



Preliminary Ecological Appraisal & Phase 1 Habitat Survey

For

Bethan Roberts

Land at Cefncoed, Glyn Ceriog, Llangollen, LL20 7BY.

By

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Executive Summary

Stuart Thomas Ecological Associates was commissioned by Bethan Roberts to undertake a Preliminary Ecological Assessment (PEA) and incorporate a Phase 1 Habitat Survey (P1HS) of a site at Cefncoed Farm, Glyn Ceriog, Llangollen in June 2020.

The proposed development involves a change of use into pastoral grazing and tourist accommodation in the form of two glamping accommodation units as well as a 40m² ancillary building that will house facilities for the guests.

The aim of this survey was to establish baseline ecological conditions of the site and identify habitat types, habitat quality and extent of these prior to any development. The presence of protected floral and faunal species and any potential impacts upon these and hence any constraints to the proposed development would need to be taken into consideration and inform any planning decision.

Six major habitat types were identified during the survey and whilst some were of ecological value (semi-improved neutral grassland and ancient semi-natural broadleaf woodland), the low impact of the proposed development is considered to have no effect on these.

The site supports a typical assemblage of common birds. No vegetation clearance or tree felling is planned and impacts on nesting bird species is considered negligible. Some opportunities for enhancement exist within the woodland and erection of nest boxes.

No standing water bodies are located within 250m of the proposed development and as such there should be no impacts on Great Crested Newts *Triturus cristatus*. However, in the unlikely event that this species be encountered, then works should cease until an appropriate assessment be made by a licensed ecologist.

No bat roost will be directly affected by the development although lighting schemes will need to be sympathetic to potential roosts within as the units are adjacent to the broadleaf oak woodland. Bat boxes could be erected within the broadleaf woodland.

No invasive species were noted on the site

No other legally protected species of flora and fauna are thought to be negatively impacted by the proposed development. With the developer already initiating enhancement features and beneficial land management practices, there will be a net gain in terms of ecological value in the short and long term.

1. Introduction

1.1 Stuart Thomas Ecological Associates were commissioned by Bethan Roberts to undertake a Preliminary Ecological Appraisal (PEA)/Phase 1 Habitat Survey (P1HS) on land at Cefncoed Farm, Glyn Ceriog, Llangollen, LL20 7BY (the 'site').

1.2 The request for this EP1HS originates from the need to satisfy planning requirements to ensure that any notable habitats at the site and any wildlife using the site and the relevant wider locality are fully assessed in the context of the proposed development. Wildlife such as amphibians, birds, bats, and badgers are protected species or species of principal importance for conservation (previously biodiversity action plan species). A full citation of the law regarding protected or action plan wildlife is given in section 4.

1.3 The development proposal involves a change of use into pastoral grazing and 'construction' of temporary accommodation units (glamping pods) for letting to guests throughout the year as well as an ancillary building (40 square metres) to support the two accommodation units that will house facilities for guests.

1.4 The proposed development is considered very sympathetic to the habitats and species present and potentially include an extension of the woodland as well as erection of both bird nesting boxes and bat roosting boxes to improve habitat availability and increase biodiversity across the site.

1.5 The grid reference for the centre of the site is SJ 211364. This represents the approximate location of the proposed development.

1.6 Stuart Thomas is a Consultant Ecologist with twenty four years of experience in onshore ecological survey work. He has worked for some leading ecological consultancies UK-wide. He is a full member of CIEEM (No 5098). He holds both NRW and NE survey licences for great crested newts and bats as well as Schedule 1 Licence for raptors in all counties of Wales.

1.7 The Aims of this Preliminary Ecological Appraisal

- To identify existing sites designated for their nature conservation interest in the survey area, or close to it, and assess any potential impact.
- To identify any existing records of important species recorded on or close to the survey area and assess any potential impact.
- To identify and record notable habitat types and species in the survey area or close to it and assess any potential impact.
- To evaluate the nature conservation value and importance of recorded species and habitats.
- To identify possible ecological constraints on the proposed development and management of the survey area both pre and post development.

- To recommend any further survey work, required mitigation measures, compensation or enhancement for wildlife as part of the planning process.

2. Methodology

2.1 Best Practice Ecological Guidance

As part of the PEA, cognisance has been taken of the following best practice guidelines / survey method publications:

- Chartered Institute of Ecology and Environmental Management (CIEEM) (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Marine.
- Chartered Institute of Ecology and Environmental Management (CIEEM) (2013). Guidelines for Preliminary Ecological Appraisals.
- Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London.
- Joint Nature Conservancy Council (JNCC) (2010). Handbook for Phase 1 Habitat Survey - a technique for environmental audit.

2.2 Desk Based Study

An ecological desk study draws on a range of publicly available information sources to provide an understanding of the ecological context of a site and wider area prior to completion of a site visit. Data collected during the desk study includes historical records (up to 10 years old) of legally protected and notable species (species of conservation concern), habitats and nature conservation sites with statutory or non-statutory designations within specific search radii (dependent on the ecological feature). It should be noted that the desk study does NOT replace the need for a site visit and survey; instead, its function is to provide a high-level understanding of the survey area prior to a site visit.

Historical records for protected and notable plant species were obtained from sources online and publicly available information centres in accordance with the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2018). And as such information is obtained on:

- statutory nature conservation sites (Site of Species Scientific Interest (SSSI), Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar Sites, National Nature Reserves (NNR) and Local Nature Reserves (LNR))

- non-statutory nature conservation sites (Local Wildlife Site (LWS), County Wildlife Sites (CWS), Wildlife Trust Reserve (WTR) and/or Potential Wildlife Site (PWS)); and,
- all legally protected species, species of conservation significance and notable species records.

2.3 Sources

Ecological records were obtained from Cofnod (North Wales Environmental Information Service) on the 26th May 2020. The MAGIC (Multi-Agency Geographic Information for the Countryside) map was searched for any designated/statutory (eg SSSI, NNR, SPA or SAC etc.) areas that the site lies within or close to. Visit www.magic.gov.uk for any further information. A general web trawl was also made in relation the site and any potential wildlife issues or species accounts in this and the wider area. A search area of 1km radius was considered appropriate for this site.

2.4 Field Survey

A field survey (P1HS) was undertaken by Stuart Thomas MICEEM on 8th June 2020. The weather was sunny, dry, still and 20°C with cc 1/8. No constraints were noted and full access to all land was granted including the woodland and any relevant existing buildings/structures.

Phase 1 Habitat Survey is a standard technique used to gather baseline ecological information over a large (or small) area of land. It is primarily a mapping technique and uses a standard set of habitat definitions for classifying areas of land.

All accessible areas within the site and site boundaries were walked and habitat types recorded, along with predominant floral species within each habitat. Signs of protected species, invasive plants and other notable species were also searched for during the survey, as well as noting habitats considered to have the potential to support protected species. The ultimate purpose of this P1HS was to map key habitats and plant species assemblages and identify the presence and/or potential for protected species. This report presents an initial assessment of the ecological significance of the features currently present on the site, and the likelihood that the area supports species of conservation interest which may be affected by the proposed development. These are made by using target notes (**TNs**) to record species composition within habitats and to highlight features of ecological interest, if necessary.

The P1HS allowed for a full appreciation of any potential ecological constraints. It should be noted that any survey and report is a snapshot and given time current

baseline conditions could change. This report should be considered valid for two years.

The following site surveys were undertaken:

- A general habitat survey of the site and where possible, buffer areas.
- A tree and hedgerow assessment. Any large and mature trees were assessed for the presence of large bird nests or potential bat roosts.
- An assessment of the site as potential habitat for reptiles and amphibians.
- A search for signs of other protected species.
- Incidental records of amphibians, reptiles, mammals, birds, and other species were made during the survey.
- Initial bat roost assessment of any features or buildings and search of signs of bat use that might be affected by the development.

2.5 Limitations

- Whilst every effort is made to meet the brief no one site assessment/visit can ensure that all species/habitats are recorded fully as species/habitats can change in response to many variables such as time of year and weather.
- As with all surveys, the surveyor can only record what he/she sees/hears/records during any survey.

3. Results

3.1 Desk Based Study

A data request was made to Cofnod with the intention of gathering existing records of notable flora and fauna including protected species. A 1km radius was considered sufficient for this development proposal. The data set was generated on 26th May 2020 (Cofnod).

Examination of OS maps and aerial photos were made to check for notable wildlife features such as small waterbodies that could provide great crested newt habitat or areas of broadleaved woodland etc. The main findings of the desk study are below.

3.2 Statutory and Non-statutory Protected Sites within 1km.

Table 1 Site details

Site	Designation	Reason for designation and features
Y Bryn	Wildlife site. (Acid/neutral flush) located 241m SE of Cefncoed.	A steep north facing hillside and stream valley which flattens out on top of the hill, and which is grazed by sheep. The slopes of the valley are dominated by hazel and rowan scrub with bracken. At the base of the waterfall there are grey willow trees with Sphagnum species dominant in the ground flora. Above the waterfall there is a small patch of dry heath dominated by heather, wavy hair-grass and bilberry. The strip of dry heath/acid grassland mosaic is dominated by western gorse with common bent and heath bedstraw. On the plateau there is a complex area of flushes and blanket bog. The blanket bog is dominated by haretail cotton-grass with some cranberry. The flushes are dominated by soft rush and sharp-flowered rush. The semi-improved acid grassland is dominated by common bent, heath bedstraw and tufted hair-grass. Skylarks.
Cae Nant Iorwerth	Wildlife site. (Semi-improved neutral grassland) located 554m E of Cefncoed	Tall semi-improved neutral grassland, coarse but herb rich, which is dominated by black knapweed, creeping bent, yarrow and cocksfoot, great bird's foot trefoil and lady's mantle also occur. There is a stream along the field's eastern border and the field is surrounded by a hedge with ash and sycamore trees.
Coed Collfryn	Wildlife site (Semi-natural broad-leaved woodland) located 747m NE of Cefncoed	Semi-natural north east facing broad-leaved woodland. The canopy is dominated by sessile oak with some birch and sycamore. Hazel, elder and sycamore are frequent in the understorey. Bramble and soft grass are dominant in the ground flora and common cow-wheat and hairy wood-rush also occur.
Coed Hafod-gynfawr	Wildlife site (Acid dry dwarf shrub heath) located 755m NW of Cefncoed	A steep west facing rocky slope with dry heath, acid grassland, bracken, scrub, and broad-leaved woodland. Part of the slope was burnt some years ago and this area is dominated by bell heather with bare ground. The areas of dry acid heath on this slope are dominated by heather and bracken with frequent bryophytes.
Pandy Quarries	SSSI. (Semi-natural broad-leaved woodland)	The hillsides of this valley site include the geological SSSI, Pandy Quarries. On the north west side of the River Ceriog is Craig y Pandy, a large conifer plantation on south facing cliffs. In the north

	located 929m west of Cefncoed	the disused slate mine has extensive caverns which are used by hibernating bats. There are several areas of broad-leaved woodland amongst the plantation, which are dominated by sessile oak with frequent ash, sycamore, and birch. Crab apple and wild cherry occur, and there is hazel coppice. The ground flora has abundant brambles, mosses, and ferns, such as hard shield fern and hard fern, and yellow archangel is also present. Western gorse and bracken occur in the semi-improved acid grasslands at the top of the wood where the bedrock protrudes. North of the plantation is a damp field with a herb rich marshy grassland and alder trees. Bugle and meadow sweet are frequent, and sneezewort also occurs. On the east side of the River Ceriog is the Glyceriog Tramway, above which is a rocky west facing hillside with broadleaved woodland, bracken, and dry dwarf acid heath. On these steep slopes there are several small bare cliffs with loose rock and patches of scree. Some of the scree is partially vegetated with scrub and ferns. The broad-leaved woodland along the bottom of the slope is dominated by sycamore trees but ash and hazel are also abundant in the canopy and male fern dominates the ground flora. The dwarf dry heath areas around the cliffs are dominated by western gorse with occasional heather, but bracken is frequent. To the south there is a large area of dwarf dry heath on a steep west facing slope with scree, which is dominated by western gorse. Wavy hair grass and bell heather is abundant and reindeer moss also occurs. A small flush dominated by sharp-flowered rush and with marsh pennywort occurs adjacent to the stream in this area of heath.
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Taking into account the relatively small-scale and the nature of the proposed development combined with the distance of these designated sites from the site and their qualifying features, the proposed works are considered highly unlikely to adversely impact upon of the any sites detailed above. Only Pandy Quarries is a Statutory designated site (SSSI).

3.3 Statutory Protected & notable Species within 1km.

Table 2 species details

Species	Number of records (most recent)	Legal status within the UK
Birds		
Numenius arquata (Curlew)	2 (2018) thought to breed within 1km*	Red list
Tyto alba (Barn Owl)	1 (2006) record just beyond 1km	Schedule 1, Green list
Milvus milvus (Red Kite)	1 (2018) record just beyond 1km **	Schedule 1, Green list
Alauda arvensis (Skylark)	1 (2018) ***	Red list

Passer domesticus (House Sparrow)	2 (2012)	Red list
Bats		
Pipistrellus pipistrellus (Common Pipistrelle)	1 (1993)	EPS, Schedules 5 & 6
Plecotus auritus (Brown Long-eared Bat)	1 (1993)	EPS, Schedules 5 & 6
Rhinolophus hipposideros (Lesser Horseshoe Bat)	5 (2017)	EPS, Schedules 5 & 6. Annex II, Habitats Directive
Mammals		
Badger (<i>Meles meles</i>)	2 (2005)****	Protection of Badgers Act 1992

* Curlew heard 'bubbling' to the north of Cefncoed during the survey

** Red kite circling to the SW of the site during the survey. Probable breeding in the vicinity.

***Skylark (up to two pairs) breeding in the vicinity of the site. Recorded during the survey.

**** Badger sett (currently disused annexe or subsidiary sett) found to the west of the survey area during survey.

Table Key

Amber List: Included on the Amber List of Birds of Conservation Concern 4.

Red List: Included on the Red List of Birds of Conservation Concern 4. Schedule 1: Fully protected through its inclusion in Schedule 1 of the Wildlife and Countryside Act 1981 (as amended).

Schedule 5: Fully protected through its inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

Schedule 6: Protected from being killed or taken by certain methods under Section 11(1) of the Wildlife and Countryside Act 1981 (as amended).

EPS: European Protected Species.

3.4 Field surveys (Phase 1 Habitat Survey)

The site visit took place on the 8th June 2020 in good weather conditions. The survey was undertaken by Stuart Thomas MICEEM.

3.5 Habitats

During the survey, six major habitat types were identified within the site. The location of these habitats is shown in **Figure 2** and detailed below along with the appropriate Phase 1 habitat codes and target notes (TNs). A selection of photographs is included as **Appendix B**.

A1.1.1 Broadleaved Semi-natural Woodland

The position where the glamping pods are to be situated are adjacent to a block of semi-natural broadleaved woodland (**TN1**). This runs the entire northern edge of the proposed location of the glamping pods. The dominant species is sessile oak *Quercus petraea* and is the woodland here classified as semi-ancient. The understory is grass dominated with pockets of bracken *Pteridium aquilinum*, Holly *Ilex aquifolium* and some shield ferns *Polystichum* spp.

A2.2 Scattered Scrub

Areas of scrubby mature European gorse *Ulex europaeus* is present along the southern edge of the woodland (**TN2**) and a more extensive area to the north west (**TN11**) along with some scattered trees.

J2.1.1 Intact hedges

Many of the field boundaries of the site are species poor hedgerows with several mature or semi-mature trees including ash *Fraxinus excelsior*, rowan *Sorbus aucuparia*, acer spp, and hawthorn *Crataegus monogyna*. A more species rich section of hedge runs along the southern boundary of the survey area that includes some hazel *Corylus avellana* (**TN12**).

B2.2 Semi-improved Neutral Grassland

The fields on the site are mainly semi-improved neutral grassland and have been traditionally managed for hay and are free of artificial fertiliser inputs (**TN1-6**). The resultant swards are dominated by meadow buttercup *Ranunculus acris*, Perennial rye-grass *Lolium perenne*, white clover *Trifolium pratense*, Red clover *Trifolium repens*, Cocksfoot *Dactylis glomerata* plus pockets of Yellow rattle *Rhianthus minor*. There are likely small pockets of slightly more acidic grassland.

No ponds, pools or running water is present on or within 250m of the proposed development.

J3.6 Buildings

A small corrugated barn is located within the development footprint (see photographs). This has a corrugated tin roof and sides with narrow roof timbers. It was assessed for the presence of bats. As the building lacks a slate roof and the open nature of the front make bat potential negligible. However, this building is to remain with no alterations planned and is close to the planned car park **(TN5)**

Close to this building is a larger traditional Dutch barn of corrugated steel construction.

J4 Bare Ground

The planned car parking area existing driveway is requiring little alteration and is already an area of short grassland and hardstanding.

3.6 Protected & Other Notable Species

Reptiles and Amphibians

The site has limited value for reptiles and amphibians as there is an absence of suitable pools would suggest great crested newts will not be present on site or within 500m. Potential exists for reptiles and there are opportunities for basking.

Otter *Lutra*

No suitable habitat is present but animals may use the site for transiting between valleys.

Water vole *Arvicola amphibius*

No suitable habitat is present

Hazel Dormouse *Muscardinus avellanarius*

Some limited hazel hedgerow is present on the southern boundary **(TN12)** but the extent and fragmented nature makes the presence of hazel dormouse unlikely on site.

Badger *Meles*

One badger sett was located to the west of the woodland **(TN10)** with three holes but appeared to be disused at the time of the survey with no fresh spoil or bedding present. The surrounding ground was dry from warm daytime temperatures and no tracks were visible. The sett is thought to be either an annexe or subsidiary type.

Badgers are protected through the Protection of Badgers Act 1992, which makes it an offence to recklessly take, injure or kill a Badger or cause disturbance to its sett. Furthermore, Badgers are afforded protection from cruel ill-treatment, which has been defined to include preventing a Badger accessing its sett, as well as causing the loss of significant foraging resources within a Badger territory. Badgers are also protected through this species' inclusion on Schedule 6 of the Wildlife and Countryside Act 1981 (as amended), which prohibits their killing or taking by certain methods.

Ornithology

Several species were recorded including buzzard and great-spotted woodpecker during the survey. Curlew *Numenius arquata* was heard 'bubbling' and probably breeding slightly south of the site. The hedgerows and trees currently appear to provide excellent nesting habitat. Red kite *Milvus* was observed circling and a pair of peregrine falcons flew south during the survey.

Table 3 birds recorded at Cefncoed 8th June 2020

Common name	Scientific name
Buzzard	<i>Buteo buteo</i>
Great tit	<i>Parus major</i>
Red kite	<i>Milvus</i>
Peregrine falcon	<i>Falco peregrinus</i>
Blue tit	<i>Cyanistes caeruleus</i>
Chiffchaff	<i>Phylloscopus collybita</i>
Carrion crow	<i>Corvus corone</i>
Raven	<i>Corvus corax</i>
Long-tailed tit	<i>Aegithalos caudatus</i>
Goldfinch	<i>Carduelis carduelis</i>
Greater-spotted woodpecker	<i>Dendrocopos major</i>
House sparrow	<i>Passer domesticus</i>
Barn swallow	<i>Hirundo rustica</i>
Pied wagtail	<i>Motacilla alba</i>
Curlew	<i>Numenius arquata</i>
Robin	<i>Erithacus rubecula</i>
Redstart	<i>Phoenicurus</i>
Chaffinch	<i>Fringilla coelebs</i>
Bullfinch	<i>Pyrrula pyrrula</i>
Song thrush	<i>Turdus philomelos</i>
Blackbird	<i>Turdus merula</i>
Wren	<i>Troglodytes troglodytes</i>

Invasive Species

None recorded (as defined by the Wildlife & Countryside Act.

Wider Habitat and Site Context

Habitats that Cefncoed sit amongst are typical of the region and the uplands. They are a mixture of steep hills and valley's with pockets of broadleaf 'hanging' sessile oak woodland with larger tracts of coniferous plantation (mainly sitka spruce). The grassland is generally rough and improved with acid wet flushes and fragmented mire and smaller areas of semi-improved grassland that are generally managed for hay where conditions allow.

4. Relevant UK Legislation

4.1 Great crested newt (*Triturus cristatus*)

Great crested newts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitat and Species Regulations 2010.

4.2 European Protected Species

(i.e. smooth snake, sand lizard, natterjack toad, **great crested newt** and marine turtles) are protected via a combination of Regulation 39 of the Conservation of Habitats and Species Regulations 2010, and via s. 9(4) b & c and s. 9(5) of the Wildlife & Countryside Act 1981 (as amended) against:

- (a) *deliberate* capturing, injuring or killing
- (b) *deliberate* disturbance in such a way as to be likely to significantly affect—
 - (i) the ability of any significant group of animals of that species to survive, breed, or rear or nurture their young; or
 - (ii) the local distribution or abundance of that species;
- (c) *deliberate* taking or destroying the eggs of such an animal; or
- (d) (i) damaging or destroying a breeding site or resting place of such an animal and/or
 - (ii) *intentionally or recklessly* -
 - (a) disturbing any such animal while it is occupying a structure or place which it uses for shelter or protection; or (b) obstructing access to any structure or place which any such animal uses for shelter or protection.”
 - (e)* any person—
 - (i) having in their possession or control;
 - (ii) transporting;
 - (iii) selling or exchanging; or
 - (iv) offering for sale or exchange, any
 - (a) live or dead animal or part of an animal—
 - (i) which has been taken from the wild; and
 - (ii) which is of a species or subspecies listed in Annex IV(a) to the Habitats Directive; and
 - (b) part of, or anything derived from, such an animal or any such part of an animal; unless the animal from which the part or the thing in question is derived, was lawfully taken from the wild (i.e. taken from the wild in the European Union without contravention of appropriate domestic legislation and before the implementation date of the Habitats Directive (in that Country e.g. 1994 in UK) or if it was taken from elsewhere). * This section also covers all other species listed on Annex IV of the Habitats Directive.

The legislation & section numbers, and amendments:

Regs 39 of Conservation (Natural Habitats, etc.) Regulations 1994
http://www.opsi.gov.uk/SI/si1994/Uksi_19942716_en_1.htm as amended by Reg 13 of The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2010
http://www.opsi.gov.uk/si/si2010/uksi_20101843_en.pdf
 Section 9 (4) a-c only of The Wildlife & Countryside Act 1981
<http://www.jncc.gov.uk/page-3614> as amended:-
 Inclusion of Marine turtles on Sch 5 were inserted by article 2 of the Wildlife and Countryside Act 1981 (Variation of Schedules) Order 1988, S.I.1988/288.
http://www.opsi.gov.uk/si/si1988/Uksi_19880288_en_1.htm
 Inclusion of Reckless disturbance via Section 9(4) of the Wildlife and Countryside Act 1981 (c.69) was amended by section 81(1) of, and paragraph 5(a) of Schedule 12 to, the Countryside and Rights of Way Act 2000 (c.37).
<http://www.opsi.gov.uk/acts/acts2000/20000037.htm>

Full amendment of Section 9(4) via Reg 62 (f) of The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2010
http://www.opsi.gov.uk/si/si2010/uksi_20101843_en.pdf
 Amendment of Sch 5 to include EPS only with regards to section 9(4)(b) and (c) and (5) only through Reg 62 of The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2010 http://www.opsi.gov.uk/si/si2010/uksi_20101843_en.pdf – with effect 21 August 2010.

Consideration has been given to all relevant nature conservation legislation and guidance when carrying out this assessment, these include:

- The Conservation of Natural Habitats and Wild Flora and Fauna (the Habitats Directive) 1992 (92/43/EEC);
- The Conservation of Wild Birds (the Birds Directive) 1979 (as amended);
- The Ramsar Convention 1975;
- The Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) 1982;
- The Conservation of Habitats and Species (Amendment) Regulations 2010;
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
- The Countryside and Rights of Way (CROW) Act 2000;
- The Natural Environment and Rural Communities Act, 2006 (known as the 'NERC Act', 2006); and
- The Hedgerow Regulations 1997.

5. Evaluation

5.1 No evidence of the presence of protected species was noted during the desk-based or field elements of the survey. Protected species should not be a constraint to the development.

5.2 The proposed development does not appear to be constrained by the loss of notable habitat and ecologically sensitive features.

5.3 No hedgerow or trees will be lost to the development thus bird breeding/potential bat roosting habitat will not be affected. There is an ongoing programme of hedgerow creation and laying currently being undertaken by the site owners. See Site Photographs for locations and details.

5.4 Current tracks will be used for vehicle access and from the planned carparking area, guests will walk to the two pods so the grassland will remain intact and will simply need a strim/cut to maintain a path throughout the year.

5.5 There are no suitable pools located on the site or within 500m for great crested newt.

5.6 As great crested newts are not present then no EPS (European Protected Species) licence will be required for development on this site. See 4.0 for legal status of EPS (including great crested newt).

5.7 Great crested newt should form no constraint to the development (or otherwise) of this site.

5.8 A currently unoccupied badger sett is present at and appears to be an annexe type sett. No other sign of badger was recorded. Badgers will undoubtedly use the immediate area for foraging and commuting and theoretically reoccupy the sett at any time. However due to the low impact of this development and distance from the sett, the effects on the species are considered negligible.

5.9 The glamping pods will sit on adjustable legs and base and no foundations/excavation or surface preparation will be required for their erection/construction. The chosen design is the 'Pod Father' and the dimensions and design can be viewed at www.landpod.co.uk

5.10 The ancillary/service building will be of timber construction (locally sourced) and will provide showers, toilet facilities and a communal area for the guests. It will require concrete base/foundations resulting in a very minimal loss of grassland.

5.11 The existing entrance to the farm and roadway/track all the way to the car park will not require any widening or alteration needing any adjustment. Also, no extra hardstanding will be needed for the car parking area. No paths will need to be created from the car park to the pods.

Table 4 Summary of the impact of the development on ecological features at Cefncoed

Ecological Receptor	Ecological Value (on site)	Development Impact	Rationale of Impact and mitigation
Semi-ancient natural broadleaf woodland	HIGH	NEGLIGIBLE	No trees (or otherwise) planned to be felled. Follow ecological mitigation & enhancement in 6.
Hedgerows	HIGH	NEGLIGIBLE	No sections of hedgerow (for access) to be lost. Follow ecological mitigation & enhancement in 6. Ongoing plan of hedge laying currently in operation including replanting of gaps.
Semi-improved grassland (neutral)	HIGH	NEGLIGIBLE	Retain the semi-improved grassland and implement hay cutting regime to improve botanical sward. Glamping pods to sit above ground level on feet so no digging required.
Waterbodies	NEGLIGIBLE	NEGLIGIBLE	None on site.
Bats	LOW	NEGLIGIBLE	No trees or buildings to be lost. Lighting to follow guidelines. Follow ecological mitigation & enhancement in 6. Bat boxes to be installed in woodland.
Reptiles	LOW	NEGLIGIBLE	Limited use by reptiles. Follow ecological mitigation & enhancement in 6.
Amphibians	NEGLIGIBLE	NEGLIGIBLE	Limited/little use by amphibians. Follow ecological mitigation & enhancement in 6.
Otter	NEGLIGIBLE	NEGLIGIBLE	No suitable habitat in locality.
Water vole	NEGLIGIBLE	NEGLIGIBLE	No suitable habitat in locality.
Dormice	LOW	NEGLIGIBLE	Little suitable habitat on site.
Birds	MEDIUM	NEGLIGIBLE	No nesting habitat such as hedgerows or trees to be lost. Follow ecological mitigation & enhancement in 6. Bird boxes currently being installed.
Invasive species	N/a	N/a	None recorded on site.

6. Ecological Mitigation & Enhancement

6.1 The National Planning Policy Framework (NPPF) sets out national planning policies for the protection of biodiversity (and geological) conservation through the planning system. A key principle of NPPF is that ‘opportunities to incorporate biodiversity in and around developments should be encouraged’. Taking the requirements of NPPF into account, opportunities should be sought where possible for nature conservation enhancement at this site.

6.2 Trees and hedgerows to be retained (as planned). Existing hedgerows to be layed and gaps replanted over the next 2/3 years to improved habitat links and wildlife corridors across the site whilst maintaining and increasing structural diversity.

6.3 In the unlikely event that protected species are encountered during the construction phase then a suitably qualified ecologist should be contacted and all work cease until an assessment has been made.

6.4 If during works common reptiles/amphibians (e.g. common frogs, common toads, slow worm, grass snake), are discovered then they should be translocated to a suitable receptor site close by. An ecologist should carry out this process.

6.5 If vegetation/tree work must be carried out (none currently required/planned) then this should be undertaken outside of the bird breeding season (September through to March).

6.6 Any external lighting should meet the requirements of the Bat Conservation Trust ‘BATS AND LIGHTING IN THE UK Ver. 3 2009’. If required, security lighting will be motion-sensitive only and on a relatively short timer (<5mins), positioned no higher than 2.5m above ground level, directed downwards and away from the stone barn only (with no up-lighting of any sort) and access points for bats.

6.7 Opportunities also exist to enhance the site for bat and bird species through the incorporation of bat/bird boxes into built structures or on retained trees. Priority species such as the Noctule *Nyctalus noctula* and House Sparrow *Passer domesticus* could potentially benefit from the provision of appropriate boxes. Such measures would therefore be beneficial to nature conservation and show compliance with the latest policy guidance. The owners have already created sparrow nest boxes to erect for next breeding season (2021). A bat survey will be undertaken to help assess what species are present on the site. This will most likely happen in summer 2021 and results passed to the appropriate LRC (Cofnod).

6.8 Some planting (as part of the development) should be where possible native and from locally sourced stock/seed. Details and principles of native planting schemes including trees can be found at www.floralocale.org. Details of hedgelaying have

already been discussed in 6.2. Areas for broadleaf tree planting will need to be identified away from the semi-improved grassland and valuable areas of scrub.

6.9 Checks should be made for the presence of reptiles and/or amphibians immediately prior to the preparation of the base for the service building.

6.10 The owners are extremely keen to enhance the site for wildlife through the plans already discussed and to offset any loss (already negligible) but ultimately increase the ecological value and biodiversity across the site and farm generally. Management practices (such as traditional hay cutting) are continuing to benefit other areas of semi-improved grassland and helping to encourage a greater diversity of higher plants and wildflowers.

7. Site Photographs



Photograph 1: Neutral grassland and semi-natural sessile oak woodland from close to the access track



Photograph 2: Location of the first glamping pod close to the ancient semi-natural woodland with scrubby habitat in front.



Photograph 3: Looking north towards the woodland across the semi-improved grassland.



Photograph 4: Within the woodland looking south



Photograph 5: The barns on the site of the planned car parking area.



Photograph 6: Planned location of the ancillary building. No sections of hedge to be removed

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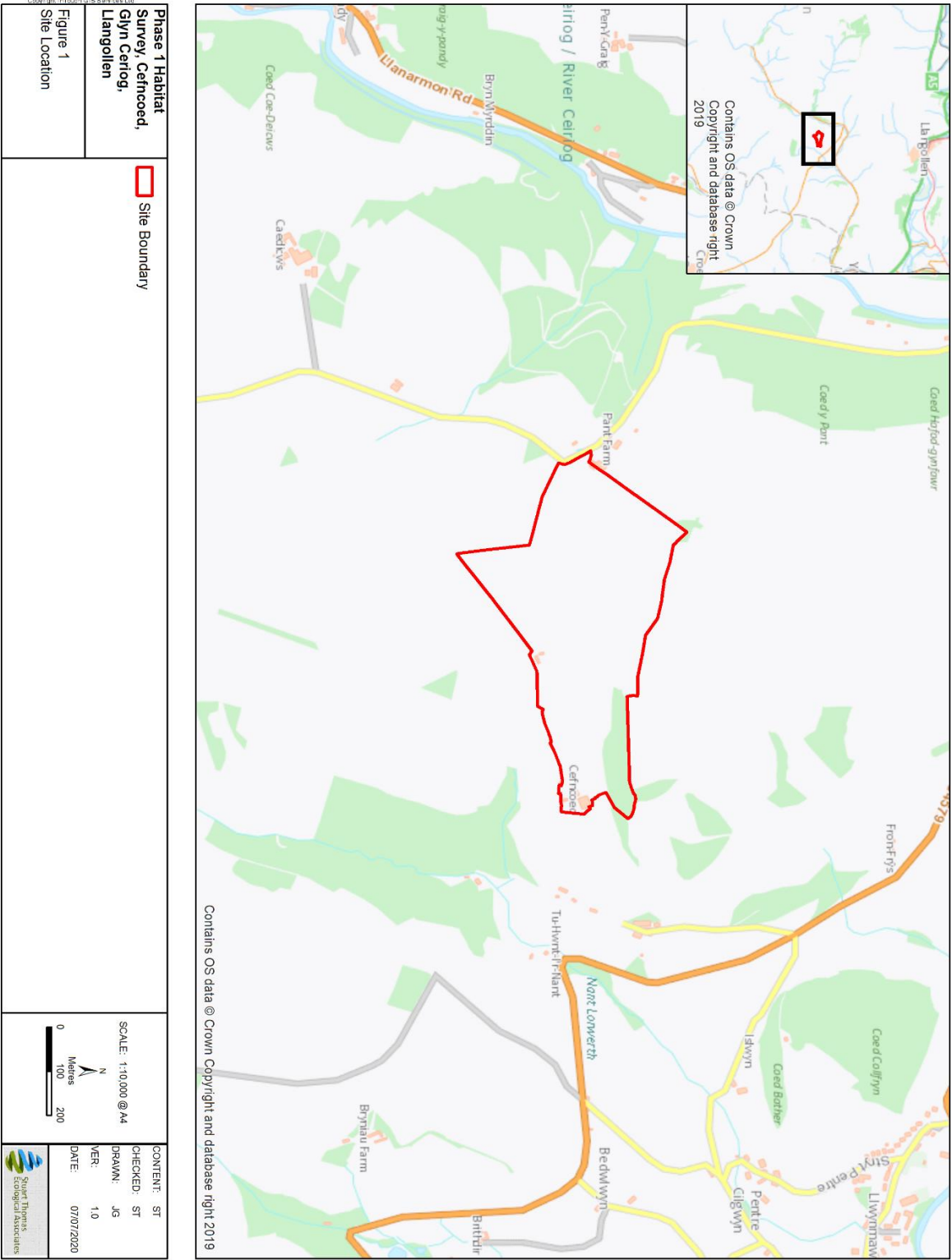
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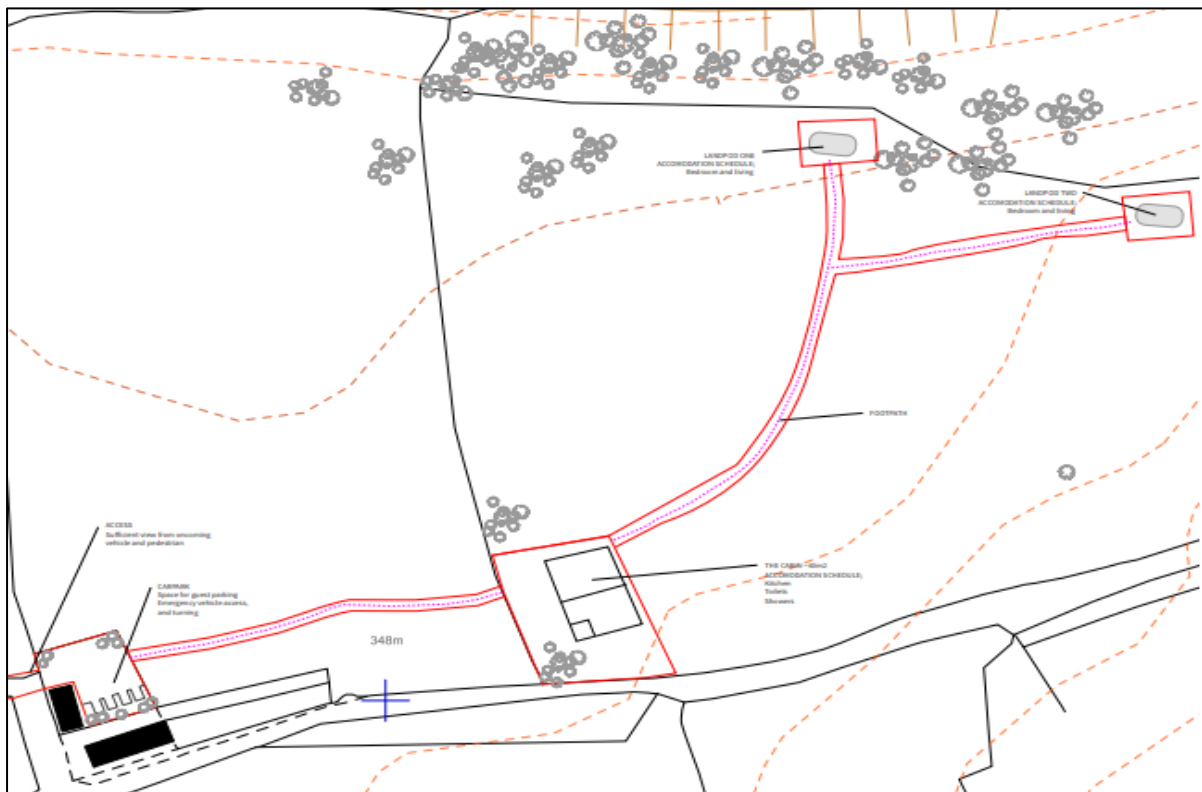
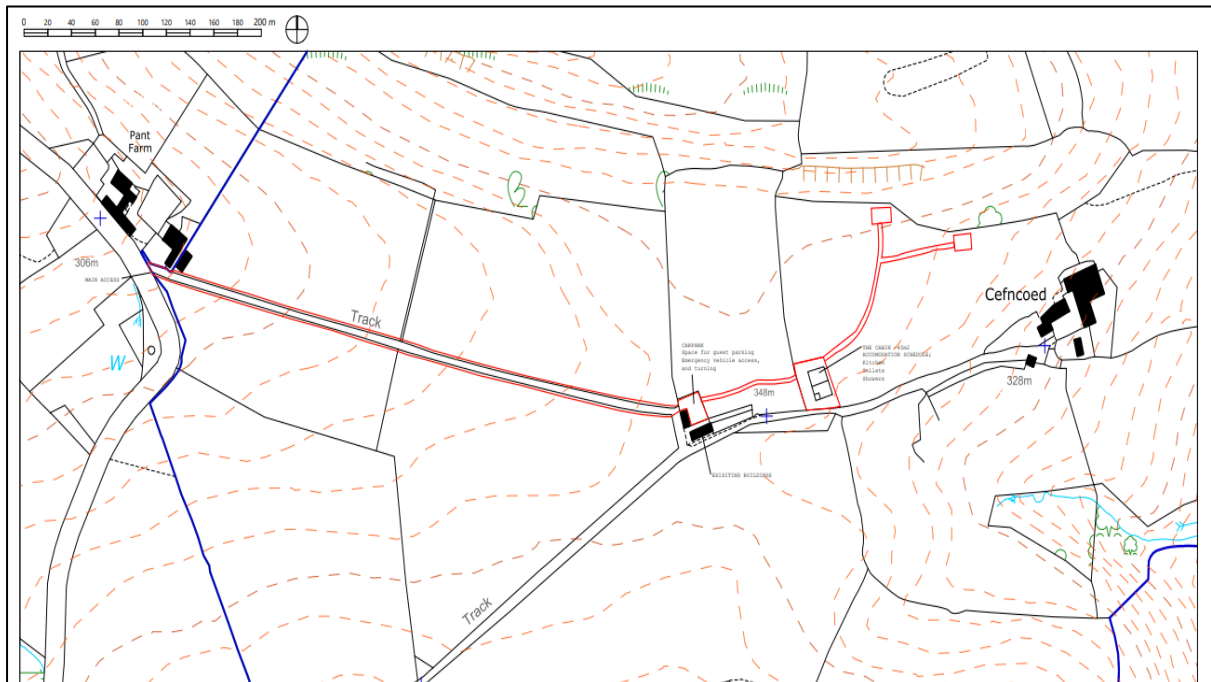
Aerial Photograph showing planned wildlife box locations and hedgelaying plans



1. Hedge to be layed winter 20/21.
2. Currently being left to mature prior to laying in winter 23/24 or 24/25.
3. To be layed and gaps 'planted up' in winter 21/22.
4. Bat boxes and passerine bird boxes to be installed here.
5. House sparrow boxes to be installed on farm buildings here.



APPENDIX A: SITE PLANS & LAYOUT



APPENDIX B: TARGET NOTES

ID	X	Y	PHASE 1 CODE	DESCRIPTION
TN1	20705	36488	B2.2	Semi-improved Neutral Grassland
TN2	20894	36426	B2.2	Semi-improved Neutral Grassland
TN3	21048	36434	B2.2	Semi-improved Neutral Grassland
TN4	21155	36422	B2.2	Semi-improved Neutral Grassland
TN5	20664	36385	B2.2	Semi-improved Neutral Grassland
TN6	20844	36305	B2.2	Semi-improved Neutral Grassland
TN7	21251	36508	A1.1.1	Ancient Semi-natural Broadleaved Woodland
TN8	21183	36480	A2.2	Scattered scrub
TN9	21208	36519	I1	Natural Rock Exposure
TN10	21102	36506	n/a	Badger Sett (annexe/subsidiary sett) 3 holes.
TN11	20796	36542	A2.2	Scattered Scrub
TN12	20880	36237	J2.1.1	Native Species Rich Hedge

APPENDIX C: RAW DATA FROM COFNOD (1km data search)

Species	Welsh Name	Earliest Record	Latest Record	Number of Records
Birds				
Lesser Redpoll	Llinos Bengoch Leiaf	2004	2017	29
Long-tailed Tit	Titw Cynffon-Hir	2004	2017	96
Skylark	Ehedydd	2018	2018	2
Mallard	Hwyaden Wylt	2010	2012	7

Meadow Pipit	Corhedydd y Waun	2016	2016	1
Swift	Gwennol Ddu	2007	2016	4
Dipper	Bronwen y Dwr	2007	2014	3
Cuckoo	Cog	2016	2016	1
House Martin	Gwennol y Bondo	2004	2011	7
Yellowhammer	Bras Melyn	2018	2018	1
Pied Flycatcher	Gwybedog Brith	2004	2017	214
Brambling	Pinc y Mynydd	2007	2011	26
Swallow	Gwennol	2004	2018	9
Linnet	Llinos	2016	2016	1
Red Kite	Barcud	2018	2018	1
Curlew	Gylfinir	2005	2018	2
Wheatear	Tinwen y Garn	2005	2005	1
House Sparrow	Aderyn y To	2004	2017	112
Coal Tit	Titw Penddu	2004	2017	358
Redstart	Tingoch	2005	2016	15
Wood Warbler	Telw'r Coed	2007	2016	4
Willow Warbler	Telw'r Helyg	2004	2016	11
Marsh Tit	Titw'r Wern	2007	2017	8
Dunnock	Llwyd y Gwrych	2004	2017	197
Bullfinch	Coch y Berllan	2004	2017	22
Goldcrest	Dryw Eurben	2004	2017	32
Woodcock	Cyffyllog	2016	2016	1
Garden Warbler	Telw'r Ardd	2006	2017	5
Redwing	Coch Dan Adain	2017	2017	1
Song Thrush	Bronfraith	2004	2017	27
Fieldfare	Socan Eira	2013	2017	2

Barn Owl	Tylluan Wen	2005	2005	1
Mammals				
Water Vole	Llygoden Bengron y Dwr	2005	2005	1
Unknown Bat	Ystlum Anhysbys	2005	2005	1
Hedgehog	Draenog	2005	2005	1
Hare	Ysgyfarnog	2005	2013	2
Badger	Mochyn Daear	2000	2005	2
Hazel Dormouse	Pathew	2005	2005	1
Pipistrellus Bat Species		2005	2005	1
Common Pipistrelle	Ystlum Lleiaf Cyffredin	1993	1993	1
Brown Long-eared Bat	Ystlum Hirglust	1993	1993	1
Lesser Horseshoe Bat	Ystlum Pedol Lleiaf	1993	2017	5
Plants				
Monk's-Hood agg.	Cwcwll y Mynach	2014	2014	1
Entire-leaved Cotoneaster	Cotoneaster Cyfanddail	2015	2015	1
Montbretia	Crib-y-Ceiliog	2014	2016	2
Japanese Knotweed	Clymog Japan	2014	2014	2
Bluebell	Clychau'r Gog	2011	2016	7
Variegated Yellow Archangel		2016	2016	1
Welsh Poppy	Pabi Cymreig	2014	2016	4
Silky-leaved Osier		2016	2016	1
White Stonecrop	Briweg Wen	2016	2016	1
Common Cornsalad	Gwylaeth yr Oen	2015	2015	1
Mountain Pansy	Trilliw y Mynydd	2010	2010	1