



**Gwynfaen 2**

**FINAL DRAFT**

**Green Infrastructure  
Statement**

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

On behalf of:  
**Pobl Group**

October 2024

Report Reference  
**edp7068\_r006b**

## Document Control

### DOCUMENT INFORMATION

<b>Client</b>	Pobl Group
<b>Report Title</b>	Green Infrastructure Statement
<b>Document Reference</b>	edp7068_r006b_FINAL DRAFT

### VERSION INFORMATION

	<b>Author</b>	<b>Formatted</b>	<b>Peer Review</b>	<b>Proofed by/Date</b>
006_FINAL DRAFT	JHa	MWI	CMa	GLe 040924
006a_FINAL DRAFT	JHa	-	-	CRo 011024
006b_FINAL DRAFT	JHa	-	-	CRo 071024

### DISCLAIMER TEXT

No part of this report may be copied or reproduced by any means without prior written permission from The Environmental Dimension Partnership Ltd. If you have received this report in error, please destroy all copies in your possession or control and notify The Environmental Dimension Partnership Ltd.

This report (including any enclosures and attachments) has been prepared for the exclusive use and benefit of the commissioning party and solely for the purpose for which it is provided. No other party may use, make use of or rely on the contents of the report.

We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

Opinions and information provided in the report are those of The Environmental Dimension Partnership Ltd using due skill, care and diligence in the preparation of the same and no explicit warranty is provided to their accuracy. It should be noted, and it is expressly stated that no independent verification of any of the documents or information supplied to The Environmental Dimension Partnership Ltd has been made.

## Contents

Section 1	Introduction .....	4
Section 2	Baseline Green Infrastructure.....	6
Section 3	The Proposed Development.....	9
Section 4	Development Effects .....	10
Section 5	Summary and Conclusions.....	14

## APPENDICES

Appendix EDP 1	Landscape General Arrangement Plan (edp7068_d022f 08 October 2024 WBe/HMc)
----------------	---

## Section 1 Introduction

- 1.1 This Green Infrastructure Statement (GIS) has been prepared by The Environmental Dimension Partnership Ltd (EDP) in respect of Gwynfaen 2 (hereafter referred to as 'the Site'). Specifically, this GIS considers the effects of the proposals and their potential effects on green infrastructure and biodiversity.
- 1.2 EDP is a multi-disciplinary environmental consultancy with specialists in the areas of landscape, biodiversity, arboriculture, heritage and urban design. This mix of skill sets and extensive experience in the development sector in Wales, from their base in Cardiff, makes EDP perfectly positioned to provide the assessment of effects on GI, which Planning Policy Wales (PPW) seeks.
- 1.3 This GIS is part of a suite of documents accompanying a full planning application for the proposed development, the Illustrative Layout of which is contained as **Appendix EDP 1**. The proposed development is for the construction of 50 dwellings. The proposals comprise 100% 'social rented' dwellings, constituting affordable housing as defined by Technical Advice Note 2: Planning and Affordable Housing (June 2006)<sup>1</sup>.
- 1.4 The development is being designed to cater for a specific housing need that has been identified by Swansea City Council (SCC). The scheme will include local areas of play, adjacent open space and attenuation features to meet the Sustainable Drainage Systems (SuDS) Approval Body (SAB) requirements.
- 1.5 PPW defines Green Infrastructure (GI) as:
- "...the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places".*
- 1.6 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".*

---

<sup>1</sup> <https://www.gov.wales/sites/default/files/publications/2018-09/tan2-planning-affordable-housing.pdf>

1.7 At 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”.*

1.8 With this in mind, this report seeks to:

- Summarise the baseline position in respect of the Site. This will reflect the GI assets present, their condition and their functionality in respect of Ecosystem Services;
- Summarise the baseline position in terms of the wider connectivity of the Site within the local/regional GI network and identify any specific or key roles which it fulfils in this regard;
- Describe the proposed development and any new GI to be integrated within it;
- Identify the effects of the development on GI assets and functionality and utilise the Step-Wise approach to consider how mitigation has been applied and a net benefit for biodiversity achieved; and
- Summarise the overall effect on GI.

## Section 2 Baseline Green Infrastructure

### GREEN INFRASTRUCTURE CONTEXT

- 2.1 The Site lies on hinterland located east of the Loughor Estuary. The Site comprises one agricultural field parcel, which measures c.3.64 hectares (ha) in area and it is irregular in shape. In the immediate site context, the Site edge abuts the existing, western settlement edge of Penyrheol, which is a conurbation of Gorseinon. The site lies north-east of the Gwynfaen Farm complex itself and is accessible via Brynafon Road. With the exception of the south-eastern corner, existing vegetation borders the majority of the Site's edges. A track and a network of ditches loosely follow the alignment of the vegetated site boundaries on three sides.
- 2.2 The Site is located on a westerly facing land parcel, and levels continue to fall gently west towards to the lowest contours found in the study area, on the estuary. The highest contours on the Site are found on the eastern edge at around 31m above Ordnance Datum (aOD), these fall gently and consistently towards the western edge to lows of 15m aOD. The field parcel adjacent to the east of the site is for the consented residential development referred to as Gwynfaen phase I.
- 2.3 The estuary is bordered by gently rising hinterland to the east and west, and the settlement pattern is similarly concentrated in the east and the west. As the Site is bordered by new development to the east (known as Gwynfaen I) and existing development to the south and south-east, it bears a partial connection to the settlement edge.
- 2.4 Two Public Right of Way (PRoW) routes align the Site boundaries. PRoW LC96 follows the alignment of Brynafon Road and runs along the southern site boundary. PRoW LC18 wraps around the Site from the south-west to the northern corner. Neither of these routes contain any connection with the Site and are lined with intervening scrub, trees and hedgerows of varying condition. The routes form part of a wider general north-east to south-west network, present in the sloping aspect of the estuary's western sloping landform.

### ECOLOGICAL FINDINGS

- 2.5 Hawkswood Ecology have undertaken surveys and an appraisal of the Site. The findings below summarise the ecological position with regards to habitat and species.

#### Habitat

- 2.6 The Site itself is predominantly composed of agriculturally modified grassland, which has been poorly managed in recent years and primarily grazed by sheep and ponies. This has led to a shift towards species-poor marshy grassland, where grasses like perennial ryegrass and Yorkshire fog, along with rushes such as soft, compact, and jointed rush, have become dominant. Sedge species are also present, with glaucous sedge being prevalent in areas previously disturbed by drainage; oval and hairy sedge, both common and colonizing species, are frequently found throughout. Broad-leaved herbs are generally scarce, with

lesser spearwort and marsh ragwort being among the most common. Other species associated with wetter ground, such as common fleabane and common marsh bedstraw, occur occasionally.

- 2.7 The grassland remains heavily modified and, although transitioning to marshy grassland, it is species-poor and might be more accurately described as species-poor wet neutral grassland. The Site is bordered by hedgerows that are mostly intact and continuous. These hedgerows are unmanaged, with the northern, western, and southern boundaries primarily consisting of mature trees and overgrown shrubs. These areas hold the most ecological interest, as common breeding birds were observed throughout the survey period.

### **Bats**

- 2.8 Bat activity on the Site has been relatively low, with only four species positively identified so far. In passive detector surveys, the most commonly recorded species is the common pipistrelle (*Pipistrellus pipistrellus*), which is active throughout the night. Soprano pipistrelles (*Pipistrellus pygmaeus*) are recorded less frequently but also occur throughout the night. Myotis bats, with sonograms most resembling those of the whiskered bat, are regularly detected along the northern boundary, usually after midnight. Noctule bats were infrequently recorded passing overhead.
- 2.9 Transect surveys yielded similar results to the passive detectors. Bats were observed foraging along the northern and southern boundaries, with occasional passes along the eastern hedgerow (adjacent to Phase 1). Foraging in open areas is rare, typically occurring late in the surveys when it's darker, likely to avoid predation. The only species recorded in the open field was the common pipistrelle. The wooded north-eastern corner may be of value to bats, as activity in this area seemed to increase in June. Bats were seen commuting along both the northern and southern boundaries from the west, where Gwynfaen Farm is located. Additionally, in May, bats, mostly soprano pipistrelles, were observed entering the Site from the housing on Brynafon Road to the south, although only in small numbers.
- 2.10 With ongoing surveys, the current findings indicate that the Site is not heavily used by large numbers of bats. The recorded passes correspond to sound recordings, and at no point were more than two bats observed simultaneously. With passive detectors, it's impossible to determine how many bats are present, as each recording represents a single pass, which could either be multiple visits by a single bat or a few passes by several bats. However, transect surveys suggest the former, indicating a low number of bats using the Site.

### **Birds**

- 2.11 An assessment of bird breeding habitat and its value during different seasons was conducted, with incidental bird sightings recorded throughout the season. The Site is potentially significant for birds, as it is located just 110 meters from the Bury Inlet RAMSAR Site, an internationally important wetland, particularly for wading birds. However, several factors reduce the Site's value for estuarine birds: its agriculturally modified state, its enclosed nature (as many estuarine birds require large sightlines), and high levels of local disturbance from nearby housing and construction activities. During the survey period, no birds typically associated with estuarine environments were observed on the Site, even during a spring high tide.

- 2.12 Concerns about artificial light intrusion from the Site during construction and operation can be effectively managed, and this will be addressed in the Construction Environmental Management Plan (CEMP). The Site is currently bordered by two footpaths that run along its western boundary, with Gwynfaen Farm located between the Site and the protected area. It is anticipated that any increased public disturbance will be minimal and will have no impact on the RAMSAR site.

### **Reptiles**

- 2.13 The reptile survey conducted was a presence-absence survey, aimed at determining whether a species is present on the Site rather than estimating population size. However, by using a large number of mats over an extended period, some cautious assessment of population size can be made. In this case, only five records were documented during the survey, with three likely being the same individual in one location. All recorded reptiles were female slow worms, all adults, with one younger female and two older ones. Given the number of mats placed on the Site and the small number of animals observed, it can be inferred that the slow worm population on the Site is likely low. No other reptile species or amphibians were noted during the survey.



## Section 3 The Proposed Development

- 3.1 The proposed development is contained as **Appendix EDP 1**. It consists of 50 entirely affordable, low carbon dwellings, including associated infrastructure such as adoptable highways and shared surfaces.
- 3.2 As well as the 'hard' elements of the scheme, it also proposes a range of green corridor/buffer areas containing attenuation features, rain gardens, public open space, an orchard, community growing areas to the north-east and formal play spaces. Front of plot planting aims to soften the street level appearance of the development whilst contributing to the proposed GI functionality of the Site. The DAS, supporting this development provides full details of the development proposals.
- 3.3 The scheme includes succession planting which has been incorporated into the existing vegetated edge. The boundary will benefit from gapping up as well as maintenance to enhance the GI on site, and in the local area.
- 3.4 The proposals aim to connect the development to the existing rights of way, ensuring greater connectivity is achieved.

## Section 4 Development Effects

- 4.1 PPW edition 12 requires a Step-Wise approach to be taken 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 isn't 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 offset this as compensatory measures offsite. 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 Measures included within the proposals (contained within detailed drawing pack) include:
- i. The retention of the vast majority (c.780m) of boundary vegetation around the perimeter of the site, including hedgerows and trees, with buffers between retained features and built development;
  - ii. The retention and protection of wet grassland to the west of the site boundary. This includes the enhancement and reinforcement with tree and shrub planting, as well as providing calculated flood and runoff alleviation through the creation of attenuation features;
  - iii. The retention and enhancement of the north-south green infrastructure corridor at the heart of the Site, to encourage habitat opportunities and visual amenity to the variety of site users; and
  - iv. Utilisation of good working practices, ecological supervision and Heras fencing barriers to protect retained features during construction.

## **MINIMISE**

- 4.4 The following measures are included within the phase specific mitigation package set out in the CEMP to minimise the effects of the scheme on the baseline ecological position of the Site:
- i. Minimise pre-construction and construction impacts on habitats and species through implementation of the requirements of the approved CEMP throughout the construction period;
  - ii. Minimising the spillage of artificial lighting on retained and new roosting, foraging and commuting/dispersal habitats for wildlife through a sensitive lighting strategy;
  - iii. Sensitive clearance of habitats to be removed during appropriate seasons to avoid further impacts on protected species and other wildlife therein; and
  - iv. Pre-commencement Checks for Protected species prior to construction related activities including, badger, otter, nesting birds and bats.

## **MITIGATE**

- 4.5 Mitigation measures, where impacts cannot be avoided or minimisation results in residual effects, include:
- i. Creation of suitably designed sustainable drainage features as part of a sustainable drainage strategy to increase aquatic habitat provision within the Site, in addition to ensuring the adequate management of surface water run-off whilst minimising significant impacts to site hydrology;
  - ii. The additional planting of hedgerows, trees and shrubs across the Site to enhance ecological connectivity and further strengthen green infrastructure across the wider development;
  - iii. Enhancement of existing and creation of new sustainable drainage features as part of the new drainage scheme for the development, combined with long-term management of the western watercourse; and
  - iv. The inclusion of habitat features and specific management to enhance the Site for nesting birds, roosting bats, reptiles, amphibians and notable mammal species.

## **COMPENSATE**

- 4.6 The proposed development seeks to adequately compensate for anticipated losses, through the delivery of the following measures, which include:
- New planting of woodland, trees, shrub and scrub where appropriate, to include a diversity of native species of local provenance designed to create natural woodland edges, shrubby glades and dense and well-connected hedgerows considered

favourable to wildlife, with species chosen to maximise structural and species diversity, fruiting/flowering potential and seasonal availability;

- Identification of areas of woodland, hedgerow, tree and scrub habitat to be targeted for appropriate management and maintenance over the long term so as to maximise the longevity and carrying capacity of the habitat resource; and
- Monitoring and assessment of habitat quality and/or monitoring of species associated with target habitats.

## **ENHANCEMENT**

4.7 As well as the above measures regarding habitat provision, the scheme includes further enhancements to the GI baseline with regards to people and placemaking. The following elements form part of the emerging proposals;

- Interactive Rain Gardens and Attenuation Basins feature strongly, providing an additional 'play' element to the masterplan;
- Community 'Kitchen Gardens' provide a growing facility for future residents to engage with the surrounding landscape and green infrastructure;
- Community Orchard provides the public with opportunities to harvest locally grown fruit and again engage with the landscape resource;
- Mown Areas of Amenity Grass provide informal 'kickabout' spaces as well as retained tussock grassland spaces;
- Areas of Landform Mounding offer variety, visual interest and additional natural play features within the landscape;
- A Local Area of Play (LAP) is proposed within the central green corridor, offering a play space for future users; and
- Connection to existing PRow routes to provide residents with access to the wider countryside, amenity and recreational value of the surrounding landscape.

## **LONG TERM MANAGEMENT**

4.8 The CEMP provides detailed mitigation and management proposals for the construction and establishment phases of the development proposals.

4.9 A Landscape Management Plan (LMP), to be delivered at the discharge of conditions phase will outline the ongoing management and monitoring prescriptions for the Site, for a minimum period of 25-years.

4.10 This comprehensive approach is considered to fully meet the requirements of Step 5 of the Step-Wise approach.

- 4.11 Overall, those habitat retention, enhancement and creation measures described above will ensure extent, diversity and connectivity of those most valued habitat features on-site are maintained whilst continuing to provide suitable habitat for a range of protected and notable species, necessary to maintain viable populations resilient to future change. More broadly, such measures will also ensure the protection and continued delivery of ecosystem service benefits on-site, particularly in respect of those regulating (e.g. carbon storage, climate regulation, air purification and water management), supporting (e.g. pollination, soil formation and decomposition) and cultural (e.g. health and well-being,) service benefits.

## **Section 5**

### **Summary and Conclusions**

- 5.1 This GI Statement seeks to fulfil the requirements of PPW, insofar as it provides the required description of how the Step-Wise approach has been followed.
- 5.2 While the requirement for GI Statements is new, the Step-Wise approach is not – it has underpinned ecological assessment and mitigation proposals for many years, and it is therefore not a surprise that the proposals are identified as clearly following the appropriate approach.
- 5.3 This GI Statement has sought to avoid repeating the detail and clarity which is provided through the ecological reports undertaken by Hawkeswood Ecology including the CEMP.
- 5.4 The measures described within this GIS are considered to effectively mitigate the scheme and will bring a host of public and wildlife benefits to the site and its future users.

**Appendix EDP 1**  
**Landscape General Arrangement Plan**  
**(edp7068\_d022f 08 October 2024 WBe/HMc)**

- 1 SuDS Attenuation Basin  
Designed with a permeable wet area to enhance biodiversity, planted with native marginal species to waterlog and further native species to the banks down with grass for seasonally wet soils.
- 2 Proposed Rain Garden  
As part of integrated SuDS on site. See engineers drawing and specification for details.
- 3 Local Area for Play (LAP)  
20m buffer from proposed dwelling.
- 4 Proposed Community Garden & Allotment  
With raised concrete ring planters & raised sleeper beds.
- 5 Mown Grass Area for Play  
Flexible-use space for informal play, adjacent to LAP.
- 6 Proposed Rain Garden  
As part of integrated SuDS on site. See engineers drawing and specification for details.
- 7 Existing Species-poor Marshy Grassland A  
To be enhanced.
- 8 Primary Vehicular Site Access
- 9 Proposed Earth Mound  
Approx. 1m high with max 1:3 banks gently graded into existing ground. Bank will provide natural buffer between proposed dwelling & LAP.
- 10 Community Orchard  
To include a variety of edible fruiting tree species.
- 11 Private Communal Garden  
Communal garden for adjacent residential building, bordered with hedging.

- Application Boundary
- Proposed Native Hedgerow Planting  
Topsoil Depth: 400mm  
Muck: 75mm Depth Bank Match
- Proposed Amenity Grass  
Product: TBC or Similar Approved  
Supplier: Refer to  
Topsoil Depth: 150mm
- Proposed Species-Rich Meadow Grass  
Product: EM3 Basic General Purpose Meadow Mixture  
Supplier: Emongrae Seeds  
Sowing rate: 4g/m<sup>2</sup> Topsoil Depth: 150mm
- Proposed Wildflower Grassland (no ATTENUATION BASE)  
Product: EGB Meadow Grass  
Supplier: Emongrae Seeds  
Sowing rate: 4g/m<sup>2</sup> Topsoil Depth: 150mm
- Proposed Grassland (no ATTENUATION BASE)  
Product: EM3 Meadow Mix for Berberis  
Supplier: Emongrae Seeds  
Sowing rate: 4g/m<sup>2</sup>
- Proposed Ornamental Shrub Planting  
Topsoil Depth: 450mm  
Muck: 75mm Depth Bank Match
- Proposed Native Shrub Planting  
Topsoil Depth: 450mm  
Muck: 75mm Depth Bank Match  
Density: 4-6 per sqm
- Proposed Structural Shrub Planting  
Topsoil Depth: 450mm  
Muck: 75mm Depth Bank Match  
Density: 4-6 per sqm
- Proposed Marginal/Aquatic Planting
- Proposed Rain Garden Planting
- Existing Species-poor Marshy Grassland  
To be enhanced.
- Proposed Block Paving  
To Shared Streets & Traffic Calming Areas
- Proposed Safety Surfacing  
Tiger Tuff (or similar approved)
- Proposed Safety Surfacing  
Tiger Tuff (or similar approved)
- Proposed Reinforced Grass
- Proposed Tarmac Surfacing
- Proposed Flag Paving  
To Front Gardens and Access Programs
- Proposed Balustrade  
1100mm High Timber
- Proposed Knee Rail  
Max 500mm High
- Proposed Fence  
Timber closeboard fence
- Proposed Retaining Wall  
Details TBC Refer to Engineer's drawings for details
- Proposed Hoggin Path  
2m wide with kerne edge
- Proposed Earth Mounding  
To be formed with smooth flowing curves, with max 1:3 gradient to sides.
- Seat/Bench
- Picnic Bench
- Concrete Ring Raised Planters
- Indicative Below Ground Services Zone  
Refer to Consultant's drawings for details
- Play Space Buffer Zone  
20m buffer zone to LAP
- Proposed Retaining Wall  
Details TBC Refer to Engineer's drawings for details



This drawing is to be read in conjunction with all other drawings and specifications within the package. Please refer to the project brief for further information. All dimensions are in millimeters unless otherwise specified. All drawings are subject to change without notice. The drawing is not to be used for construction or any other purpose without the written consent of the client. The drawing is not to be used for any other purpose without the written consent of the client.

purpose of issue: **PLANNING**

r	Revision to titleblock	08/10/2024	WBE
e	Revision to key	03/10/2024	WBE
-	Original	30/08/2024	WBE
rev	description	date	by

client:  
**Pobl Group**

project title:  
**Gwynfaen 2**

drawing title:  
**Landscape General Arrangement Plan**

date: 08 OCTOBER 2024  
drawing number: edp7068\_0022f  
scale: 1:500 @ A0

drawn by: WBE  
checked: HMC  
QA

**edp** the environmental dimension partnership  
Registered office: 01285 740427 www.edp-uk.co.uk info@edp-uk.co.uk



LAP Play & Trim Equipment



Sky Stepper  
Supplied by Broxap (or similar approved).



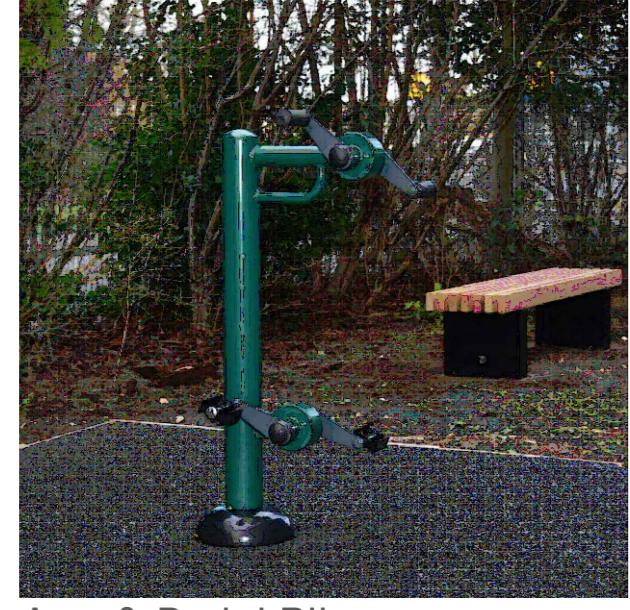
Balancing Beam  
Supplied by Playdate (or similar approved).



Parallel Bars  
Supplied by Playdate (or similar approved).



Pull & Push Challenger  
Supplied by Broxap (or similar approved).



Arm & Pedal Bike  
Supplied by Broxap (or similar approved).



Stepping Stilts  
Supplied by Playdate (or similar approved).



Nest Swing  
Supplied by Playdate (or similar approved).



- Application Boundary
- Proposed Native Hedgerow Planting  
Topsoil Depth: 450mm  
Match: 30mm Depth Bank Match
- Proposed Amenity Grass  
Product: TIC or Similar Approved  
Supplier: Fibroturf  
Topsoil Depth: 150mm
- Proposed Species-Rich Meadow Grass  
Product: EMB Basic General Purpose Meadow Mature  
Supplier: Encourage Seeds  
Sowing rate: 4g/m<sup>2</sup> Topsoil Depth: 150mm
- Proposed Wildflower Grassland (to ATTENUATION BASE)  
Product: EMB Meadow Mix for Wetlands  
Supplier: Encourage Seeds  
Sowing rate: 4g/m<sup>2</sup> Topsoil Depth: 150mm
- Proposed Grassland (to ATTENUATION BASE)  
Product: EMB Meadow Mix for Wetlands  
Supplier: Encourage Seeds  
Sowing rate: 4g/m<sup>2</sup> Topsoil Depth: 150mm
- Proposed Ornamental Shrub Planting  
Topsoil Depth: 450mm  
Match: 30mm Depth Bank Match
- Proposed Native Shrub Planting  
Topsoil Depth: 450mm  
Match: 30mm Depth Bank Match  
Density: 4.8 per sqm
- Proposed Structural Shrub Planting  
Topsoil Depth: 450mm  
Match: 30mm Depth Bank Match  
Density: 4.8 per sqm
- Proposed Marginal/Aquatic Planting
- Proposed Rain Garden Planting
- Existing Species-poor Marshy Grassland  
To be enhanced
- Proposed Block Paving  
To Front Gardens and Access Footpaths
- Proposed Safety Surfacing  
Safety Mats Play Safety Tiles with Water Tolerant Seed Mix
- Proposed Safety Surfacing  
Type Tuff (or similar approved)
- Proposed Reinforced Grass
- Proposed Tarmac Surfacing
- Proposed Flag Paving  
To Front Gardens and Access Footpaths
- Proposed Balustrade  
1100mm High Timber
- Proposed Knee Rail  
Min 500mm High
- Proposed Fence  
Timber cladding fence
- Proposed Retaining Wall  
Details TIC/Refer to Engineer's drawings for details
- Proposed Hoggin Path  
2m wide with timber edge
- Proposed Earth Mounding  
To be formed with smooth flowing curves, with max 1:3 gradient to sides
- Seat/Bench
- Picnic Bench
- Concrete Ring Raised Planters
- Indicative Below Ground Services Zone/Easement  
Refer to Consultant's drawings for details
- Play Space Buffer Zone  
20m buffer zone to LAP
- Proposed Retaining Wall  
Details TIC/Refer to Engineer's drawings for details



This drawing is to be read in conjunction with all other drawings and specifications within the package. Please ensure that you have read the full specification and drawings before proceeding with any work. All dimensions are in millimetres unless otherwise specified. All work shall be done in accordance with the current British Standards. The drawing shall be used for information only and shall not be used for construction purposes without the written consent of the client. The drawing shall be used for information only and shall not be used for construction purposes without the written consent of the client.

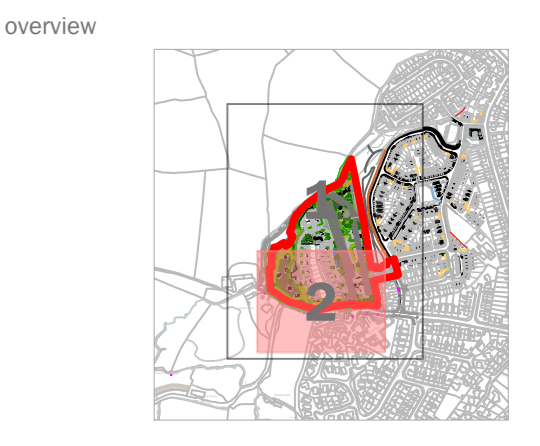
rev	description	date	by
f	Revision to titleblock	08/10/2024	Wile
e	Revision to key	03/10/2024	Wile
-	Original	30/08/2024	Wile

purpose of issue **PLANNING**

client  
**Pobl Group**  
 project title  
**Gwynfaen 2**  
 drawing title  
**Landscape General Arrangement Plan**  
 date **08 OCTOBER 2024** drawn by **Wile**  
 drawing number **edp7068\_6022f** checked **HMC**  
 scale **1:200 @ A0** QA



- Application Boundary
- Proposed Native Hedgerow Planting  
Trapezoid Depth: 450mm  
Mats: 30mm Depth Bark Mulch
- Proposed Amenity Grass  
Product: TBC or Similar Approved  
Supplier: Hovart  
Trapezoid Depth: 150mm
- Proposed Species-Rich Meadow Grass  
Product: ESM General Purpose Meadow Mixture  
Supplier: Encourage Seeds  
Sowing rate: 4g/m<sup>2</sup> Trapezoid Depth: 150mm
- Proposed Wildflower Grassland (no ATTENUATION BASE)  
Product: ESM Meadow Mix for Wetlands  
Supplier: Encourage Seeds  
Sowing rate: 4g/m<sup>2</sup> Trapezoid Depth: 150mm
- Proposed Grassland (no ATTENUATION BASE)  
Product: ESM Meadow Mix for Wetlands  
Supplier: Encourage Seeds  
Sowing rate: 4g/m<sup>2</sup>
- Proposed Ornamental Shrub Planting  
Trapezoid Depth: 450mm  
Mats: 30mm Depth Bark Mulch
- Proposed Native Shrub Planting  
Trapezoid Depth: 450mm  
Mats: 30mm Depth Bark Mulch
- Proposed Structural Shrub Planting  
Trapezoid Depth: 450mm  
Mats: 30mm Depth Bark Mulch
- Proposed Marginal/Aquatic Planting  
Trapezoid Depth: 450mm  
Mats: 30mm Depth Bark Mulch
- Proposed Rain Garden Planting  
Trapezoid Depth: 450mm  
Mats: 30mm Depth Bark Mulch
- Existing Species-poor Marshy Grassland  
To be enhanced.
- Proposed Block Paving  
To Shared Streets or Traffic Calming Areas
- Proposed Safety Surfacing  
Safety Mats Play Safety Tiles with Water Tolerant Sealant
- Proposed Safety Surfacing  
Tiger Tuff (or similar approved)
- Proposed Reinforced Grass
- Proposed Tarmac Surfacing
- Proposed Flag Paving  
To Front Gardens and Access Footpaths
- Proposed Balustrade  
1500mm high Timber
- Proposed Knee Rail  
Max 1000mm high
- Proposed Fence  
Timber closeboard fence
- Proposed Retaining Wall  
Details TBC Refer to Engineer's drawings for details
- Proposed Hoggin Path  
2m wide with timber edging
- Proposed Earth Mounding  
To be formed with smooth flowing curves, with max 1:3 gradient to sides
- Seat/Bench
- Picnic Bench
- Concrete Ring Raised Planters
- Indicative Below Ground Services Zone  
Refer to Consultant's drawings for details
- Play Space Buffer Zone  
20m buffer zone to LAP
- Proposed Retaining Wall  
Details TBC Refer to Engineer's drawings for details



This drawing is to be read in conjunction with all other drawings and specifications within the package.  
 Please ensure that any proposed changes are clearly marked and approved by the client.  
 All dimensions are in millimeters unless otherwise specified.  
 All work shall be done in accordance with the current British Standards.  
 The client shall be responsible for any delays or changes to the project.  
 The drawing shall be used for information only and is not to be used for construction.

purpose of issue <b>PLANNING</b>			
r	Revision to titleblock	08/10/2024	WfE
e	Revision to key	03/10/2024	WfE
-	Original	30/08/2024	WfE
rev	description	date	by

client  
**Pobl Group**  
 project title  
**Gwynfaen 2**  
 drawing title  
**Landscape General Arrangement Plan**  
 date **08 OCTOBER 2024** drawn by **WfE** checked **HMC**  
 drawing number **edp7068\_02221** scale **1:200 @ A0**



**CARDIFF**  
**02921 671900**

**CHELtenham**  
**01242 903110**

**CIRENCESTER**  
**01285 740427**

**info@edp-uk.co.uk**  
**www.edp-uk.co.uk**

The Environmental Dimension Partnership Ltd. Registered as a Limited Company in England and Wales. Company No. 09102431. Registered Office: Quarry Barn, Elkstone Studios, Elkstone, Gloucestershire GL53 9PQ



**URBAN  
DESIGN  
GROUP** REGISTERED  
PRACTICE



**Landscape  
Institute**  
Registered practice