

Neath Town Centre Redevelopment

Ecology Assessment

April 2020.

Phase 3: Leisure and Retail.



Introduction

This statement provides an update and health check on the previous “Ecology Assessment ” submitted in support of the hybrid outline/full planning application P2013/0863, which was approved on the 13th November 2013.

That permission approved the full planning for the demolition of the Magistrates Court and adjacent demountable buildings, and the development of a 4 deck, 604 space multi-storey car park, 1 No. Retail unit (Class A1), and Shopmobility unit; together with associated permanent and temporary public realm improvements.

Together with outline planning for the demolition of existing multi-storey car park (incorporating Wilkinson and Tesco) and the Greyhound PH, and the development of 9 No. Retail units (Class A1); 7 No. Retail/Food and Drink units (Classes A1/A3); 2 No. Retail/office units (Classes A1/A2); 1 No. Office/Community facility unit (Class B1/A2/D1), and up to 31 No. Residential Units, together with associated public realm improvements, reconfigured service yard and car parking.

Development of the first phase (granted full planning permission) has been completed.

Planning History and background info



Phase One.

A further phase of that development, was granted full planning permission under P2016/0654 on the 9th January 2017 for a 3 Storey mixed use block comprising 6 commercial units (Class A1/A2/A3 with 12 No. residential units and associated works, including changes to existing service yard and public realm improvements.

Work has now started on that phase.



Phase Two.

The development site measures approximately three hectares in area comprising previously developed land within Neath Town Centre to the south of Wind Street, west of Prince of Wales Drive, east of Water Street and north of Gnoll Park Road.

The area previously encompassed a variety of existing retail and ancillary town centre uses, a multi-storey car park and temporary surface car park. The Proposed Development was approximately 14,525m² and sought planning permission for two phases including the

following elements:

Phase 1 (Detailed Application): approximately 2,148m² for commercial floor space (approximately 2,216 m² including shop mobility) and a 604 space multi storey car parking area over four deck levels.

Phase 2 (Outline Application): approximately 12,309m² in total including commercial floor (A1/A3), offices (B1) and residential areas (C3) with approximately 27 units

The previous Ecological Assessment was based on the whole of the development site, and included a desk study, and an ecological walkover survey.

The application site for this phase of development comprises a section of public highway and public realm, together with the site of the former Tesco/Wilko's/ multi-storey car park. This building has been demolished, and the site is levelled hardcore, within a temporary security hoarding.

Current Development Proposals.



The development includes a new swimming pool with associated leisure facilities, including a café and first floor gym. Six ground floor units, that would allow for a mix of A1 (Retail) A3 (Restaurant) and D1 (Leisure) uses together with a first floor library facility.

In total the development will provide 5,375 m² of ground floor space, with an additional 1,707m² of first floor space, together with service yard, and public realm

In relation to the buildings formally on the site, the previous assessment concluded that;

Multi-storey car park and Commercial property complex

This structure consisting of large commercial premises on the ground floor in the west with warehousing and delivery access/depot in the east and a multi-storey car park above (1st and 2nd Storey) and was located in the north east of site The building is of brick and concrete slab and girder construct with a flat roof and large areas of exterior metal cladding (See Plate 2). External inspection identified the building as generally in a good condition with few potential bat access points noted and few suitable roosting features due to the nature of construction. However, a number of plant rooms on the roof of the building did support potentially suitable bat access points associated with slatted doors and gaps beneath fascia's although given the urban location of the structures and their poor connectivity the habitat

offered was considered of no more than low potential for roosting bats and negligible potential for nesting birds”

The site is now clear and secured by temporary hording, but also includes the existing roadway of Fairfield Way, and the vacant land adjacent to the existing Wilko’s store.

Planning Policy

Statutory/ National/ Local

Relevant Statutory Requirements

Section 61 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to keep under review matters which may be expected to affect the development of their area or the planning of its development: these matters include the principal physical and environmental characteristics of the authority’s area and any considerations which may be expected to affect those matters.

Local planning authorities should take steps to ensure they have an adequate baseline of data to inform the preparation, appraisal and examination of the local development plan. This will include an understanding of the wildlife and natural features of their area, how they may be conserved and enhanced and how development may affect them, beneficially or adversely.

Regulation 3(4) of the Habitats Regulations requires all competent authorities (including LPAs), in the exercise of their functions, to have regard to the requirements of the Habitats Directive, so far as they may be affected by the exercise of those functions. Local planning authorities should therefore familiarise themselves with the requirements of the Habitats Directive and factor them into their decision-making. For example, Article 10 of the Habitats Directive⁸ requires Member States to endeavour, in their land use planning and development policies, to encourage the management of features of the landscape that are of major importance for wild flora and fauna. These features are those that, because of their important species. Sensitive landscaping and planting, the creation, maintenance and management of landscape features important to wildlife, and the skilled adaption of derelict areas can provide extended habitats. In order to comply with their duty under regulation 3(4), local planning authorities should consider whether there is scope to make provision for such matters when exercising their functions.

Environment Act (Wales) 2016

The Environment (Wales) 2016 became law in May 2016. Of particular relevance is the new biodiversity and resilience of ecosystems duty. This new duty replaces and aims to strengthen the biodiversity duty in the Natural Environment and Rural Communities Act 2006 (NERC) in Wales.

“The Environment Act enhances the current NERC Act duty to require all public authorities, when carrying out their functions in Wales, to seek to “maintain and enhance biodiversity” where it is within the proper exercise of their functions. In doing so, public authorities must also seek to “promote the resilience of ecosystems”. As under the NERC Act the new duty will apply to a range of public authorities such as the Welsh Ministers, local authorities, public bodies and statutory undertakers. This ensures that biodiversity is an integral part of the decisions that public authorities take in relation to Wales. It also links biodiversity with the long term health and functioning of our ecosystems, therefore helping to align the biodiversity duty with the framework for the sustainable management of natural resources provided in the Act. ” (Welsh Government, 2016a)

Section 6 of the Act goes on to specify that in order to comply with the duty a public authority must take into account the resilience of ecosystems, and in particular a number of aspects:

- (a) diversity between and within ecosystems;***
- (b) the connections between and within ecosystems;***
- (c) the scale of ecosystems;***
- (d) the condition of ecosystems (including their structure and functioning);***
- (e) the adaptability of ecosystems.***

In addition, public authorities must also have regard to the State of Natural Resources Report, Area Statements (when published), and the list of habitats and species set out under section 7 of the Act. This provides further detail and builds upon the biodiversity requirements of the new legislation to ensure that Wales will deliver the commitments of the UN Convention on Biological Diversity and the EU Biodiversity Strategy. It sets out a number of actions that public authorities will be looked to, to deliver.

Overview of the Environment (Wales) Act 2016.

(Reproduced from Environment (Wales) Act 2016 Factsheet - Overview of the Environment (Wales) Act produced by Welsh Government, 2016a.)

“Background

In Wales, our nature, land, water and air are our ultimate resource. But, demands on these natural resources are increasing and one of the greatest challenges we face is to find a way to secure healthy, resilient and productive ecosystems for the future whilst still meeting the challenges of creating jobs, housing and infrastructure. The Environment Act helps us to meet this challenge.

Managing our natural resources in a sustainable way

Sustainable management of natural resources is about managing these resources in a joined up way that delivers real outcomes for the environment, people, the economy and our communities. Our aim is to make the most of the opportunities that Wales' natural resources present while safeguarding and building the resilience of natural systems to continue to provide these benefits over the long term.

Central to the Act is the need to adopt a new, more integrated approach to managing our natural resources in order to achieve long-term sustainability.

The Act provides an iterative framework that ensures that managing our natural resources sustainably will be a core consideration in decision-making.

- ***The State of Natural Resources Report*** – In 2016 Natural Resources Wales (NRW) produced The State of Natural Resources Report. This report gives an assessment of the sustainable management of natural resources.

- ***A National Natural Resources Policy*** – the Welsh Government must produce a national policy that sets out the priorities, risks and opportunities for managing our natural resources sustainably. The policy will take into account the findings of the State of Natural Resources report.

- ***Area statements*** – In March 2020 NRW produced Area Statements outlining the key challenges facing each locality, what can be done to meet those challenges and how we can better manage our natural resources for the benefit of future generations. Neath Port Talbot is included in the South West Wales Area Statement and it focuses in particular on reducing health inequalities, reversing the decline of, and enhancing, biodiversity, ensuring sustainable land management and mitigating and adapting to a changing climate.

The Act also provides NRW with new tools to help manage our natural resources sustainably. Land management agreements allow NRW to work with landowners to manage their land in a sustainable way. Experimental schemes allow NRW to trial new ways of working.

A new biodiversity duty included in the Act helps to reverse the decline and secure the long-term resilience of biodiversity in Wales.”

Natural Resources Policy

The Natural Resource Policy (NRP) published in 2017 sets out the national priorities for managing Wales' natural resources: delivering nature-based solutions, increasing renewable energy and resource efficiency, and taking a place-based approach.

The land-use planning system is set out in the NRP as one of the many policy routes for delivery of these priorities.

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act aims to improve the social, economic, environmental and cultural well-being of Wales by changing the way public bodies work. A summary of the act is provided in Box 2.

Summary of Well-being of Future Generations Act.

(Reproduced from Welsh Government Website.)

The Act will make the public bodies listed in the Act think more about the long term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach.

This new law will mean that, for the first time, public bodies listed in the Act must do what they do in a sustainable way.

Public bodies need to make sure that when making their decisions they take into account the impact they could have on people living their lives in Wales in the future.

It will expect them to: work together better, involve people reflecting the diversity of our communities, look to the long term as well as focusing on now, take action to try and stop problems getting worse - or even stop them happening in the first place.

The Act establishes a statutory Future Generations Commissioner for Wales, whose role is to act as a guardian for the interests of future generations in Wales, and to support the public bodies listed in the Act to work towards achieving the well-being goals.

Further information is available on the Welsh Government Website and in the 'The Essentials' document, Welsh Government (2015b).

Of particular relevance to this guidance is the requirement of public bodies to work towards delivering the well-being goals:

- ***A prosperous Wales***
- ***A resilient Wales***
- ***A healthier Wales***
- ***A more equal Wales***
- ***A Wales of cohesive communities***
- ***A Wales of vibrant culture and thriving Welsh language***
- ***A globally responsible Wales***

The resilient Wales goal is of specific concern as it directly links to the biodiversity and ecosystem resilience duty of the Environment (Wales) Act. A definition of the resilient Wales goal is set out by Welsh Government as:

“A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and

ecological resilience and the capacity to adapt to change (for example climate change) (Welsh Government, 2015b).

Sustainable Development

The combination of the Environment (Wales) Act, the Well-being of Future Generations Act and the Planning (Wales) Act 2015 sets the framework for the delivery of sustainable development in Wales. How these Acts interact is detailed in the below Welsh Government diagrams in Boxes 3 and 4 (Welsh Government, 2016b).

How Ecosystem Resilience relates to Land-use Planning

Under the provisions of the Environment (Wales) Act 2016 stated above, all public authorities are required to '...seek to maintain and enhance biodiversity and in so doing promote the resilience of ecosystems' as part of all decisions, therefore in relation to LPAs this includes planning decisions. To enable the compliance with this duty and to aid delivery of the 'a resilient Wales' Well-being goal, LPAs must take account of the resilience of ecosystems, including the aspects listed in the legislation.

National Policy

As stated in the NRP, it is the intention that Planning Policy Wales (PPW) and the National Development Framework will set out the national planning context for Wales going forward. In lieu of the new version of PPW it is still however clear that the approach to sustainable development and the well-being goals are a key driver. As such planning policies, decisions and proposals are required to contribute towards the well-being goals; e.g. A Resilient Wales Goal.

A Resilient Wales Goal and Planning.

(PPW Ed. 9 Welsh Government, 2016c)

Paragraph 4.4.3 includes:

“A Resilient Wales

Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems. In particular, planning should seek to ensure that development does not produce irreversible harmful effects on the natural environment and support measures that allow the natural heritage to adapt to the effects of climate change. The conservation and enhancement of statutorily designated areas and of the countryside and undeveloped coast; the conservation of biodiversity, habitats, and landscapes; the conservation of the best and most versatile agricultural land; and enhancement of the urban environment all need to be promoted.

Minimise the risks posed by, or to, development on or adjacent to unstable or contaminated land and land liable to flooding. This includes managing and seeking to mitigate the consequences of climate change by building resilience into the natural and built environment

Technical Advice Note 5: Nature Conservation and Planning (TAN5) (Welsh Government, 2009) is out of date considering the numerous legislation and policy changes since 2009 and as such is anticipated to be reviewed and updated in due course following PPW. It nonetheless includes recommendations for considering ecosystems within the planning process; particularly in relation to preparation of Local Development Plans.

Planning Policy Wales (Edition 10, Dec 2018)

Development plan strategies, policies and development proposals must consider the need to:

- support the conservation of biodiversity, in particular the conservation of wildlife and habitats;
- ensure action in Wales contributes to meeting international responsibilities and obligations for biodiversity and habitats;
- ensure statutorily and non-statutorily designated sites are properly protected and managed;
- safeguard protected and priority species and existing biodiversity assets from impacts which directly affect their nature conservation interests and compromise the resilience of ecological networks and the components which underpin them, such as water and soil, including peat; and
- secure enhancement of and improvements to ecosystem resilience by improving diversity, condition, extent and connectivity of ecological networks.

Technical Advice Note 5, Nature Conservation and Planning (2009)

When considering policies and proposals in local development plans and when deciding planning applications that may affect nature conservation, local planning authorities should:

- pay particular attention to the principles of sustainable development, including respect for environmental limits, applying the precautionary principle, using scientific knowledge to aid decision making and taking account of the full range of costs and benefits in a long term perspective (PPW 2.2.1);

- contribute to the protection and improvement of the environment, so as to improve the quality of life and protect local and global ecosystems, seeking to avoid irreversible harmful effects on the natural environment (PPW 2.3.2);
- promote the conservation and enhancement of statutorily designated areas and undeveloped coast (PPW 2.3.2); • ensure that appropriate weight is attached to designated sites of international, national and local importance (PPW 5.3.2);
- protect wildlife and natural features in the wider environment, with appropriate weight attached to priority habitats and species in Biodiversity Action Plans (PPW 5.2);
- ensure that all material considerations are taken into account and decisions are informed by adequate information about the potential effects of development on nature conservation (PPW paragraphs 5.5.1 and 5.5.2); • ensure that the range and population of protected species is sustained (PPW 5.2.3, 5.5.11 and 5.5.12);
- adopt a step-wise approach to avoid harm to nature conservation, minimise unavoidable harm by mitigation measures, offset residual harm by compensation measures and look for new opportunities to enhance nature conservation; where there may be significant harmful effects local planning authorities will need to be satisfied that any reasonable alternative sites that would result in less or no harm have been fully considered (PPW 5.2.2, 5.2.7 and 5.5.2).

The development control process is a critical stage in delivering the protection and enhancement of nature conservation required by PPW. The following can help to achieve these objectives:

- adopting the five-point approach to decision-making - information, avoidance, mitigation, compensation and new benefits;
- ensuring that planning applications are submitted with adequate information, using early negotiation, checklists, requiring ecological surveys and appropriate consultation¹⁸ ;
- securing necessary measures to protect, enhance, mitigate and compensate through planning conditions and obligations;
- carrying out effective planning enforcement; • identifying ways to build nature conservation into the design of new development.

Tan 12: Design (2016)

- **Landscape/townscape setting** – the way in which a new development will work with the site and its landscape context. Including key features and qualities such as pattern, form, grain, appearance, colours and elements to also meet the objective of sustaining character and reinforcing legibility.

- **Biodiversity and local environment** – includes aspect of layout/planting) the way in which the development will maintain/enhance opportunities for species to inhabit the area and building fabric and how will the development maintain and improve habitat connectivity and illustrate how the development will integrate with open spaces⁸, including management and aftercare.
- **Energy efficiency/carbon reduction** – the way in which new development seeks to minimise the energy demand and carbon emissions associated with the development through implementation of the energy hierarchy, or deliver zero carbon standards.
- **Sustainable materials** – use of materials with a low environmental impact (embodied energy), reduced energy inputs, sourced sustainably (i.e. Forestry Stewardship Council timber), locally sourced (to reduce transport emissions), and the use of used, reclaimed and recycled materials.
- **Water** – sustainable approach to water supply (rainwater harvesting), demand management (water efficiency) and drainage (e.g. permeable surfaces for pavements/traffic) and its effect on the local water table.

Local Development Plan Policy.

Policy EN6 Important Biodiversity and Geodiversity Sites

Development proposals that would affect Regionally Important Geodiversity Sites (RIGS), Local Nature Reserves (LNRs), Sites of Interest for Nature Conservation (SINCs), sites meeting SINC criteria or sites supporting Local Biodiversity Action Plan (LBAP) or S42 habitats or species will only be permitted where:

1. They conserve and where possible enhance the natural heritage importance of the site; or
2. The development could not reasonably be located elsewhere, and the benefits of the development outweigh the natural heritage importance of the site.
Mitigation and/or compensation measures will need to be agreed where adverse effects are unavoidable

Regionally Important Geodiversity Sites (RIGS), Local Nature Reserves (LNRs) and Sites of Interest for Nature Conservation (SINCs) are locally identified sites that meet agreed criteria relating to their biodiversity or geodiversity importance, while the Local Biodiversity Action Plan (LBAP) identifies habitats and species that are priorities. S42 habitats and species are those listed by the Welsh Government as being of principal importance for the purposes of conserving biological diversity under the provisions of S42 of the Natural Environment and Rural Communities Act 2006.

Two RIGS have been identified within the County Borough and these will be detailed in Supplementary Planning Guidance. The identification of SINCs is an on-going process, and identified sites will also be shown in SPG together with the criteria used for designation. The policy therefore relates to both identified SINCs and sites that meet SINC criteria.

Where harm to biodiversity sites is unavoidable, effective mitigation measures will be required to ensure that there is no reduction in the overall value of the area or feature. Where mitigation is not possible, compensation measures will normally be required to offset harm as far as practicable. However, compensation measures are considered to be a last resort option.

The Biodiversity SPG will indicate how biodiversity should be taken into account in the planning process and will also give details of the procedure for providing off-site compensation if necessary.

Policy EN7 Important Natural Features

Development proposals that would adversely affect ecologically or visually important natural features such as trees, woodlands, hedgerows / field boundaries, watercourses or ponds will only be permitted where:

1. Full account has been taken of the relevant features in the design of the development, with measures put in place to ensure that they are retained and protected wherever possible; or
2. The biodiversity value and role of the relevant feature has been taken into account and where removal is unavoidable, mitigation measures are agreed.

In addition to designated SINCs and sites that meet SINC criteria, there are numerous local landscape features that are of importance for biodiversity, such as trees, woodland, hedgerows and other field boundaries, watercourses, wetlands and ponds and green lanes. These features can serve as 'corridors' or 'stepping stones' that connect areas of biodiversity importance and allow movement of species. Many such features may be multi-functional, having important roles as footpaths or cycle routes connecting settlements, as recreational open space and as visual / landscape features as well as their biodiversity role. Such features and areas should be retained and enhanced wherever possible.

Policy BE1 Design

All development proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental

context and contributes to the creation of attractive, sustainable places.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;
2. It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;
3. **It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate;**
4. It would not have a significant adverse impact on highway safety, the amenity of occupiers of adjacent land or the community;
5. **Important local features (including buildings, amenity areas, green spaces and green infrastructure, biodiversity and ecological connectivity) are retained and enhanced as far as possible;**
6. It achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well lit environments and areas of public movement);
7. It plays a full role in achieving and enhancing an integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community;
8. It uses resources, including land and energy, as efficiently as possible through:
 - (a) Making the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area, normally a minimum of 35 dwellings per hectare in the Coastal Corridor Strategy Area or a minimum of 30 dwellings per hectare in the Valleys Strategy Area;
 - (b) The layout and form of the development does not preclude the reasonable use of other adjacent land;
 - (c) **Developing brownfield land in preference to greenfield land where possible;**
 - (d) Minimising building exposure while maximising solar gain.
9. Its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution;
10. The layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities.

In addition the adopted Supplementary Planning Guidance for Biodiversity and Geodiversity needs to be considered, and contains guidance and advice on Pre-planning and application stages.



SPG: Biodiversity and geodiversity.
(May 2018)

Site opportunities and Constraints.

The buildings that were on the site have been demolished and the site consists of an enclosed area of hard core which is used as car parking and as a site compound for the previous phases of development, there is also an area that is public highway. As a result of this the site currently has low biodiversity value.

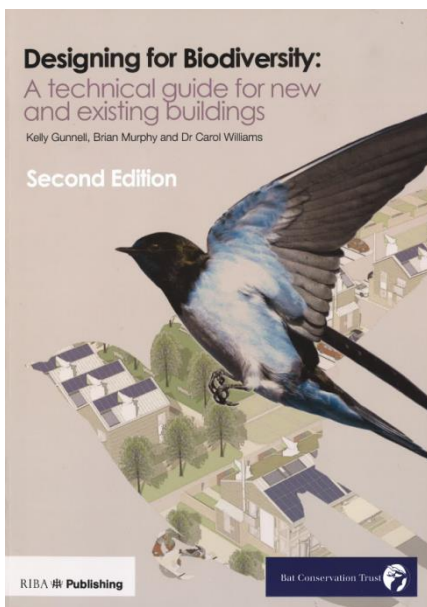
The proposed development clearly has a role in both providing a significant uplift in visual amenity, and in increasing the role of the Town centre as a retail destination, but also in improving the public realm, and environment around these buildings to enhance the ecological and biodiversity value.

Intrinsic elements can be incorporated within both the built form, and the public realm to increase the value of the site.



The measures should include.

- Bird boxes and bat roosting boxes/bricks incorporated into the design/fabric of the building



Designing for Biodiversity : A technical Guide for New and Existing Buildings.

This document includes specification and technical details of how these enhancements can be built into all forms of modern and traditional construction.

- **Green wall** – Scope to provide a green wall as part of the screening to the service yard.



The proposed service yard enclosure may in part be temporary, should future development opportunities arise, as noted on the submitted indicative plans.

There is opportunity to create sections of this wall in gabian basket type construction that can accommodate native climbing plants, that are wildlife friendly.

Sustainable Drainage Systems and ecology.

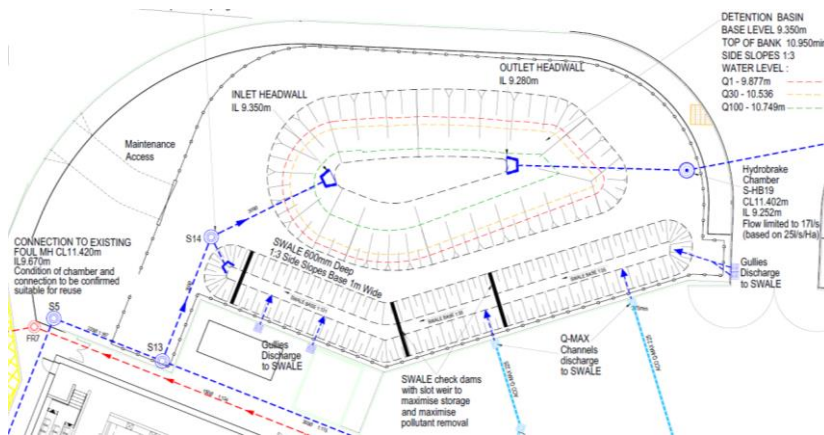
All new developments where the construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications now require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water.

As part of this application, surface water proposals include the opportunity for sustainable drainage features that also provide biodiversity and landscape enhancements, such as swales, and rain gardens.

An area has been identified for this, to the rear of the buildings, adjoining the proposed service yard.

The swale and rain gardens should consist of native, wildlife friendly species and these species will be agreed with the county ecologist prior to development commencing.

An area has been identified for this, to the rear of the buildings, adjoining the proposed service yard. Where a surface water detention basin will be developed, that provides opportunities for enhancement through planting and habitat creation.



Landscaping within public realm.

Native or wildlife friendly species used in any landscaping, including tree planting within the public realm works.



This document provides detail advice on native and wildlife friendly species, and their suitability for use within public realm works, ensuring that the correct species for the location, and surrounding constraints are utilised.

A suitably worded condition can be imposed to secure the above enhancements as part of the application process.

It is considered that subject to the completion of the development, incorporating the above matters, that the proposals will enhance the biodiversity and ecological value of the site, in accordance with the foregoing National and Local Planning Policy.

Planting mix suggested for Swale.

(Sow at 5 grms/m²) - For sowing in base of swales

0% Wild flowers

0.5% *Achillea ptarmica* Sneezewort

1.0% *Alisma plantago-aquatica* Water-Plantain

2.0% *Angelica sylvestris* Wild Angelica

1.0% *Cardamine pratensis* Cuckoo Flower

1.0% *Dipsacus Fullonum* Teasel

1.0% *Eupatorium cannabinum* Hemp Agrimony
2.5% *Filipendula ulmaria* Meadowsweet
1.0% *Mentha aquatica* Water Mint
1.0% *Myosotis scorpiodes* Water Forget-Me-Not
2.5% *Iris pseudacorus* Yellow Iris
1.5% *Lotus pedunculatus* Greater Birdsfoot Trefoil
1.0% *Lychnis Flos-cuculi* Ragged Robin
1.7% *Lycopus europaeus* Gypsywort
1.0% *Lythrum salicaria* Purple Loosestrife
0.3% *Pulicaria dysentrica* Fleabane
1.0% *Succisa pratensis* Devil's Bit Scabious
0% Grasses (w = wild)
8.0% *Agrostis stolonifera* (w) Creeping Bent
4.0% *Alopecurus pratensis* (w) Meadow Foxtail
2.0% *Anthoxanthum odoratum* (w) Sweet Vernal Grass
1.0% *Briza media* (w) Quaking Grass
40.0% *Cynosurus cristatus* Crested Dogtail
1.0% *Deschampsia cespitosa* (w) Tufted Hair-Grass
24.0% *Festuca rubra* ssp *junccea*
(w)
Slender Creeping Red Fescue

Links to further advice and guidance, including case studies.

https://www.npt.gov.uk/media/5099/bees_and_development.pdf

<https://botanicgarden.wales/wp-content/uploads/2015/10/Pollinating-Plants-Booklet-final-copy.pdf>

<https://greenergrangetown.wordpress.com/>