

Site Assessment Survey

PROJECT TITLE: Creation of eight residential dwellings with Integral garages, car parking spaces and access road.

SITE ADDRESS: Pen Yr Alltwen, Rhos, Pontardawe, SA8 3DR

DATE: 7th October 2025

The applicant is seeking planning consent to create eight residential dwellings with integral garages, car parking spaces and access road within a parcel of land to the south of Pen Yr Alltwen, Rhos, Pontardawe, SA8 3DR.

The site is centred at approximately SN 73424 03347 and has an area of approximately 3348m². An aerial image of the development site is provided in Appendix 1 at the end of this report. This report focuses on the land and habitats within the site boundary only.

Site Location

The proposed development site is located at the northern end of a wider rectangular shaped meadow which extends to the south. The meadow slopes gently to the south east. The meadow is located on the north west outskirts of Rhos and to the south of Pen Yr Alltwen. Pen Yr Alltwen road heads west from the A474 New Road within Rhos to the village of Alltwen to the west. The closest main town is Pontardawe which is located approximately 900m away to the north west beyond the River Tawe.

The surrounding area to the east of site is the built up residential area of Rhos, to the north and west are large detached residential dwellings located either side of Pen Yr Alltwen and to the south west is extensive areas of open countryside. The nearest significant road is the A474 trunk road which links Neath to the south and Pontardawe to the north, the A474 is located approximately 58m away to the east of the proposed site.

The proposed site sits in a semi-rural location within extensive areas of open countryside beyond the village of Rhos including; livestock grazing land, hedgerows, tree lines, pockets of broad-leaved, coniferous woodland and riparian corridor.

The Nant y Llechau is the closest area of moving water apparent on an OS map and flows south east to north west and is located approximately 320m away to the south west at its closest section.

There is one pond apparent on an OS map within the 1km data search radius. The closest pond is located approximately 489m away to the south west beyond the Nant y Llechau. The presence of ponds in nearby gardens and woodland areas cannot be discounted.

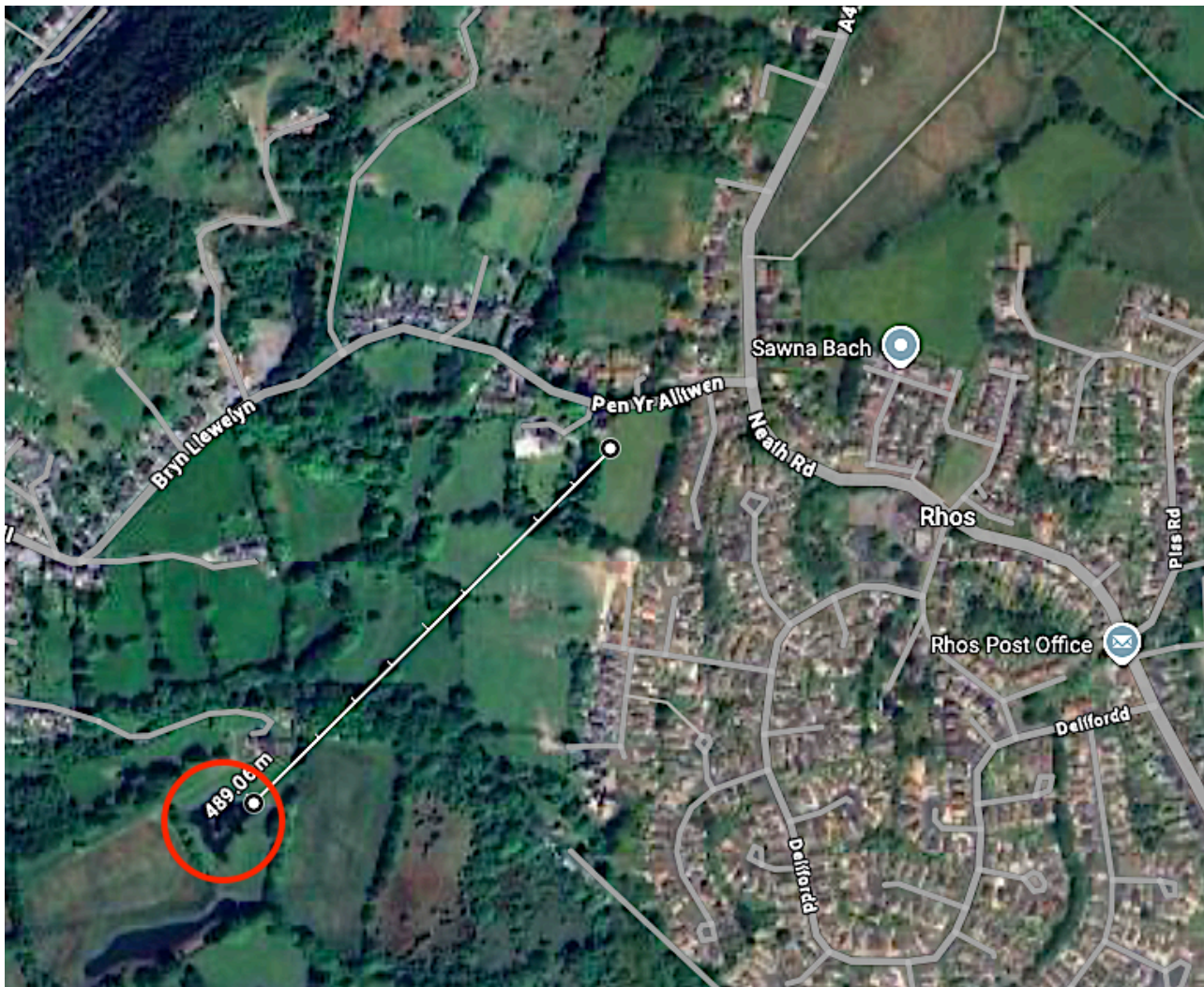


Figure 1. Location of pond within 500m of the site.

Desktop Study

A data search was requested from SEWBRcC. The data search (LERC Reference: 0256 - 458) took a 1km buffer around a central point of the proposed development site. Protected sites returned as part of the data search include:

- There is one National - Statutory designated Site of Special Scientific Interest (SSSI) within 1km of the proposed development site. Forest Goch SSSI is the closest such site and is located approximately 867m away to the south east at its closest boundary.
- There are six Local - Non-statutory designated Site of Interest for Nature Conservation (SINC) within 1km of the proposed development site. The proposed development site sits completely within the north east corner of the Fferm Alltwenganol SINC. Fferm Alltwenganol SINC is designated for its H2:1 Species Rich Ancient Hedgerows and H5:1 Lowland Meadows. (See figure 2. below for site and SINC boundaries)
- There are four sites of Ancient Semi Natural Woodland (ASNW) within 1km of the site. These are broadleaf woodlands comprising mainly native tree and shrub species which are believed to have been in existence for over 400 years. The ground vegetation will reflect the naturalness of these woodlands and will frequently feature species which provide clear indication of long and continued woodland cover. They will have been woodland for centuries and contribute substantially to our natural and cultural heritage. The closest such area of woodland lies approximately 470m away to the north west at its closest boundary.



Figure 2. Proposed Development Site - Red Line, SINC Boundary - Blue.

Protected species records of note returned within 500m of the site include:

- Common Pipistrelle (*Pipistrellus pipistrellus*) - Fourteen records were returned from the 1km data search. The closest record is located approximately 218m away to the south east and involved a foraging/commuting bat. The closest possible roost is located approximately 395m away to the north east.
- Soprano Pipistrelle (*Pipistrellus pygmaeus*) - Three foraging/commuting records were returned from the 1km data search, the closest is located approximately 313m away to the south east.
- Great Crested Newt (*Triturus cristatus*) - One record was returned from the 1km data search located approximately 290m away to the south east and involved a male photographed in a garden pond dated May 2016.
- Hedgehog (*Erinaceus europaeus*) - Eighteen records were returned from the 1km data search, the closest is located approximately 212m away to the south and involved a field record.
- Brown Hare (*Lepus europaeus*) - One record was returned from the 1km data search located approximately 379m away to the south and concerned the species being present approximately 10 years previous dated around 1995.
- Grass Snake (*Natrix helvetica*) - Three records were returned from the 1km data search, the closest is located approximately 367m away to the north east dated August 2021.
- Common Lizard (*Zootoca vivipara*) - Two records were returned from the 1km data search, the closest is located approximately 499m away to the north west dated 2010.
- Birds - Species listed under Schedule 1 of the Wildlife & Countryside Act 1981 (WCA1.1) include; Barn Owl (*Tyto alba*), Peregrine (*Falco peregrinus*) and Red Kite (*Milvus milvus*).
- Birds - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Bullfinch (*Pyrrhula pyrrhula*), Dunnock (*Prunella modularis*), House Sparrow (*Passer domesticus*), Linnet (*Linaria cannabina*), Song Thrush (*Turdus philomelos*) and Starling (*Sturnus vulgaris*).
- Butterflies - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Small Heath (*Coenonympha pamphilus*) and Grayling (*Hipparchia semele*).
- Bluebell (*Hyacinthoides non-scripta*) - Three records were returned from the 1km data search with all three recorded to 1km resolution, the closest is located approximately 116m away to the north east.

Protected species records of note returned beyond 500m and within the 1km data search include:

- Foraging and commuting bats; Brown Long-eared Bat (*Plecotus auritus*) and Daubenton's Bat (*Myotis daubentonii*).
- Amphibians - Common Frog (*Rana temporaria*), Common Toad (*Bufo bufo*) and Smooth Newt (*Lissotriton vulgaris*).
- Birds - Species listed under Schedule 1 of the Wildlife & Countryside Act 1981 (WCA1.1) include; Goshawk (*Accipiter gentilis*) and Kingfisher (*Alcedo atthis*).
- Birds - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Black-headed Gull (*Chroicocephalus ridibundus*), Cuckoo (*Cuculus canorus*), Grey Partridge (*Perdix perdix*) and Herring Gull (*Larus argentatus*).
- Butterflies - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Small Blue (*Cupido minimus*).
- Moths - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Cinnabar (*Tyria jacobaeae*).
- Fish - European Eel (*Anguilla anguilla*).

Site Visit

Lee Gregory from Ecological Services attended site on 25th September 2025 to assess the potential ecological impacts of the proposed works. The site visit was completed during late September which is late in the season and outside of the optimal timeframe for undertaking such surveys. Photographs of the site can be found in Appendix 2. A habitat map is provided within Appendix 3.

The site is accessed at its north east corner via a metal five-bar gate from the south side of Pen Yr Alltwn road and immediately to the west of Corner Meadow residential road. Plant species of an **ecotone edge** species composition are growing by the entrance gateway and include; Bracken (*Pteridium aquilinum*), Garlic Mustard (*Alliaria petiolata*), Wood Avens (*Geum urbanum*) and Wood False Brome (*Brachypodium sylvaticum*)

The northern boundary of the site along the south side of Pen Yr Alltwn is a **tree line** (T1) which runs along the top of an approximate 1.4m high **stone built wall**. The road sits lower than the field level to the south of the **stone built wall**. Tree species recorded along the northern boundary tree line include; Beech (*Fagus sylvatica*), Dog Rose (*Rosa canina* agg.), Hazel (*Corylus avellana*), Holly (*Ilex aquifolium*), Sessile Oak (*Quercus petraea*), Sycamore (*Platanus occidentalis*) with an understory of Bracken along the western end of the wall. Some sparse Ivy (*Hedera helix*) was growing up several tree trunks.

Plant species growing along and at the base the northern boundary **stone built wall** include the following species; Beech - saplings, Bramble (*Rubus fruticosus agg.*), Common Dog Violet (*Viola riviniana*), Dandelion (*Taraxacum officinale agg.*), Foxglove (*Digitalis purpurea*), Hart's-tongue Fern (*Asplenium scolopendrium*), Hawthorn (*Crataegus monogyna*) - saplings, Herb Robert (*Geranium robertianum*), Ivy, Maidenhair Spleenwort (*Asplenium trichomanes*), Male Fern (*Dryopteris filix-mas*), Ribwort Plantain (*Plantago lanceolata*), Rosebay Willowherb (*Chamaenerion angustifolium*), Sessile Oak - saplings, Wild Strawberry (*Fragaria vesca*) and Wood Avens.

The eastern boundary follows the back garden fence line of the adjacent residential properties of Corner Meadow. The north end of the boundary is a **block work built wall** garden boundary, then the remaining eastern boundary to the south is another **tree line** (T2). Tree species recorded from T2 include; Beech, Hawthorn, Hazel, Holly, Sessile Oak and again some sparse Ivy was growing up some of the tree trunks. Below T2 was an understory including the following species; Bent sp. (*Agrostis sp.*), Bramble, Cotoneaster sp. (*Cotoneaster sp.*), Creeping Buttercup (*Ranunculus repens*), Enchanter's Nightshade (*Circaea lutetiana*), Germander Speedwell (*Veronica chamaedrys*), Herb Robert, Ivy, Stinking Iris (*Iris foetidissima*), Variegated Yellow Archangel (*Lamium galeobdolon argentatum*) and Wood Avens.

There is no boundary along the southern edge of the site, it is open to the wider meadow extending southwards.

The western site boundary is the eastern garden boundary of the adjacent residential property Minyrawel. The boundary consists mainly of approximately a 2m high **Bramble scrub** with Bracken growing through, at the northern end of the boundary are several scrubby Hazels and an ornamental Rhododendron sp. (*Rhododendron sp.*).

The majority of the centre of the site is species rich **neutral semi-improved grassland** with the following species recorded; Bird's-foot Trefoil (*Lotus corniculatus*), Bent sp., Cat's-ear (*Hypochaeris radicata*), Common Century (*Centaurea erythraea*), Creeping Buttercup, Crested Dog's-tail (*Cynosurus cristatus*), Dandelion (*Taraxacum officinale agg.*), Meadow Buttercup (*Ranunculus acris*), Meadow Vetchling (*Lathyrus pratensis*), Ox-eye Daisy (*Leucanthemum vulgare*), Ragwort (*Jacobaea vulgaris*), Red Clover (*Trifolium pratense*), Ribwort Plantain (*Plantago lanceolata*), Rush sp - either Compact or Hard Rush (*Juncus conglomeratus/inflexus*), Selfheal (*Prunella vulgaris*), Slender Knapweed (*Centaurea debeauxii*), Sweet Vernal Grass (*Anthoxanthum odoratum*), and Yorkshire Fog (*Holcus lanatus*).

Two strips of Bracken scrub are growing within the meadow including along the western end of the northern boundary tree line and along the southern end of the eastern boundary tree line.

Two dirt mammal run down through the vegetation of the northern boundary wall, one at the western end and the other near the eastern end of the boundary wall. It was thought likely that these belonged to Badger (*Meles meles*). Several Mole (*Talpa europaea*) hills were recorded within the meadow.

A number bird species were recorded from the tree lines; Blue Tit (*Cyanistes caeruleus*), Jay (*Garrulus glandarius*), Nuthatch (*Sitta europaea*), Robin (*Erithacus rubecula*), Woodpigeon (*Columba palumbus*) and Wren (*Troglodytes troglodytes*). Grey Wagtail (*Motacilla cinerea*) and Starling (*Sturnus vulgaris*) were recorded flying over the meadow.

Large White (*Pieris brassicae*) and Speckled Wood (*Parage aegeria*) butterflies were seen within the site boundary during the site survey, which was undertaken in sunny weather.

Some very old horse manure was found under the northern tree line, which likely shows that the meadow is horse grazed on a rotational basis. Several Horses were in the meadow to the south of the larger field boundary.

Legislation

Birds

All breeding birds are protected under schedule 1 of the Wildlife and Countryside Act (1981) as amended. Under this Act it is an offence to:

- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.
- Intentionally take or destroy the egg of any wild bird.

Enhanced protection is afforded to species listed on Schedule 1 of the Act, this additional protection makes it an offence to:

- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

Bats

All British bats are a European protected species and are protected under the Conservation of Habitats and Species Regulations 2017. In summary, they are protected from:

- Deliberate capture, killing and injuring,
- Deliberate disturbance of a breeding site or resting place,

- Damage or destruction of a breeding site or resting place.

Schedule 5 of The Wildlife and Countryside Act (1981) also protects all species of British bat and their roosting locations. British bats are protected from intentional or reckless disturbance and or obstruction of their roosting places. Barbastelle Bat (*Barbastella barbastellus*), Bechstein Bat (*Myotis bechsteinii*), Noctule Bat (*Nyctalus noctula*), Brown Long-eared Bat (*Plecotus auritus*), Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Greater Horseshoe Bat (*Rhinolophus ferrumequinum*) and Lesser Horseshoe Bats (*Rhinolophus hipposideros*) are also listed in section 7 of the Environment (Wales) Act 2016 which makes them a key species to sustain and improve biodiversity.

Badger

Badgers are protected under the Protection of Badgers Act 1992. In summary they are protected from:

- Taking, killing or injuring;
- Cruelty;
- Interfering with a badger sett;
- The selling and possession of badgers;
- Marking or ringing.

Badgers are also listed on schedule 6 of the Wildlife and Countryside Act 1981 as amended.

Badgers tend to have a variety of setts with different uses and functions within the territory for the family unit. In general there is usually a main sett which the family will use the most. There are then annex, subsidiary and or outlier setts which depending on family structures and environmental pressures may be used at different times of the year. As female badgers tend to have their cubs over winter the disturbance and damage of badger setts is prohibited between December and June inclusive. NRW are the licensing body for any actions which may contravene the above legislation.

Reptiles & Amphibians

Reptiles such as Slow Worm (*Anguis fragilis*), Common Lizard (*Zootoca vivipara*), Adder (*Vipera berus*) and Grass Snake (*Natrix natrix*) are protected under the Wildlife and Countryside Act 1981 (as amended) from killing injury and sale. All four common reptiles are also listed as 'Section 7' species in Wales. In Wales Sand Lizard (*Lacerta agilis*), Smooth Snake (*Coronella austriaca*), Adder, Grass Snake, Slow Worm and Common

Lizard are listed in section 7 of the Environment (Wales) Act 2016 which makes them a key species to sustain and improve biodiversity.

The four widespread species of amphibian i.e. the Smooth Newt (*Lissotriton vulgaris*), Palmate Newts (*Lissotriton helveticus*), Common Frog (*Rana temporaria*) and Common Toad (*Bufo bufo*), are protected under the Wildlife and Countryside Act 1981 (as amended) by Section 9(5) of the Wildlife and Countryside Act 1981. This section prohibits sale of these species. Common Toad is listed in section 6 of The Environment (Wales) Act 2016.

Potential Development Impacts

The proposed development plans are still at an early stage but will likely result in the loss of the majority of species rich neutral semi-improved grassland on site to make way for the housing and roads. Some Hazel trees and a section of stone built wall at the eastern end of the northern boundary will need to be removed to make way for the new access road into the north east corner of the site. It is hoped that the remaining northern and eastern boundary tree lines can be retained through development.

The proposed development site sits completely within Fferm Alltwenganol SINC (See figure 2). The SINC boundary extends to the south and west into the wider landscape. The Local Development Plan (2011-2026) for Neath Port Talbot County Borough Council outlines policies for Important Biodiversity and Geodiversity Sites. Policy EN6 states in section 5.3.31 that development proposals that would affect Regionally Important Geodiversity Sites (RIGS), Local Nature Reserves (LNRs), Sites of Interest for Nature Conservation (SINC), 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.

It is unknown what policies the new LDP may contain but it is assumed a similar level of protection for SINC will be included. Therefore, suitable mitigation and compensation measures will be required for the loss of designated SINC habitat. The loss of SINC habitat must be avoided and reduced where possible. Compensation for the loss of any SINC habitat will be required which will require discussion with the Local Planning Authority (LPA) Ecologist.

The suitability of the grassland habitat within the site boundary was assessed against 'Guidelines for the Selection of Wildlife Sites in South Wales' prepared by Gwent Wildlife Trust on behalf of The South Wales Wildlife Sites Partnership. To qualify for SINC quality

habitat a minimum number of eight or more indicator species is needed for Neutral Grassland. Eight neutral grassland indicator species (Knapweed, Common Centaury, Cat's-ear, Meadow Vetchling, Ox-eye Daisy, Bird's-foot Trefoil, Betony and Red Clover) were recorded during the site visit. **The grassland habitat within the site boundary qualifies as SINC quality neutral grassland.** It is thought likely that if the grassland was surveyed again at an optimum time of year more neutral grassland indicator species would be recorded.

Other potential development impacts to consider as part of the proposals include:

- The tree lines along the northern and eastern boundaries, also the bramble scrub along the western boundary is considered likely to be suitable for use by **nesting birds**. Any vegetation removal or work immediately adjacent to such features has potential to disturb nesting birds during the bird nesting season of March to August inclusive. All wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended).
- Evidence of well used mammal paths over the northern boundary stone wall were noted in two places during the site visit and were thought likely to belong to Badger. However no further evidence of Badger was found during the site visit such as an active sett, regularly used walkways across the site or latrines. Several Mole hills were found within the grassland. The site is unfenced to the larger meadow to the south, however the fields to the south and west were bounded by post and wire fencing. The site is likely to be used by a range of mammals such as Badger and Hedgehog for foraging purposes on occasion only.
- There are records of bats commuting, foraging, and roosting returned within 1km of the development site. The tree lines along the site boundaries have good connectivity to habitats to the south and west and has the potential to support foraging and roosting bat species.
- The semi improved grassland is fairly short and even indicating regular management, most likely horse grazing. The grassland does not provide cover from predation due to the short and even sward and therefore reptile use is thought unlikely. However the tree lines, stone walls and areas of scrub habitat provide cover from predation and appear suitable for overwintering use. Whilst reptile surveys are not recommended in this instance due to the likely small number if any present, a precautionary approach to work going forward should be adopted and any reptiles found will need to be relocated to a safe suitable location.
- Amphibians could use the tree lines, stone walls and areas of scrub habitat during the terrestrial stage of their life. Care will need to be taken during the construction stage of the build and any amphibians found will need to be relocated to a safe location

- The tree lines along the northern and eastern site boundaries are considered likely to be suitable for use by **foraging bats** and used as **commuting routes**. Some trees loss is expected at the eastern end of the northern boundary tree line (T1) during development to facilitate suitable vehicular access into the site.
- The trees within the tree lines were subjected to a cursory ground level assessment during the site visit to assess the potential presence of bat roosting features. Visibility into the canopy around the trees was reasonably good but canopy cover higher up could of hidden potential roosting features. The optimum time for such surveys is during the winter months when trees have lost their foliage. Should any tree be considered likely to have above low potential for bat roosting use then further detailed survey work is recommended following the ground based visual assessment methodology provided in the BCT Survey Guidelines 2023 (4th Ed).
- Any additional external lighting, may impact on nocturnal species, such as bats and invertebrates using the site for feeding and commuting. Street lighting leading the way along the new access road to the new residential dwellings is likely to be proposed for the development. Light spill from windows of the residential dwellings into adjacent habitats is also possible.

Biodiversity Enhancements & Green Infrastructure Considerations

Chapter 6 of Planning Policy Wales (version 12), paragraph 6.2.5 requires Green Infrastructure considerations to be included with all planning applications. Development proposals must detail how green infrastructure considerations which are proportionate to the scale and nature of the plans are being provided.

The proposed development site sits within the Fferm Alltwenganol SINC. Green infrastructure features currently found within the site boundary include species rich neutral grassland, scrub, tree lines and stone walls. The site is unfenced to the south and sits within a larger meadow which extends to the south. Residential properties are present to the north, east and west of the site boundaries. However, habitat connectivity into the wider landscape is excellent to the south and south west of the site via Fferm Alltwenganol SINC. Meadow areas bounded by tree lines lead south and west into the wider landscape. The proposed development site sits within a semi rural environment with livestock grazing land, hedgerows, tree lines, pockets of broad-leaved, coniferous woodland and riparian corridor in the vicinity.

The current biodiversity value of the site is considered to be high. The site forms part of the Fferm Alltwenganol SINC and contains species rich neutral semi improved grassland and tree lines.

The proposals must seek to limit the potential impact on the Fferm Alltwenganol SINC as much as possible. Any impacts that cannot be avoided must be appropriately

compensated for. The compensation and overall biodiversity enhancements measures for the site must seek to improve the current quality of green infrastructure and overall biodiversity value within the site. Development plans could seek to create additional tree planting utilising locally sourced native trees within the tree lines and proposed gardens. Hedgerow creation to shield the new residential units could also be explored. The plans will also provide additional bird and bat boxes and roosts within the new buildings, providing additional habitat for such species not currently found at site.

Planning Policy Wales - Trees and Planning in Wales (January 2024 update) advises that compensatory planting for trees lost should be sought at a ration of **3 for 1**. Compensatory planning must be equivalent to the quality, environmental and of ecological importance of the tree(s) lost - this must be preferably onsite or immediately adjacent to the site.

Conclusions and Recommendations

Planning permission is sought to create eight residential dwellings with integral garages, car parking spaces and access road within the site boundary. Given the potential impacts of the proposed development the below mitigation measures are proposed:

- The development proposals will result in the loss of SINC habitat. Regardless of the current quality of the habitats within the site boundary any loss of SINC habitat must be mitigated and appropriately compensated for. A detailed scheme of habitat compensation, mitigation and enhancements will be required to support any further development proposals.
- Reptiles have the potential to use tree roots, bramble scrub and stone built walls for hibernation purposes. Current plans show some tree removal is proposed along the eastern end of the northern site boundary to make way for the site entrance road. This work must be undertaken between April and October when reptiles are active.
- Vegetation clearance must be undertaken in two stages as below and during the summer months of April to September inclusive to ensure reptiles are active.
 - **First Stage Cut** - All vegetation including scrub, grasses and flowers are to be cut no shorter than 150mm. Once the cuttings have been collected and removed from site the site must then be left for 24hrs.
 - **Second Stage Cut** - Once all steps within the first stage cut have been undertaken the remaining vegetation can be cut to 50mm high or shorter. Cutting will look to push any resident reptiles south into adjacent habitats beyond the site boundary to the east. All cuttings must be collected and removed from site.
 - The machinery to be used for cutting vegetation depends on the ground conditions and contractors. Owing to the small area of the site still to be cleared

ideally hand held trimmers and or brush cutters may be suitable and the tailings hand raked and removed from site.

- Consideration must be given to the use of grasscrete parking areas instead of tarmac, gravel or other types of hardstanding. Grasscrete would allow hard wearing floral species to grow in parking areas reducing the overall habitat loss experienced.
- No excavations will be left open overnight. A securely fitted board or boarding will be placed across any excavations to prevent mammal entrapment. A wooden board or equivalent will be left from the bottom to the top of the hole at an angle no steeper than 45°. This will allow any mammal to escape and avoid increased stress from being trapped.
- All lighting must meet recommendations in the BCT Guidance Note 08/23 Bats and Artificial Lighting at Night <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released> . It will be important to prevent as much as possible light spill along the boundary tree lines.
- Consideration to street lighting and nocturnal species such as bats must be given. Any street lighting will lack UV elements, be LED design recessed into the hood, use a warm light spectrum (<2700 kelvin) and have a peak wavelength of higher than 550nm.
- No night time working will be permitted to prevent incidental light spillage onto retained vegetation and habitats where nocturnal species may use at night. No work between the hours of 7pm and 7am which requires the use of artificial lighting will be allowed.

The Environment Act (Wales) 2016 places a duty on competent authorities such as Neath Port Talbot County Borough Council to conserve and enhance biodiversity. The below bullet points are some simple measures that could be achieved to enhance the biodiversity of the site. It is recommended at least 2 of the below measures are implemented :

- The provision of at least one bird box of varying designs into each property within the development site. Nest boxes must be located at least two metres high and avoid south facing side of the buildings to prevent overheating.
- The provision of at least one bat box into into each property within the development site. Nest boxes must be located at least three metres high and be placed on south facing side of the buildings to take advantage of the heat of the sun.

- Gaps can be cut into any fencing proposed around the site to allow the movement of reptiles, hedgehogs, and small mammals across the area. 13cm x 13cm gaps will be cut every 3m along the fence line which encompass the site. If post and wire fencing is proposed for use the wire fencing must be lifted at least 20cm from ground level to allow mammals such as badger to pass through.
- The use of native species within any soft landscaping works on the site. Suitable long term management of soft landscaping also helps to ensure spaces are beneficial to wildlife.
- Habitat creation within the site boundary would benefit wildlife, and could include hedgerow planting around the site boundary. A detailed planting scheme is recommended to support the planning application, which details the species and extent of habitat creation.

Best Wishes

Lee Gregory
Ecologist
Ecological Services Ltd

Signed: Lee Gregory Date: October 2025

Appendix 1 - Aerial Image of The Development Site



Appendix 2 - Site Photographs



Pen yr Alltwen road viewing east, site northern boundary stone wall to the right with tree line above



Pen yr Alltwen road viewing west, site northern boundary gate and stone wall to the left with tree line



Pen yr Alltwen road viewing east, site northern boundary stone wall to the right



Pen yr Alltwen road site northern boundary stone wall



North end of eastern boundary with block work wall, viewing north



Eastern boundary tree line, viewing north



Western boundary Bramble scrub border, Minyrawel residential property beyond, viewing north



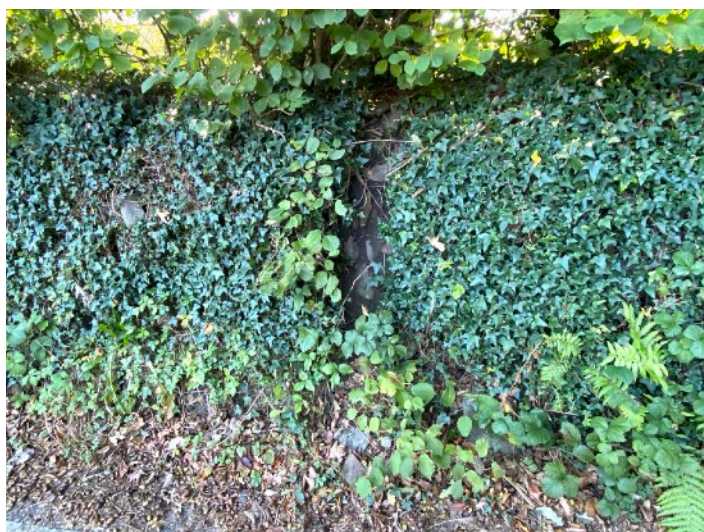
View north across meadow towards north site boundary tree line



Strip of Bracken inside the north west end of the northern site boundary tree line, viewing north



View north east across meadow



Mammal trail through Ivy down northern boundary stone wall - western end of wall



Mammal trail down northern boundary stone wall - eastern end of wall

Appendix 3 - Habitat Map

PEN YR ALLTWEN, RHOS,
PONTARDAWE

Habitat Map

September 2025

