



Parc Pelenna Holiday Resort

Green Infrastructure Statement

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Trivselhus UK Holdings Limited

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Contents

Section 1	Introduction	4
Section 2	Ecology and Green Infrastructure Baseline.....	7
Section 3	Development Proposals and Green Infrastructure Strategy.....	10
Section 4	Development Effects – Step-wise Summary	12
Section 5	Summary and Conclusions.....	14

APPENDICES

Appendix EDP 1	Concept Masterplan (2304/001, Rev G)
Appendix EDP 2	Illustrative Landscape Masterplan (edp6556_d008c 28 August 2024 NWA/MDu)

Section 1

Introduction

- 1.1 This Green Infrastructure (GI) Statement has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Trivselhus UK Holdings Limited (hereafter referred to as 'the applicant') in relation to the proposed development of Parc Pelenna, Holiday Resort (hereafter referred to as 'the site ').
- 1.2 EDP is an independent environmental planning consultancy with offices in Cardiff, Cirencester and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk).
- 1.3 *Planning Policy Wales (PPW) defines GI as:*
- "...the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places."*
- 1.4 PPW Edition 12, published in February 2024, requires that all planning applications are supported with a GI Statement. Paragraph 6.2.12 states:
- "A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied."*
- 1.5 At paragraph 6.4.12, PPW further states:
- "Having worked iteratively, in line with Figure 12, through the stages of the step-wise approach below, and providing evidence in the Green Infrastructure Statement that the step-wise approach has been followed, a scheme of enhancements must be provided to ensure a net benefit for biodiversity.*
- Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission."*
- 1.6 The proposed development aims to deliver a new tourism and leisure destination in the Vale of Neath and will comprise a total of circa 120 lodges with the provision of a small access route within the approximate 41.3 hectare (ha) site. Habitat creation and landscaping, including the provision of play, open space, sustainable drainage, and other associated works, are included within the proposals both on-site (red boundary) and within

the wider area of control (blue boundary) shown in **Appendix EDP 1**. The combined site is located on a north-facing slope within the Vale of Neath and comprises a mixture of semi-improved grassland fields, clear felled plantation woodland, regenerating scrub, semi-natural broadleaved woodland, buildings and hardstanding. Vehicular access is proposed off New Road (B4434) via a minor route through woodland to the north-west of the site. The wider site area is bounded by plantation woodland, natural woodland and farmland on all sides. The B4242 and A465 roads, as well as a railway, the River Neath and Neath Canal, are to the north of the site within 800m. Most of these linear routes are enclosed by vegetation which is an attractive landscape feature performing a GI function at a local and possible even county level. The site is bordered by GI corridors on all sides, which encloses the site and provides a strong GI framework upon which to expand on, as demonstrated by the sensitive design which has emerged through an iterative design process.

- 1.7 The layout plan for the scheme is provided in **Appendix EDP 1**. Full site details of the proposals are given in the Design and Access Statement (DAS) accompanying the planning application.
- 1.8 A Landscape and Visual Appraisal (LVA) was prepared by EDP (report reference: edp6556_r004 and Environmental Statement (ES) Chapter 6) and an Ecological Assessment and subsequent ES Chapter 7 was prepared by Ramboll (dated April 2024) to accompany the application. The appraisals identified the ecological value and the baseline character of the site and surrounding area. Data trawls, including record searches, were conducted. An Extended Phase 1 Habitat survey and subsequent Phase 2 surveys were also undertaken to establish the likely presence/absence of protected/notable species based on the suitability of habitats identified within and adjacent to the site and/or presence of desk study records. For the LVA, a site visit was undertaken and published character assessments and relevant documentation, namely LANDMAP, were reviewed to establish the key characteristics on-site and in the wider area of control, and the physical and perceptual findings were used to inform the layout of the scheme proposed.
- 1.9 The layout presented demonstrates a good design response to the environmental opportunities and constraints, and the layout has been assimilated congruently with the already established GI framework. The proposed Illustrative Landscape Masterplan is provided in **Appendix EDP 2**.
- 1.10 PPW¹ Edition 12 (February 2024) includes updates to Chapter 6. Paragraph 6.2.12 suggests that GI Statements should be submitted alongside all planning applications. In line with PPW 12, this document will therefore identify how GI has been incorporated into the proposals discussed herein. The Statement will highlight the most relevant surveys and assessments and provide the relevant avoidance, mitigation and/or compensation measures incorporated into the design to ensure the continued functioning of GI assets both within and adjacent to the site.

¹ Revisions to PPW Chapter 6 took immediate effect on 18 October 2023, following issue of ministerial letter reference MA/JJ/2512/23 to all Local Planning Authorities by the Welsh Government. PPW 12 can be found here: <https://www.gov.wales/planning-policy-wales> (Accessed 14 February 2024).

- 1.11 The purpose of this Statement is to demonstrate the positive multifunctional outcomes of the proposed development from a GI perspective. Biodiversity benefits and ecosystem resilience will be delivered through a considered approach to GI and this Statement will demonstrate how the step-wise approach (paragraph 6.4.21) has been applied.

SITE CONTEXT

- 1.12 The site is located within the Vale of Neath Special Landscape Area (SLA) which is a large-scale local landscape designation covering much of the valley. It is situated on a north-facing hillside with land plateauing in the south. To the north is mixed farmland with trunk roads and the River Neath Valley beyond, to the east is mixed woodland and semi-improved grassland, the south-east is plantation woodland, and to the south and west is semi-improved improved grassland. The surrounding hillside comprises a complex patchwork of land parcels, much altered from a mixture of industrial, agricultural and forestry activity. The resulting mosaic of habitats include fields of improved grazing pasture, patches of purple moor-grass and rush pasture (habitat meeting criteria for listing under Section 7 of the *Environment (Wales) Act 2016*), mature conifer plantation, semi-natural broadleaved woodland, dense scrub and stands of dense bracken.

Section 2

Ecology and Green Infrastructure Baseline

- 2.1 This GI Statement has been informed by the ES, which reports the results of landscape and visual matters as well as the ecological surveys of the site.
- 2.2 An Ecological Assessment was undertaken on-site and within the area of wider control by Ramboll, starting with an Extended Phase 1 Habitat survey, followed by detailed surveys in respect of invertebrates, reptiles, birds, bats and badger (*Meles meles*), between May 2020 and September 2023, which noted the following:
- The predominance of woodland in a variety of successional phases throughout the wider area, with some recently felled clearings. A number of woodland types were identified in the area of wider control– coniferous plantation, with Norway spruce, Sitka spruce, lodgepole pine and noble fir; mixed semi-natural woodland, dominated by oak and birch species; and areas of early mature broadleaved woodland, dominated by mature birch;
 - The presence of dense and scattered scrub on woodland edges, within areas of recently cleared grassland and within recently felled woodland. Dominant species recorded include bramble, regenerating broadleaved trees and bracken;
 - Three areas of marshy grassland; two small areas with a high proportion of soft rush, with frequent red fescue and cock's-foot and occasional purple moor grass, and a larger area which has been cleared to form a mosaic of habitats, including scrub, scattered mature and recolonising trees, and ruderal vegetation, with discrete areas of semi-improved grassland associated with its margins;
 - The presence of amenity grassland in a number of areas of the site, including, adjacent to access roads and tracks within southern and central areas and around buildings. The sward is species-poor, with grass species present including perennial rye-grass, red fescue and Yorkshire fog;
 - The presence of a 'ffridd zone' on the northern slopes of the site. This zone is found where lowland and upland habitats meet, almost exclusively on slopes. Although the ffridd zone identified on-site is not 'species-rich', the combination of habitats (recently felled woodland, scrub and inland cliff) can be considered as qualifying as Sites of Importance for Nature Conservation (SINC) habitat, being important for invertebrates, reptiles, birds, bats and other species;
 - The presence of six ponds on-site. These are generally small in size and not species diverse. No other waterbodies are present on-site, although the slopes become seasonally wet with a spring evident during wetter periods, draining away from the site to the north. These 'rivulets' are believed to originate from mine adits (Ramboll, 2023). This feature is not considered to support a diverse range of aquatic flora or fauna however;

- The presence of invasive species on-site and within the wider area of control. This includes Himalayan balsam which was recorded in an area where soil has been stored near to a barn, spreading along an access track between other on-site buildings, and along the edges of some of the woodland and south of the proposed new vehicle access track, in the location of a pond. Cotoneaster may also be present near the southern site entrance;
- No signs of badgers were observed during the surveys; however, some areas are potentially suitable, but the density of the vegetation prevented an exhaustive search. South East Wales Biodiversity Records Centre (SEWBRc) returned six records of badgers from within 2km of the site, with the closest record 0.89km from the site boundary;
- The site itself provides optimal foraging habitat for bats. Activity was largely focused on the woodland margins, under and around mature trees, and around buildings. A number of species were recorded using the site, including barbastelle (*Barbastellus barbastellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), common pipistrelle (*Pipistrellus pipistrellus*), brown long-eared bats (*Plecotus auritus*) and noctule (*Nyctalus noctula*). The site is considered to be of Local level importance for foraging and commuting bats, with the woodland edge habitats being most suitable. The confirmed roost sites are of Local level importance for roosting bats. Several trees adjacent to the access track in the north of the site were identified as being potentially suitable for use by roosting bats. Based on the survey results, it is not considered that the site would meet the criteria for SINC selection for bats, with no significant bat roosts (more than 50 common pipistrelles or 120 soprano pipistrelles) in a maternity roost;
- Numerous sightings of brown hare (*Lepus europaeus*) were made during the site surveys. Sites of importance for breeding brown hares may qualify for SINC selection. The site is considered to be of Local level importance to brown hares;
- The site lacks suitable habitat for dormouse (*Muscardinus avellanarius*) and they have been considered likely absent within the site and indeed are considered to be absent from this area altogether;
- The site lacks suitable habitat for otter (*Lutra lutra*) and they have been considered likely absent within the site;
- All canopied vegetation areas of the site and wider area of control have the potential to offer breeding sites for a variety of bird species. A variety of bird nest box types would be provided at suitable locations on the site as part of the mitigation strategy, attached to or built within lodges and other infrastructure as well as on trees in woodland, as mitigation for the loss of habitat and additional enhancement. Boxes suitable for a variety of bird species including passerines, swifts, swallows and barn owls would be included. Honey buzzard are not currently known to use the site, but are present in the wider area, and the woodland habitat on the site is suitable for breeding and foraging, and therefore the species could commence breeding on or near the site in the future. Unless absence is confirmed, clearance of vegetation, particularly woodland, would not commence during the honey buzzard nesting season to avoid disturbance;

- Small tracts of the site contain semi improved neutral grassland which were dominated by purple moor grass;
 - There were three main areas of marshy grassland on-site and they were not considered species rich due to the swards of soft rush and the low herb assemblage; and
 - Reptile surveys were carried out and small numbers of grass snake, common lizard and slow-worm were recorded, but a limitation of the survey effort was the terrain on-site as well as the habitats present, and therefore true numbers may not be identified. However, large areas of the site are unsuitable for reptiles with dense vegetation and heavy shade, and wet ground on north facing slopes reducing basking opportunities, and as a result reptiles are unlikely to be present in significant densities.
- 2.3 Part of the site is covered by Ancient Woodland Inventory, however, the habitats within the site boundary are not considered to qualify given the historic use of the site and following a review of Ordnance Survey (OS) maps. However, as a precaution, wooded areas should be considered as having characteristics of ancient woodland, and therefore as potentially meeting SINC criteria.
- 2.4 With respect to statutory designations, there are no internationally important designations within 2km of the site and no Special Areas of Conservation (SACs) designated for bats within 10km.
- 2.5 Non-statutory designations and habitats identified during the update desk study and Extended Phase 1 Habitat survey have further value in maintaining connectivity between the site and wider landscape, thus contributing to the wider GI network at the local level. There are a number of SINC's that are pertinent to the site context. Sarm Helen SINC, for example, contains blanket bog, native woodland, acid grassland, scrub and purple moor grass/rush pasture.
- 2.6 The water, woodland and heathland are contiguous with the Vale of Neath landscape and the mosaic of woodland and water courses are extensive Blue/Green Infrastructure assets which are likely to play a role at county level.

Section 3

Development Proposals and Green Infrastructure Strategy

DEVELOPMENT PROPOSALS

- 3.1 Development proposals would result in a wholesale change to the character of the site area where built form is proposed. The landscape features of note, within and on the site boundary and area of wider control, would be retained and enhanced where possible to maintain the fairly well-established sense of enclosure provided by the wooded character in particular. However, some habitat loss is unavoidable, and the Ecology Chapter details what gains and losses are anticipated. See Ecology Chapter 7, Table 5.2 Proposed Ecosystem Resilience Assessment (ERA), for a breakdown of each habitat affected (positively or negatively) as a result of the scheme assessed. Some habitats would be replaced by the building footprint and enhanced landscape measures elsewhere have been provided to mitigate for such loss. Enhancement of existing woodland areas also has the potential for blanket bog restoration which has been identified as a positive which could have county level significance.

GREEN INFRASTRUCTURE STRATEGY

- 3.2 In respect of the GI resource present within and adjacent to the site, the development proposed has been designed to retain and protect the valued resources listed above. Of the residual effects reported on the character of the site, as well as on the ecological resource of the site, none were found to have significant adverse effects in EIA terms. Proposed habitat retention and creation features are illustrated on **Appendix EDP 2**, and the benefits they provide to the GI network, include:
- The retention of trees on and within the site boundary. In addition to continuing to provide shelter and foraging opportunities for protected and notable species, retained vegetation will be enhanced by additional planting to increase separation and privacy between the site and existing residential development to the west and the proposals themselves;
 - The Public Rights of Way (PRoW) network, including paths which have been impassable due to dense scrub, will be reinstated through the site, and this will provide a sustainable connection for locals and for future users of the site;
 - There is potential for bog restoration on-site which could be achieved through sensitive woodland management (securable via condition) and this would greatly add valued habitat to the site;
 - Sustainable drainage features will have multifunctional benefits within the site. Planting within swales and attenuation basins will enhance the landscape amenity of incidental green space and recreational areas and will also provide additional foraging opportunities for invertebrates and amphibians, and deliver benefits to climate regulation, adaptation and resilience. Species-rich wildflower seed mixes and bulb planting will provide abundant diversity which will support ecosystem resilience.

Planting of marginal areas and aquatic features will provide a series of ecosystem services to reflect a truly multifunctional and aesthetically pleasing soft edged scheme for future tourists (humans and wildlife) to enjoy;

- The movement of people and wildlife has been considered in the strategy for the site and wider area of control; walking routes will follow existing track lines to avoid disturbance. Edible species will be sensitively implemented within the GI framework to encourage a connection to nature through foraging. Informal educational benefits such as foraging or benches in key vantage locations may be explored to enable bird watching as well as increase an appreciation for the native planting on-site; and
- Health and wellbeing for future visitors to the holiday resort has been considered. A wild swim spot and opportunities for forest bathing will be incorporated, whilst more formal areas of green space throughout the resort will provide more traditional opportunities for holiday makers to interact and get into nature, such as picnic spots or connections to the wider PRow network. The Hub will form the central area, and the main building will have a biodiverse green roof. Naturalistic play features and sensory design concepts would be added in various parts of the resort to create enjoyable and adventurous play that provides benefits for people of different ages and people with different abilities.

Section 4

Development Effects – Step-wise Summary

- 4.1 PPW Edition 12 requires a step-wise approach to be taken in regard to the mitigation of effects on biodiversity. This entails mitigation measures being employed in the following order:
1. **Avoid** – development should seek to avoid valuable habitats and species wherever possible;
 2. **Minimise** – where complete avoidance is not possible, development should seek to minimise the effects on identified habitats and species;
 3. **Mitigate** – where impacts on biodiversity remain after Step 1 and 2, mitigation should be provided to balance the harm and provide an overall biodiversity benefit;
 4. **Compensate** – where adequate mitigation cannot be provided on-site, it may be possible to off-set this as compensatory measures off-site. This should preferably be immediately adjacent; and
 5. **Long-term Management** – all GI, retained and proposed, needs to be subject to long-term management to ensure its value is delivered and maintained.
- 4.2 Each of these steps is considered under the following sub-headings, summarising the measures incorporated within the proposals.

AVOID

- 4.3 The site has the ability to deliver a significant number of benefits whilst delivering a viable holiday resort of moderate size. In balancing the delivery of such a scheme with limiting the environmental impacts of the scheme, aspects of the ecological and GI baseline which have been avoided include:
- i. The retention and protection of the majority of the site's tree stock, through the removal of regenerating conifers and the thinning of the remaining birch woodland to achieve a well-structured, well connected and healthy stand of maturing trees;
 - ii. Creating and maintaining purple moor-grass and rush pasture habitat; and
 - iii. Maintaining and creating ffridd habitat.

MINIMISE

- 4.4 The impacts on the on-site woodland have been minimised through the avoidance of some areas and through thinning and long-term management proposals for other areas. All vegetation clearance impacts will be further minimised through the use of method statements, toolbox talks and ecological supervision.

MITIGATE

- 4.5 Some habitat loss of value within the site is unavoidable. These effects are mitigated through measures which include the creation of new habitats and enhancements for those retained.
- 4.6 These measures are further summarised as follows:
- i. The delivery of a biodiverse green roof on The Hub building;
 - ii. The retention of ponds and the provision of new water features including vegetated swales;
 - iii. The management of invasive species (Himalayan Balsam) across the site and wider area of control to prevent further encroachment and loss of habitats;
 - iv. The planting of a new area of native plant species and maximising value for biodiversity through the inclusion of hibernacula (log, sand and stone piles for nesting invertebrates);
 - v. The management of retained woodland and scrub habitats. The new woodland would be planted with locally native broadleaved species and managed to maximise its value to wildlife; and
 - vi. The provision of bird, bat and barn owl boxes would be implemented in appropriate areas such as woodland edges or the sides of buildings.

COMPENSATE

- 4.7 For every tree or part of woodland group lost, a 3:1 replacement tree planting strategy or similar would be applied in accordance with PPW 12 and this could be delivered on-site. The new planting would be completed in and amongst areas of existing lower-quality habitat, including the central and southern grassland areas.

LONG-TERM MANAGEMENT

- 4.8 A series of management plans would be secured to ensure that the mitigation and enhancement measures proposed could be delivered and achieve the ecological ecosystem and GI improvements as set out, over a reasonable period of time. This will ensure that the retained and created habitats within the site are futureproofed against climate change and other environmental issues which could otherwise affect the health and longevity of the on-site habitats and those in the area of wider control. The details of this long-term management should be agreed with the Local Planning Authority (LPA) through the provision of a Long-term Management Plan in response to an appropriately worded planning condition. Such a comprehensive approach would be considered to fully meet the requirements of Step 5 of the step-wise approach, ensuring the long-term longevity of the on-site and off-site habitats through monitoring, reporting and reactive management.

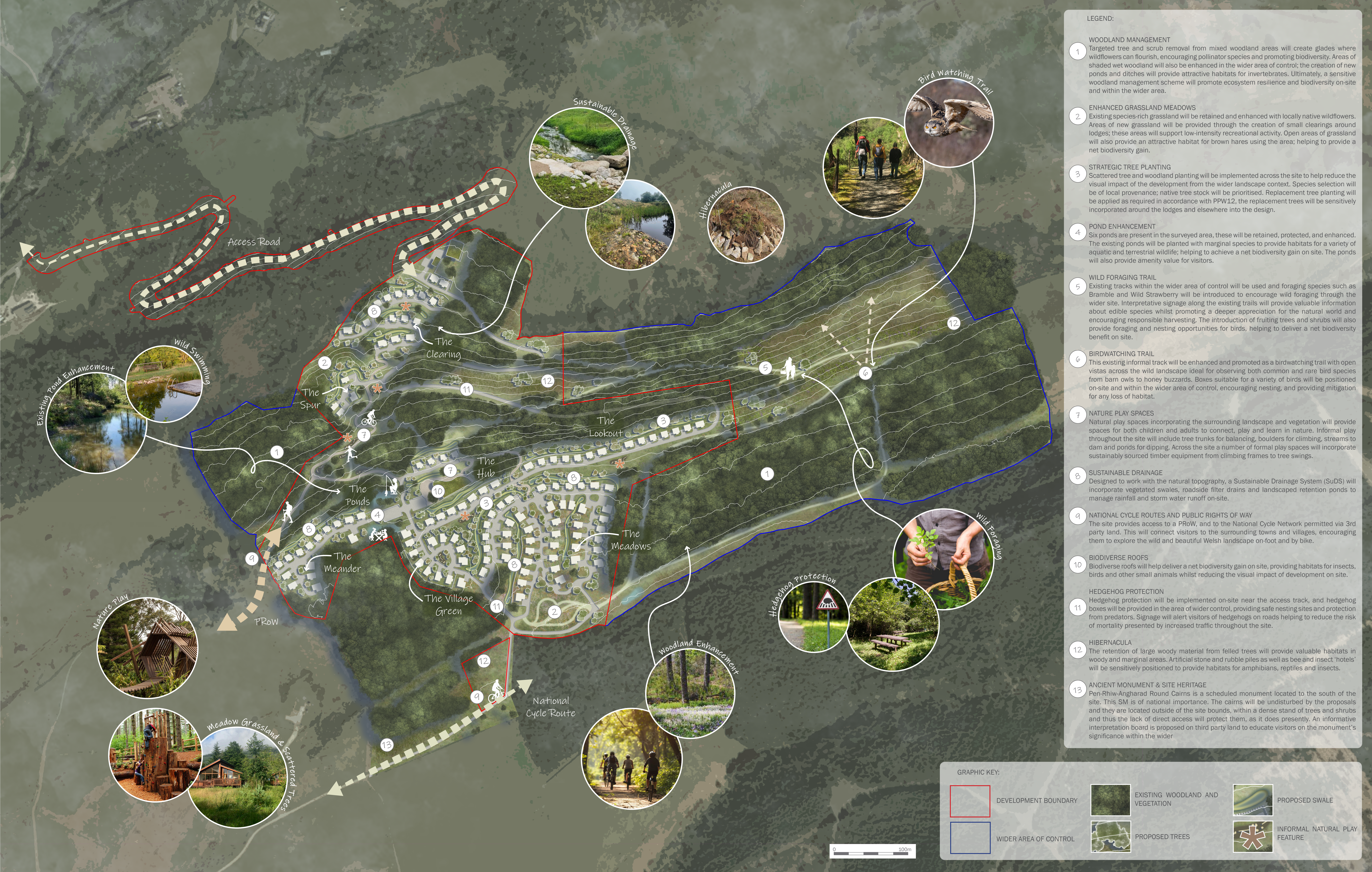
Section 5

Summary and Conclusions

- 5.1 Ramboll provided proposals to minimise the impact on valuable habitat, as well as suggesting mitigation and compensation of any predicted impacts, including the management of retained woodland and scrub habitats, the removal of Invasive and Non-native Species (INNS), native woodland planting, the inclusion of hibernacula, suggested blanket bog restoration and grassland planting. New bird, bat and barn owl boxes are proposed on-site and within the area of wider control.
- 5.2 All vegetation clearance impacts are to be minimised through the use of method statements and ecological supervision.
- 5.3 Overall, the proposed development would result in the removal of some semi-improved grassland, tree stock, scrub and marshy grassland within the site boundary, with subsequent impacts upon the existing GI resource. On balance, the strategy proposed does provide a net benefit for biodiversity overall due to the habitat provisions and enhancements described when mitigation and enhancement measures are considered within the site boundary and within the area of wider control. Inherent within the GI Strategy (see **Appendix EDP 2** for the illustrative landscape masterplan) is the retention of the main woodland blocks which the existing landscape framework rests upon – these blocks are within the area of wider control. Such retention, enhancement and subsequent long-term management will futureproof these GI assets, and some compensation planting would strengthen the ecological connectivity between on-site and off-site habitats.
- 5.4 Where loss is unavoidable, this will be compensated for through the provision of more diverse habitat features including woodland, a permanent pond, individual tree planting and a new GI framework that maintains connections north to south and east to west through the site. The GI corridors and areas of open space would have multiple functions for people and wildlife, delivering benefits to biodiversity as well as visual amenity and connectivity.
- 5.5 Subject to the delivery of the GI and Biodiversity Strategy set out herein, which would be implemented in combination with the delivery of a well-considered scheme, this could provide an enhanced GI offering with respect to better mitigation of landscape character effects and habitat variation. Better PRow connectivity would be delivered for locals and future holiday makers too. The outcome is considered to deliver ecosystem resilience as well as a net biodiversity benefit on-site in the longer term. New planting would also enhance the age and species diversity of the tree stock on-site and within the area of wider control. Long-term management of all GI assets (existing and proposed) could be secured through condition and the overall impact on GI would be a positive one, certainly more beneficial than if the site were to remain in its current use, which is liable to see more grassland encroached by dense scrub and invasive species.

Appendix EDP 1
Concept Masterplan
(2304/001, Rev G)

Appendix EDP 2
Illustrative Landscape Masterplan
(edp6556_d008c 28 August 2024 NWA/MDu)



- LEGEND:
- WOODLAND MANAGEMENT**
Targeted tree and scrub removal from mixed woodland areas will create glades where wildflowers can flourish, encouraging pollinator species and promoting biodiversity. Areas of shaded wet woodland will also be enhanced in the wider area of control; the creation of new ponds and ditches will provide attractive habitats for invertebrates. Ultimately, a sensitive woodland management scheme will promote ecosystem resilience and biodiversity on-site and within the wider area.
 - ENHANCED GRASSLAND MEADOWS**
Existing species-rich grassland will be retained and enhanced with locally native wildflowers. Areas of new grassland will be provided through the creation of small clearings around lodges; these areas will support low-intensity recreational activity. Open areas of grassland will also provide an attractive habitat for brown hares using the area; helping to provide a net biodiversity gain.
 - STRATEGIC TREE PLANTING**
Scattered tree and woodland planting will be implemented across the site to help reduce the visual impact of the development from the wider landscape context. Species selection will be of local provenance; native tree stock will be prioritised. Replacement tree planting will be applied as required in accordance with PPW12, the replacement trees will be sensitively incorporated around the lodges and elsewhere into the design.
 - POND ENHANCEMENT**
Six ponds are present in the surveyed area, these will be retained, protected, and enhanced. The existing ponds will be planted with marginal species to provide habitats for a variety of aquatic and terrestrial wildlife; helping to achieve a net biodiversity gain on site. The ponds will also provide amenity value for visitors.
 - WILD FORAGING TRAIL**
Existing tracks within the wider area of control will be used and foraging species such as Bramble and Wild Strawberry will be introduced to encourage wild foraging through the wider site. Interpretative signage along the existing trails will provide valuable information about edible species whilst promoting a deeper appreciation for the natural world and encouraging responsible harvesting. The introduction of fruiting trees and shrubs will also provide foraging and nesting opportunities for birds, helping to deliver a net biodiversity benefit on site.
 - BIRDWATCHING TRAIL**
This existing informal track will be enhanced and promoted as a birdwatching trail with open vistas across the wild landscape ideal for observing both common and rare bird species from barn owls to honey buzzards. Boxes suitable for a variety of birds will be positioned on-site and within the wider area of control, encouraging nesting, and providing mitigation for any loss of habitat.
 - NATURE PLAY SPACES**
Natural play spaces incorporating the surrounding landscape and vegetation will provide spaces for both children and adults to connect, play and learn in nature. Informal play throughout the site will include tree trunks for balancing, boulders for climbing, streams to dam and ponds for dipping. Across the site a number of formal play spaces will incorporate sustainably sourced timber equipment from climbing frames to tree swings.
 - SUSTAINABLE DRAINAGE**
Designed to work with the natural topography, a Sustainable Drainage System (SuDS) will incorporate vegetated swales, roadside filter drains and landscaped retention ponds to manage rainfall and storm water runoff on-site.
 - NATIONAL CYCLE ROUTES AND PUBLIC RIGHTS OF WAY**
The site provides access to a PRoW, and to the National Cycle Network permitted via 3rd party land. This will connect visitors to the surrounding towns and villages, encouraging them to explore the wild and beautiful Welsh landscape on-foot and by bike.
 - BIODIVERSE ROOFS**
Biodiverse roofs will help deliver a net biodiversity gain on site, providing habitats for insects, birds and other small animals whilst reducing the visual impact of development on site.
 - HEDGEHOG PROTECTION**
Hedgehog protection will be implemented on-site near the access track, and hedgehog boxes will be provided in the area of wider control, providing safe nesting sites and protection from predators. Signage will alert visitors of hedgehogs on roads helping to reduce the risk of mortality presented by increased traffic throughout the site.
 - HIBERNACULA**
The retention of large woody material from felled trees will provide valuable habitats in woody and marginal areas. Artificial stone and rubble piles as well as bee and insect 'hotels' will be sensitively positioned to provide habitats for amphibians, reptiles and insects.
 - ANCIENT MONUMENT & SITE HERITAGE**
Pen-Rhiw-Angharad Round Cairns is a scheduled monument located to the south of the site. This SM is of national importance. The cairns will be undisturbed by the proposals and they are located outside of the site bounds, within a dense stand of trees and shrubs and thus the lack of direct access will protect them, as it does presently. An informative interpretation board is proposed on third party land to educate visitors on the monument's significance within the wider

GRAPHIC KEY:

	DEVELOPMENT BOUNDARY		EXISTING WOODLAND AND VEGETATION		PROPOSED SWALE
	WIDER AREA OF CONTROL		PROPOSED TREES		INFORMAL NATURAL PLAY FEATURE



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