



Tyn Y Coed

Green Network Proposals

Leigh Ecology Ltd have been commissioned by Fiona Mc Clement to undertake a Green Network Assessment on planning proposals at Tyn Y Coed, Rosset.

This Document looks to provide an assessment of green networks and biodiversity gain in relation to the development proposals at Tyn Y Coed, Rosset, and to comply with the updated National Planning Policy for Chapter 6 of Planning Policy Wales.

A pre-works habitat assessment (Phase 1 Survey) was undertaken by Rachel Hacking Ecology Ltd. The findings are shown in figure 1 below:

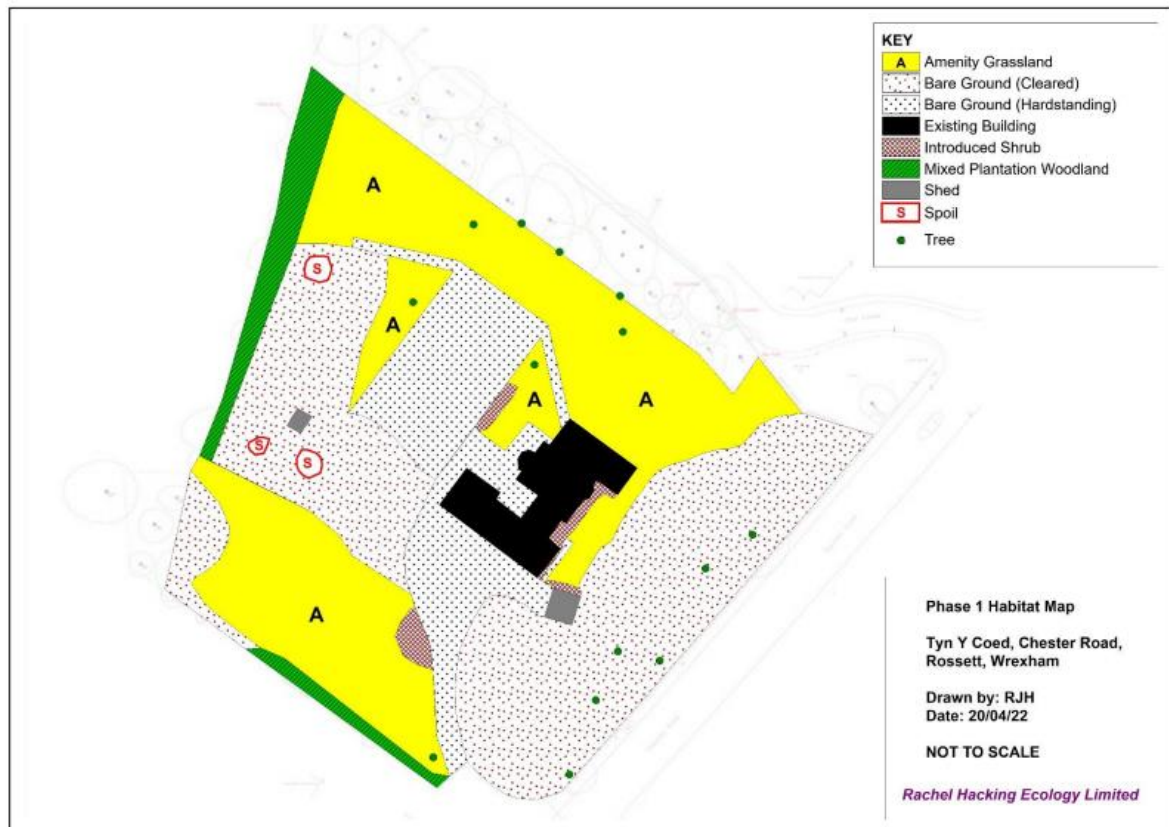


Figure 1: Phase 1 Habitat map of the proposal site – pre works.

The proposed development site currently comprises a detached dwelling, with a disused tennis court and mature gardens, most of which have been recently cleared. To the north and south lie commercial properties and residential dwellings. Chester Road borders the site to the east and to the west lies disused land.

Most of the site comprises amenity grassland, bare ground and hardstanding. A large, detached building is set in the centre of the site. Some trees were located in the bare ground to the southeast and on the northern boundary.

Two small areas of mixed plantation woodland occur on the southern boundary and the north-western boundary.

Outline Application for the removal and replacement of existing dwelling & nine additional dwellings.



Figure 2: The proposal shown above is illustrative, and for outline planning; however, it is possible to influence to future fine site design and future landscape proposals.

Bat surveys undertaken on the site, as part of the planning submission, recorded some commoner species of bats foraging in the tree line that runs along the north of the site.

Other fauna was found on site including nesting birds and it is likely that more could be attracted to the site following the green network proposals.

Proposals

The site has a woodland ribbon on the northern boundary, it is planned that this will be retained within the proposed development; it is suggested that the wooded area is managed to promote tree health and longevity.

Woodland health assessments should be undertaken, and prescribed management programs should be implemented. This should include tree health checks and removing and managing diseased timber and, if required, re-planting trees.



Figure 3: The proposed green network for the site.

It also proposed that a hedgerow planting regime is implemented on the southern, eastern, and western boundaries of the site.

Component Species	Proportion of Hedge
Hawthorn	60%
Holly	10%
Beech	15%
Oak	5%
Sycamore	6%
Elder	4%

Table 1: Proposed Hedge Composition.

To the west of the site is a parcel of land under the ownership of the applicant; the area is currently semi-improved calcareous grassland bounded by species-rich hedgerows.

It is suggested that the garden boundaries comprise of non-thorny species, this will allow for free movement of species, particularly hedgehogs.

The proposals are designed to lead birds and animals to the west to the open field, and away from Chester Road.

It is suggested that each of the proposed dwellings contain a bat brick and a house sparrow brick, *specific positions will be confirmed during the detailed design.*