably necessary to encourage dense, bushy growth and maintain the planting within the available planting area.

Where practicable, pruning will take place after berries and hips have been utilised and will be undertaken rotationally rather than cutting the whole feature at the same time.

All vegetation management remains subject to the **protected-species, EPS and nesting-bird safeguards in Section 5.2**.



Design Decision

This management regime relates to the new A1–A5 planting. It does not impose maintenance responsibility upon the applicant for the existing northern boundary hedge/bush, which remains outside the applicant's ownership.

7.3 Management of the non-planting gradient

The area identified on SB-14 as “**Non planting gradient**” is a physical and topographical constraint and is expressly excluded from the A1–A5 planting schedule.

It is not part of the A1–A5 native planting area and is not part of the **EL1 Flowering Lawn**. No scheduled shrub/hedgerow planting will therefore be required or undertaken on that gradient.

Routine maintenance will preserve the graded landform and prevent the scheduled A1–A5 planting from being inadvertently extended into an area identified on the submitted drawing as unsuitable for that planting.

7.4 Five-year replacement period and retention in perpetuity

Condition 5 provides the formal establishment and replacement mechanism for approved planting during the first five years. Approved planting which dies, is removed or becomes seriously damaged or diseased during that period is to be replaced in accordance with the requirements of that condition.

That five-year period is **not the duration of the Green Infrastructure scheme**.

Condition 4 separately requires the approved landscaping and habitat measures to be **retained in perpetuity**. Following the initial five-year establishment period, the approved planting, EL1 Flowering Lawn, productive garden, bat/swift features and permeability measures will therefore continue to be managed, maintained, renewed or remediated as reasonably necessary to preserve their approved Green Infrastructure function.



Advisory

Where limited lawful common-law cutback of vegetation encroaching from the northern boundary has resulted in a minor localised vegetation reduction, the approved A1–A5 planting will also continue to be managed so that the **mitigation of that limited effect is maintained**. This does not alter the primary Step-Wise position that the northern boundary hedge/bush itself remains retained above the northern retaining wall, nor does it convert that retained feature into a compensatory-loss scenario.

8. Biodiversity enhancement measures

The biodiversity measures below either carry forward features already established through the approved Condition 2 GIS / PEA baseline or provide **additional / voluntary enhancement** through the Condition 4 landscaping scheme. The planning-stage NBB position was already established through GIS V5 and PEA V1.3 and is not re-assessed by this section.

Feature	Status
Integrated bat box	Previously accepted as part of the bird/bat enhancement element and retained in perpetuity. Access will remain unobstructed and unilluminated.
Two integrated swift boxes	Previously accepted as part of the bird/bat enhancement element and retained in perpetuity. Entrances will remain unobstructed.
SB-14 A1–A5 native planting	Additional / voluntary native shrub/hedgerow planting over and above the approved Condition 2 NBB baseline. Where lawful common-law cutback of northern-boundary encroachment results in any minor localised vegetation reduction, the same planting will provide on-site mitigation for that limited effect.
Native climbers	Carried forward from the approved GIS approach on available southern / eastern fence sections as supplementary garden-scale biodiversity enhancement.
EL1 Flowering Lawn	Flowering-lawn / grassland enhancement within the discrete EL1 area shown on SB-14, separate from the “Non planting gradient.”
Permaculture / edible garden	Continuing productive and pollinator-supporting domestic garden area, separate from EL1 and from the A1–A5 planting.
Hedgehog permeability	Suitable boundary access gap(s) retained in perpetuity where compatible with the approved boundary treatment, supporting garden-scale movement and permeability.

Table 8 - Biodiversity enhancement measures



Advisory

Enhancement status. The measures above do not replace or remedy the Condition 2 NBB position. The retained northern boundary feature remains part of the approved baseline, while the SB-14 A1–A5 planting and associated measures provide further voluntary enhancement and, where necessary, mitigation for any minor localised vegetation reduction arising from lawful common-law cutback.

9. Implementation timescale

Stage	Action
Before commencement	Obtain written approval of the Condition 4 landscaping, management, maintenance and monitoring details from the Local Planning Authority. The approved Condition 2 GIS V5 / PEA V1.3 baseline and NBB position remain unchanged.
During construction	Retain the northern hedge/bush in situ on the elevated northern boundary above the proposed retaining wall . Construct the retaining wall below it and wholly within the applicant's land. Where reasonably necessary, any common-law cutback of vegetation encroaching onto the applicant's land will be confined to that encroachment and only back to the legal boundary, subject to protected-species and nesting-bird safeguards. Protect the culvert restriction / easement from scheduled planting and maintain the SB-14 "Non planting gradient" as a separate non-plantable topographical constraint.
Before occupation	Install the integrated bat box, two integrated swift boxes and hedgehog access gap(s), where not already installed as part of construction. Ensure the bat-box access point remains unobstructed and unilluminated.
First planting / seeding season following occupation or completion, whichever is sooner	Establish the additional / voluntary SB-14 A1–A5 native planting where physically applicable within the suitable western / north-western planting area, together with the native climbers and EL1 Flowering Lawn in their defined areas. No A1–A5 planting will be undertaken within the culvert restriction / easement or on the "Non planting gradient". Where lawful northern-boundary cutback has resulted in a minor localised vegetation reduction, the A1–A5 planting will also provide the on-site mitigation for that limited effect.
Years 1–5	Undertake establishment watering, mulching, manual weed control, structured pruning, inspection and replacement in accordance with Condition 5. Monitor establishment of the A1–A5 planting and EL1 Flowering Lawn and confirm that scheduled planting has not been extended into the culvert restriction / easement or onto the "Non planting gradient".
In perpetuity thereafter	Retain and maintain the approved A1–A5 planting, EL1 Flowering Lawn, productive garden, integrated bat/swift features, native climbers and hedgehog permeability measures. Undertake renewal, replacement or remedial management as reasonably necessary to preserve the approved Green Infrastructure function. Where northern-boundary cutback has occurred, retain the A1–A5 planting so that its mitigation function for that limited localised effect continues.

Table 9 - Implementation timescale



Design Decision

Implementation relationship between Conditions 4 and 5. Condition 5 governs the initial establishment and five-year replacement period for approved planting. Condition 4 separately secures the approved landscaping, habitat and biodiversity measures in perpetuity. The first five years are therefore the formal establishment period; they are not the end point of the Green Infrastructure scheme.

10. Proposed planting plan - Drawing SB-14

Drawing **SB-14 – Proposed Planting** sets out the detailed landscaping proposals submitted in support of Condition 4. It identifies the **A1–A5 native planting schedule**, **EL1 Flowering Lawn**, **culvert restriction / easement** and the separate **“Non planting gradient”**, providing the controlling layout for implementation of the proposed enhancement measures. The drawing should be read alongside this Supplementary GIS and the approved Condition 2 ecological baseline.

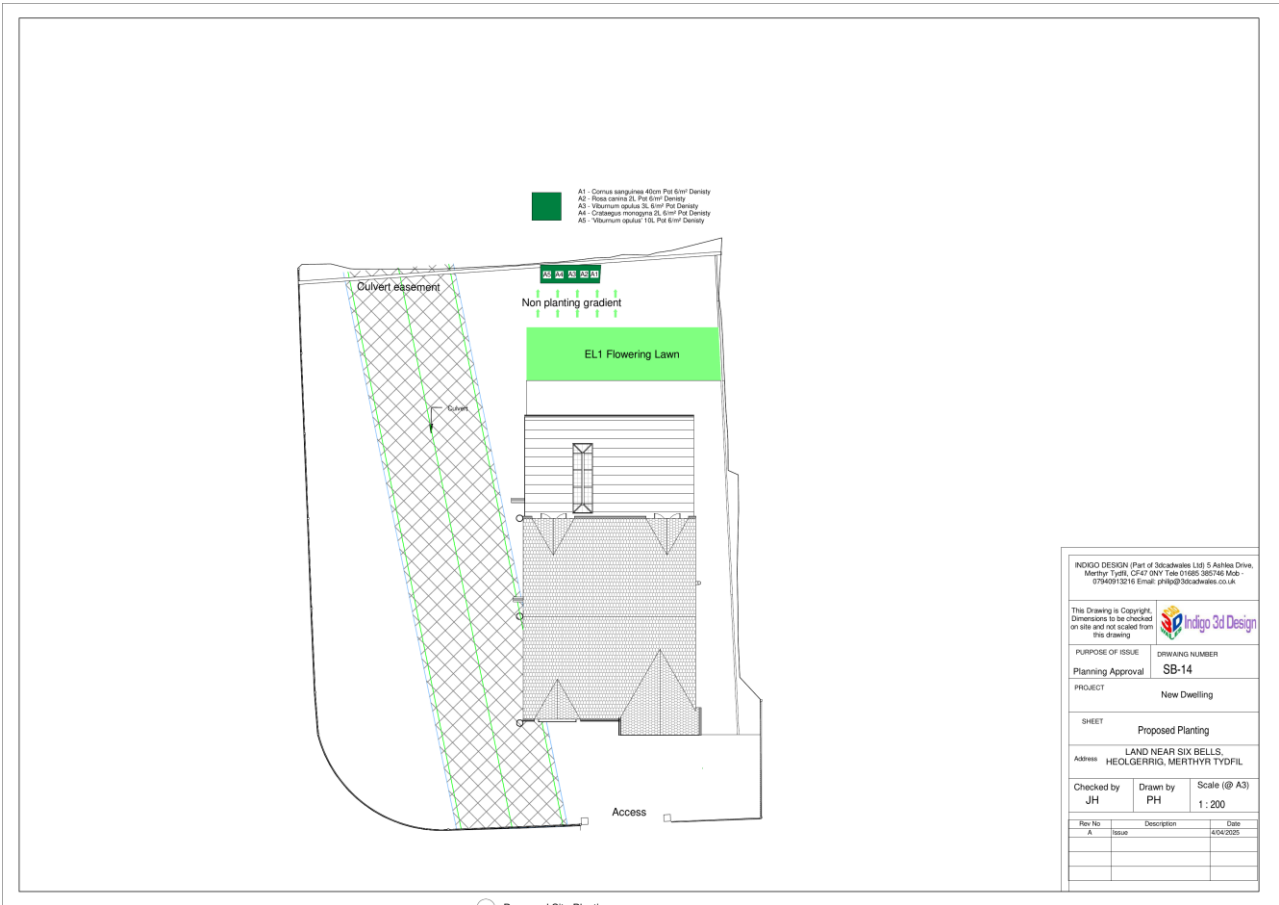


Figure 2 - SB-14 - Proposed Planting. This is the controlling planting plan for the A1-A5 schedule, culvert easement, non-planting gradient and EL1 Flowering Lawn.

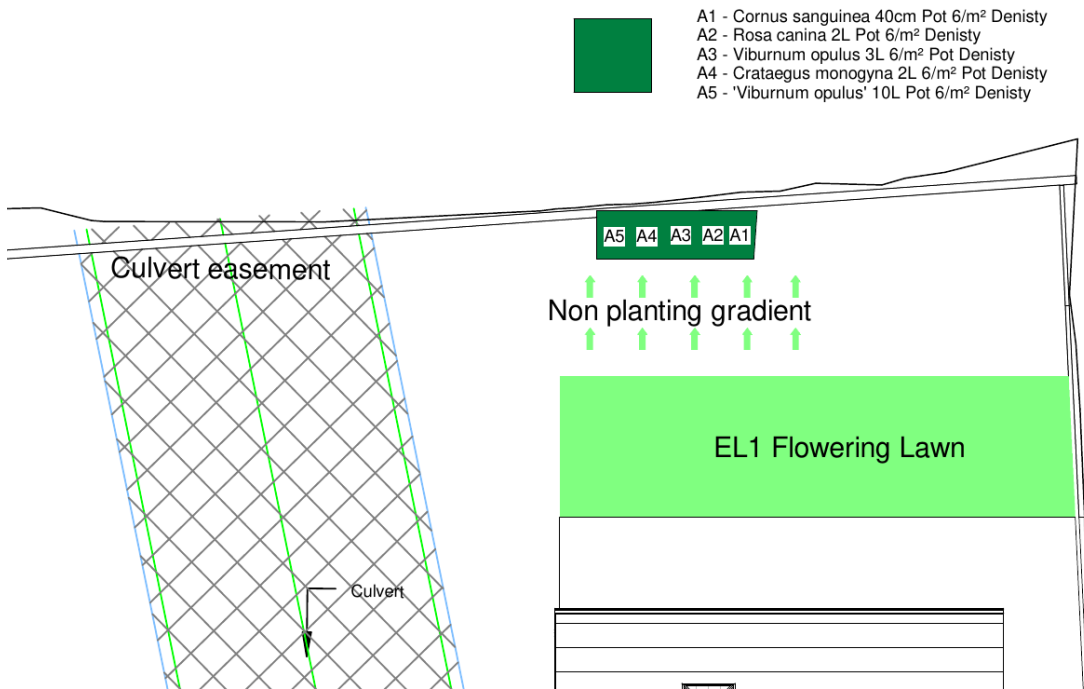


Figure 3 - Enlarged SB-14 detail showing the A5-A1 planting strip, the separate 'Non planting gradient', the EL1 Flowering Lawn and the adjacent culvert easement.

11. Conclusion

East Ecology **Green Infrastructure Statement V5** and **Preliminary Ecological Appraisal V1.3** were approved under **Condition 2 of planning permission P/25/0167** and remain the controlling Green Infrastructure and ecological baseline for the development. Those documents established the planning-stage **Net Benefit for Biodiversity (NBB)** position. This Condition 4 submission does not replace, reopen or re-determine that approved baseline or undertake a new NBB assessment.

The LPA Ecology memorandum dated **17 June 2026** has already confirmed that the submitted bird and bat-box information satisfies one element of Condition 4. This revised Green Infrastructure Statement and Long-term Landscaping, Habitat, Management, Maintenance and Monitoring Plan therefore provides the remaining implementation detail required by Condition 4, including the proposed planting schedule, EL1 Flowering Lawn, management, monitoring, implementation timescales and long-term retention arrangements.

The **PPW12 Step-Wise Approach** has been expressly applied to the northern boundary. The existing hedge/bush is retained in situ on the **elevated northern boundary above the proposed retaining wall**, with the retaining wall constructed below it and wholly within the applicant's land. The primary response is therefore **Avoidance**.

Where vegetation from the northern boundary encroaches onto the applicant's land and limited pruning is reasonably necessary for the construction or subsequent maintenance of the retaining wall, any cutback will be confined to the encroaching vegetation and only back to the legal boundary, in accordance with the common-law principles recognised in **Lemmon v Webb [1894] 3 Ch 1 (CA), affirmed [1895] AC 1 (HL)**. Any such work remains subject to the protected-species, EPS and nesting-bird safeguards identified in this statement.

Within the Step-Wise hierarchy, any such limited cutback represents **Minimisation**, rather than loss of the northern boundary feature. If lawful common-law cutback results in any minor localised vegetation reduction, that limited effect will be **Mitigated** through implementation and long-term retention of the additional / voluntary SB-14 A1–A5 native planting. **Compensation is not triggered**, because the northern boundary hedge/bush itself remains retained.

The **DECCA Framework — Diversity, Extent, Condition, Connectivity and Adaptability** — has also been applied to demonstrate that the Condition 4 measures remain consistent with and add resilience to the approved Condition 2 baseline. The DECCA assessment does not constitute a fresh NBB assessment.

The SB-14 A1–A5 planting within the western / north-western part of the site is **additional / voluntary planting over and above the NBB position already established through GIS V5 and PEA V1.3**. It is not relied upon to remedy an NBB deficit. Where implemented, it provides further ecological enhancement and, where necessary, mitigation for any minor localised vegetation reduction caused by lawful northern-boundary cutback.

The planting will be undertaken only **where physically applicable**. Drawing SB-14 identifies both the culvert easement/restriction and a separate **"Non planting gradient"**. No scheduled A1–A5 shrub/hedgerow planting will therefore be undertaken within the culvert restriction/easement or on the non-plantable gradient. The EL1 Flowering Lawn remains a separate defined area. SB-14 identifies the A1–A5 planting schedule, EL1 and the non-planting gradient as distinct elements.

Protected-species / EPS safeguards and the applicant's limited common-law right under **Lemmon v Webb** to prune vegetation encroaching from the northern boundary back to the legal boundary are expressly preserved. Any minor localised vegetation reduction resulting from that lawful cutback will be mitigated through the additional / voluntary SB-14 planting. This does not convert the retained northern boundary into a compensatory-loss scenario, does not amount to removal of the northern boundary feature and does not reopen the approved Condition 2 NBB position.

Condition 5 provides the formal five-year establishment and replacement mechanism for approved planting. That period is **not the duration of the Green Infrastructure scheme**. Condition 4 separately requires the approved landscaping, habitat and biodiversity measures to be retained **in perpetuity**. Following the initial establishment period, the approved measures will therefore continue to be managed, maintained, renewed or remediated as reasonably necessary to preserve their approved Green Infrastructure function.



Design Decision

Accordingly, this submission:

- preserves the **Condition 2 approved ecological, Green Infrastructure and NBB baseline**;
- provides the outstanding landscaping, implementation, management, maintenance and monitoring information required by **Condition 4**;
- expressly applies the **PPW12 Step-Wise Approach and DECCA Framework**;
- retains the northern boundary vegetation above the proposed retaining wall;
- preserves the applicant's lawful boundary-management rights while maintaining protected-species safeguards;
- provides additional / voluntary planting without presenting it as necessary to establish NBB;
- responds directly to the culvert restriction/easement and the non-plantable gradient shown on SB-14; and
- provides a clear five-year establishment regime followed by long-term retention and management in perpetuity.



Note

On that basis, the information necessary to discharge Condition 4 has been provided.

12. Supporting Documents and References

The following documents and authorities should be read together with this revised Green Infrastructure Statement:

Document / authority	Date / status	Relevance
East Ecology - Green Infrastructure Statement V5	24 September 2025 - approved under Condition 2	Condition 2-approved Green Infrastructure Statement and controlling GIS baseline for the development.
MTCBC Internal Ecology Memorandum - P/26/0100	17 June 2026	Direct Ecology consultation response for Condition 4. Restates the outstanding native planting, wildflower/grassland, management/monitoring and implementation requirements and confirms that the bird/bat-box element satisfies one element of Condition 4.
East Ecology - Preliminary Ecological Appraisal V1.3	24 September 2025 - approved under Condition 2	Condition 2-approved ecological baseline and protected-species assessment.
Planning permission P/25/0167	2 December 2025	Principal permission, including Conditions 2, 4 and 5.
Indigo Design SB-14 - Proposed Planting, Issue A	4 April 2025	Controls A1-A5 planting, EL1, culvert easement and non-planting gradient.
Planning Policy Wales, Edition 12	Welsh Government	Green Infrastructure, NBB, Step-Wise and DECCA framework.
Environment (Wales) Act 2016, s.6	Legislation	Biodiversity and resilience of ecosystems duty.
Conservation of Habitats and Species Regulations 2017	Legislation	European Protected Species safeguards.
Wildlife and Countryside Act 1981	Legislation	Protected-species and nesting-bird safeguards.
Welsh Government Chief Planner - Securing Biodiversity Enhancements	23 October 2019	Pragmatic, proportionate and site-specific biodiversity enhancement approach.
Severn Trent Water asset-protection / planting guidance	Guidance	Relevant to planting adjacent to protected drainage / culvert infrastructure.

Table 10 - Supporting Documents and References