

LAND TO THE REAR OF CWRT MELIN, BANCYFELIN

PRELIMINARY ECOLOGICAL APPRAISAL

11 September 2024



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SUMMARY

David Rees was commissioned to undertake an ecological appraisal of a parcel of land located at the rear of Cwrt Melin situated in Bancyfelin (Grid Ref: SN 32531 18279). The parcel of land is currently utilised as grazing fields and is proposed to be developed for residential properties.

The combination of desk and field surveys undertaken at the site identified the footprint as being dominated by an improved grassland field that is currently utilised as a grazing pasture. The site was bordered by a raised offsite railway embankment (outside application boundary) to the north that was covered in broadleaf woodland and scrub with an ephemeral ditch at its bottom located adjacent to the application field. The site was bordered by a small improved grassland field and amenity grassland, that was associated with a school, located to the west; whilst residential properties and their curtilages to the south. A small hedgerow was located on a stone wall on the eastern boundary of site, whilst a running ditch ran along the hedgerow on its eastern side bordering a farm track.

In terms of the ecological importance of the site the heavily grazed improved grassland field was of low intrinsic ecological value and will be completely lost as part of the development. The offsite railway embankment and ephemeral ditch (outside application boundary) were considered to be of ecological interest on a local context and were likely to be utilised by a variety of species such as birds, foraging & commuting mammals, common amphibians and potentially small isolated population of reptiles and are to remain undisturbed by the development. The retention of this boundary feature would also satisfy Policies EQ4 Biodiversity EQ5 of the Carmarthenshire County Council LDP. The small section of 20m species poor hedgerow on a stone wall, and associated running ditch, located on the eastern boundary of site will be lost and culverted as part of the development. The small manmade running ditch was of low intrinsic ecological value. However, the hedgerow is potentially listed as Section 7 Habitats on the Environment (Wales) Act 2016, and as such the loss of the feature should be offset with a similar hedgerow composition constructed/planted along the western boundary of site that would also maintain the wildlife corridor resource onsite.

The potential presence of nesting birds within the hedgerows and offsite marginal habitats means that it is recommended that any clearance is conducted outside the bird nesting season (March-September) or preceded by a visual check. The presence of small numbers of common reptile species in the longer marginal grassland sward and scrub means that it is recommended that a precautionary sensitive directional vegetation clearance is adopted.

The presence of Dormice utilising the small eastern terminal hedgerow couldn't be precluded; and as such it is recommended that correspondence with the local planning authority is conducted to establish whether the hedgerow

can be sensitively removed and cut by hand to ground level during the winter months (Dormouse hibernation period) with any grubbing of roots conducted in spring (April/May).

The proposed residential development should incorporate bird and bat boxes in the design as well as soft landscaping and SuDS that include species of local provenance and benefit to wildlife, especially as site is situated in a B-Line corridor.

1.0 INTRODUCTION

- 1.1 David Rees was commissioned to undertake an ecological appraisal of a parcel of land located at the rear of Cwrt Melin situated in Bancyfelin (Grid Ref: SN 32531 18279)(Appendix I). The parcel of land is currently utilised as grazing fields and is proposed to developed for residential properties.
- 1.2 The site footprint is approximately 0.72Ha in area and is dominated by an improved grassland field that is currently utilised as a grazing pasture. The site was bordered by an offsite raised railway embankment to the north (outside application boundary) that was covered in broadleaf woodland and scrub with an ephemeral ditch at its bottom located adjacent to the application field. The site was bordered by a small offsite improved grassland field and amenity grassland that was associated with a school that located to the west; whilst residential properties and their curtilages to the south. A small hedgerow was located on a stone wall on the eastern boundary of site, whilst a running ditch ran along the hedgerow on its eastern side bordering a farm track. The wider environment was comprised of agricultural land, the exception being Bancyfelin residential town that was located to the west. The Afon Cywyn also flowed approximately 100m east of site.
- 1.3 This report provides a summary of the preliminary ecological appraisal conducted in August 2024, and includes recommendations on any ecological constraints/ opportunities associated with the proposed development.

2.0 METHODOLOGY

2.1 In order to establish the baseline ecological conditions on site and in the adjoining habitats, a combination of desk-based consultation and field survey undertaken August 2024.

Desk study

2.2 This element of the work primarily involved a West Wales Biodiversity Information Centre (WWBIC) data search and review of existing Bay Ecology reports conducted within a 2km radius to identify any statutory or non-statutory conservation designations, as well as records of rare, protected or notable flora and fauna within the proposed site boundary (see plan in Appendix I) and surrounding 1 km area.

Extended Phase I Habitat Survey

2.3 Fieldwork was undertaken on the 15th August 2024 to identify flowering botanical species by a suitably qualified ecologist and followed standard Phase 1 Habitat Survey protocol (JNCC 1990) as amended by the Institute of Environmental Assessment (1995). All habitats within the proposed development site were classified. All habitats considered having potential to support rare, protected or otherwise notable species of flora and fauna were noted, as were any direct signs of these species (e.g. Badger setts and dung-pits). The survey also incorporated a subjective, ground-based assessment of the potential of mature trees or structures on site to support roosting bats. See Appendix II for Phase 1 Map.

2.4 During the field survey, any trees immediately adjacent to the site were assessed for their potential to support roosting bats and were categorised in relation to the bat roosting features (BCT, 2023)(relevant guidelines at the time of the surveys). The categories are as follows:

- Known or confirmed roost
- High Roost Suitability – A tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats (PRF-M) on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
- Moderate Roost Suitability – A tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.

- Low Roost Suitability – A tree of sufficient size and age to contain Potential Roosting Features (PRFs) but with none seen from the ground or features seen with only very limited roosting potential. The tree only contains PRFs that are suitable for individual or small numbers of bats (PRF-I).
- Negligible - Negligible habitat features on site likely to be used by roosting bats.

Additional Considerations

2.5 Additionally any species listed as a pernicious weed under Schedule 9, Section 14 of the Wildlife and Countryside Act 1981 (as amended) were also noted during the field survey. Examples of such species include Japanese Knotweed *Fallopia japonica* and Himalayan Balsam *Impatiens glandulifera*.

Limitations

2.6 The extended phase 1 survey was conducted outside the optimum period for this type of survey (May-July). However, flowering botanical specimens were still evident throughout the different habitats.

3.0 RESULTS

Desk study

- 3.1 The WWBIC data search confirmed that the site did not contain any statutory or non-statutory conservation designations. However, the site is located within a South Wales B-Lines corridor whose aim is to reverse the decline of pollinators across the country. An area of Restored Ancient Woodland was also located approximately 500m north of site. However, there was no habitat connectivity between the site and the woodland.
- 3.2 The data search identified no records of protected species onsite. However, multiple records of protected species were recorded in a 2km radius that included multiple records of Hedgehog *Erinaceus europaeus* and Badger *Meles meles*, with records of Otter *Lutra lutra* identified along the The Afon Cywyn. The records of Hedgehog and Badger were considered to be of relevance to the habitats onsite.
- 3.3 Records of mobile species such as Common Pipistrelle *Pipistrellus pipistrellus*, Soprano Pipistrelle *Pipistrellus pygmaeus*, Daubenton's Bat *Myotis daubentoniid*, Noctule *Nyctalus noctule* and Brown Long-eared bat *Plecotus auritus* were identified roosting within a barn and were considered to be of relevance to the railway embankment (foraging/commuting resource). A Lapwing was also identified within a 1km radius but was not considered to be of relevance to the short grazed sward length oniste.
- 3.4 No records of Hazel Dormouse *Muscardinus avellanarius* or Water Vole *Arvicola amphibius* were located within a 2km radius of site. With no records of common reptiles identified.

Extended Phase 1 Field Survey

Overview

- 3.5 The results of the day-time inspection are summarised in the following sections.

Improved Grassland

- 3.6 The site was dominated by a heavily grazed (horse) improved grassland field (Cover Photo & Photo 1, Target Note 2). The grassland was dominated by such species as Perennial rye-grass *Lolium perenne*, White Clover *Trifolium repens*, Creeping Buttercup, Common Ragwort *Jacobaea vulgaris* and Broad-leaved Dock *Rumex obtusifolius*.
- 3.7 The grassland had a wetter character towards the northern railway embankment where an offsite ephemeral ditch was located at its southern base (Target Note 5) and was dominated by Creeping

Buttercup with some Soft Rush *Juncus effusus*; whilst smaller amounts of Yorkshire Fog *Holcus lanatus*, Timothy *Phleum pratense* and Creeping Soft-grass *Holcus mollis* were evident in the sward at the southern extent of site in close proximity to the residential boundaries (Target Notes 9 & 10).

Offsite Broadleaf Woodland Corridor & Scrub

3.8 An offsite embankment ascended to the north from the application site grassland field to a railway line (Photo 2, Target Note 3). The embankment had been colonised by a broadleaf woodland corridor and scrub and included such species as Sycamore *Acer pseudoplatanus*, Hawthorn *Crataegus monogyna*, Blackthorn *Prunus spinosa*; Dog Rose *Rosa canina*, Bramble *Rubus fruticosus* and Ash *Fraxinus excelsior*. The railway embankment will remain undisturbed by any future development (See Appendix III).

Offsite Ephemeral Drainage Ditch

3.9 An offsite ephemeral ditch was located at the foot of the railway embankment located offsite to the north of the grassland field and contained areas of areas of standing water after persistent rain (Photo 3 & Target Note 4). The ditch had associated flora that included Meadowsweet *Filipendula ulmaria*, Male-fern *Dryopteris filix-mas*, Bittersweet *Solanum dulcamara*, Fleabane *Pulicaria dysenterica*, Marsh Thistle *Cirsium palustre*, Cleavers *Galium aparine* and Red Campion *Silene dioica*. The ephemeral ditch is located offsite and remain undisturbed by any future development (See Appendix III).

Species Poor Hedgerow

3.10 A small section of species poor hedgerow was located upon a stone wall along the eastern boundary and was approximately 20m in length and was separated from the northern railway embankment by the metal gate that accessed the field (Photo 4, Target Note 1). The hedgerow was comprised of such species such as Hawthorn, Sycamore and Bramble with an associate ground flora that included Hart's Tongue Fern *Asplenium scolopendrium* and Ivy *Hedera helix* that was growing on the stone wall.

3.11 A small section of overgrown residential hedgerow/treeline was located on the boundary of the site at its south western (Photo 5 & Target Note 8) and was comprised of such species as Sycamore, Ash and Hawthorn with a ground flora that included Foxglove *Digitalis purpurea*, Red Campion, Bramble and Nettle *Urtica dioica*.

Running Ditch

3.12 A man-made running ditch flowed along the eastern base of the stone wall (with hedgerow) located at the eastern extent of site and flowed south along the farm access track to Cwrt Melin road and a culvert.

The aquatic vegetation within the ditch was dominated by Fool's Watercress *Helosciadium nodiflorum* (Photo 6 & Target Note 11).

Photo 1: Improved grassland field (view looking east).



Photo 2: Railway embankment colonised by broadleaf woodland and scrub (view looking north).



Photo 3: Northern offsite ephemeral ditch.



Photo 4: Small section of eastern hedgerow located on stone wall (view looking north west).



Photo 5: Overgrown residential hedgerow/treeline located on south western boundary (view looking south).



Photo 6: Running ditch flowing into culvert beneath Cwrt Melin road (view looking south).



Fauna

3.13 In the course of the survey, a search for field signs of protected or notable species was undertaken and the potential of the habitats to support these species considered. In the context of this report notable species were those considered to meet any of the following criteria:

- Species protected by British or International law;
- Environment (Wales) Act Section 7 Priority Species or local BAP species;
- Nationally rare or nationally scarce species;
- Species of Conservation Concern (e.g. JNCC Red List, RSPB/BTO Red or Amber Lists)

Bats

3.14 No trees were present within the site boundary that possessed any potential bat roosting features due to their size, age and nature; whilst the trees located within the railway embankment trees were also considered to be of negligible suitability to support roosting bats. However, offsite standard Oak *Quercus robur* trees (Photo 7 & Target Note 7) were located adjacent to the western boundary, within a school curtilage, that possessed in the PRFs such as dead wood (Photo 8) and cavities within the trunk. However, these trees are to be retained as part of the development (Appendix III).

3.15 The railway embankment and small section of hedgerow/treelines onsite were considered to be suitable linear habitats for commuting and foraging bat species.

Photo 7: Standard offsite trees Located adjacent to western boundary (view looking south).



Photo 8: Dead wood located in standard Oak trees.



Birds

- 3.16 The heavily grazed grassland onsite meant the sward length was relatively short and disturbed, and as such was not considered to be suitable habitat for ground nesting birds such as Skylark *Alauda arvensis*. However, the boundary hedgerows and offsite railway embankment and standard trees were considered to be suitable nesting habitat for scrub nesting birds.

Reptiles

- 3.17 The majority of the improved grassland field was heavily grazed with a short sward length and was considered to be unsuitable to support common reptile species. However, the southern margins of the field along the residential boundary possessed a longer sward length and could potentially support small number of potential reptile species such as Slow-worm *Anguis fragilis*. The railway embankment located offsite along the northern boundary that contained stands of scrub was considered to be potentially suitable to support common reptile species such as Common Lizard *Zootoca vivipara*. However, the rail embankment is to remain undisturbed by the development.

Dormice

- 3.18 The offsite railway embankment was considered to be suitable Dormouse habitat due to the presence of a developed understory with fruiting species such as Bramble, Hawthorn and Blackthorn; with habitat connectivity that extended offsite to the west and east. The embankment was considered to offer potential commuting, foraging and nesting habitat for the species. A detailed Hazel nut search was not conducted during the field survey due to the small amount of fruiting Hazel nuts identified onsite at the time of the survey. The railway embankment will be retained as part of the proposed development.
- 3.19 The small section of boundary hedgerow located at the eastern extent of site was fragmented from the railway embankment and terminated at the southern residential boundary. The fruiting species composition within the hedgerow was much reduced compared to the railway embankment with a less developed structure due to the stone wall base, and as such was considered to be sub-optimal for Dormice. No records of Dormouse were identified within a 2km radius of site and their presence within the feature could not be precluded.

Water Vole

- 3.20 The small eastern manmade running ditch was considered to be unsuitable for Water Vole due to its stoney substrate, very shallow water flow and homogenous botanical composition (Fool's Watercress); whilst the offsite ephemeral ditch, located at the bottom of the railway embankment, only possessed small sections of water and was heavily shaded and was considered to be sub-optimal habitat for Water Vole. No evidence of Water Vole (feeding signs, burrows and/or latrines) were identified along the

ditches and the presence of the species was considered to be highly unlikely, and as such the species shall not be considered further in the report.

Badger

3.21 No evidence of Badger was identified on or adjacent to site. However, the use of the site as a foraging and commuting resource for Badger was considered highly likely and records exist within 0.5km of site. The species shall not be considered further in this report.

4.0 LEGISLATION, POLICIES AND PLANS

4.1 The following international, national and local legislation and planning policies relating to nature conservation and biodiversity are considered of relevance to the proposed development.

National Planning Policy

4.2 In terms of planning policy, a number of over-arching policies are of relevance not least of which are those described within Planning Policy Wales (PPW), which sets out land use planning policies of the Welsh Assembly Government with Chapter 6 dealing with Distinctive and Natural Places.

Environment (Wales) Act, 2016

4.3 Part 1 of the Environment Act Wales' came into force in May 2016 and sets out the approach to planning and managing natural resources at a national and local level with a general purpose linked to statutory 'principles of sustainable management of natural resources' defined within the Act.

Section 6 - Biodiversity and resilience of ecosystems duty

4.4 Section 6 of the Act places a duty on public authorities to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to 'promote the resilience of ecosystems'.

Section 7 - Biodiversity lists and duty to take steps to maintain and enhance biodiversity

4.5 This section lists living organisms and types of habitat in Wales which are considered of key significance to maintaining and enhancing biodiversity in relation to Wales. The Welsh Ministers are required to take all reasonable steps to maintain and enhance the living organisms and types of habitat included in any list published under this section, and encourage others to take such steps.

Planning Policy Wales (2024)(12th Edition)

4.6 This document set out the land use planning policies of the Welsh Government with Chapter 6 relating to Distinctive and Natural Places and in particular Section 6.4 Biodiversity and Ecological Networks, which states how the planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. Addressing the consequences of climate change should be a central part of any measures to conserve biodiversity and the resilience of ecosystems.

- 4.7 The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (Section 6 Duty). This duty applies to public authorities in the exercise of their functions in relation to Wales and will help maximise contributions to achieving the well-being goals.
- 4.8 The planning system must help to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. Addressing the consequences of climate change should be a central part of any measures to conserve biodiversity and the resilience of ecosystems.
- 4.9 In fulfilling this duty, planning authorities must have regard to the list of habitats and species of principal importance for Wales, published under Section 7 of the Environment (Wales) Act 2016.
- 4.10 The broad framework for implementing the Section 6 Duty and building resilience through the planning system includes addressing:
- Diversity between and within ecosystems;
 - Extent and scale of ecosystems;
 - Condition between and within ecosystems;
 - Connectivity of ecosystems including their structure and functioning; and
 - Adaptability to change of ecosystems.

Future Wales the National Plan 2040

- 4.11 Future Wales – the National Plan 2040 is our national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Policy 9 – Resilient Ecological Networks and Green Infrastructure

To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to:

- identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and
- identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.

- 4.12 Planning authorities should include these areas and/or opportunities in their development plan strategies and policies in order to promote and safeguard the functions and opportunities they provide. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment
- 4.13 Planning Policy Wales and S6 duty requires the Local Planning Authority to adopt a stepwise approach when assessing planning applications, and as such Carmarthen shire Couty Council have to maintain and enhance biodiversity and builds resilient ecological networks. This approach also details how adverse environmental effects of development are first avoided, then minimised, mitigated and, as a last resort, compensated. The stepwise approach will require the Council to reach a judgement of the biodiversity on the proposed development site i.e. important species and habitats; having regard to legal protections, statutory and non-statutory designations and all the other relevant considerations to determine ecological value.

Local Planning Policy

Carmarthenshire Local Development Plan

- 4.7 The Carmarthenshire Local Development Plan (LDP) was adopted on the 10th December 2014. The LDP sets out the spatial vision for the future of Carmarthenshire (excluding that area within the Brecon Beacons national Park) and a framework for the distribution and delivery of growth and development. It sets out land-use planning policies and proposals which are used in the determination of planning applications and in guiding future opportunities for investment and growth. These policies include land-use allocations for different types of development (i.e. housing, employment, retailing, education, open space etc.) as well as criteria for assessing individual proposals. The LDP, will guide development up to 2021, and will be monitored in accordance with the monitoring framework and periodically reviewed.

Key Policies:

Policy EQ4 Biodiversity

Proposals for development which have an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation, (namely those protected by Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006 and UK

and Local BAP habitats and species and other than sites and species protected under European or UK legislation) will not be permitted, except where it can be demonstrated that:

- a. The impacts can be satisfactorily mitigated, acceptably minimised or appropriately managed to include net enhancements;*
- b. There are exceptional circumstances where the reasons for the development or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site and where alternative habitat provision can be made in order to maintain and enhance local biodiversity.*

Policy EQ5 Corridors, Networks and Features of Distinctiveness

Proposals for development which would not adversely affect those features which contribute local distinctiveness/qualities of the County, and to the management and/or development of ecological networks (wildlife corridor networks), accessible green corridors and their continuity and integrity will be permitted. Proposals which include provision for the retention and appropriate management of such features will be supported (provided they conform to the policies and proposals of this Plan).

5.0 CONCLUSIONS AND RECOMMENDATIONS

- 5.1 The combination of desk and field surveys undertaken at the site identified the footprint as being dominated by an improved grassland field that is currently utilised as a grazing pasture. The site was bordered by an offsite raised railway embankment to the north (outside application boundary) that was covered in broadleaf woodland and scrub with an ephemeral ditch at its bottom located adjacent to the application field. The site was bordered by a small improved grassland field and amenity grassland, that was associated with a school, located to the west; whilst residential properties and their curtilages to the south. A small hedgerow was located on a stone wall on the eastern boundary of site, whilst a running ditch ran along the hedgerow on its eastern side bordering a farm track.
- 5.2 In terms of the ecological importance of the site the heavily grazed improved grassland field was of low intrinsic ecological value and will be completely lost as part of the development (Appendix III). The offsite railway embankment and ephemeral ditch (outside application boundary) were considered to be of ecological interest on a local context and were likely to be utilised by a variety of species such as birds, foraging & commuting mammals, common amphibians and potentially small isolated population of reptiles and are to remain undisturbed by the development. The retention of this boundary feature would also satisfy Policies EQ4 Biodiversity EQ5 of the Carmarthenshire County Council LDP. The small section of 20m species poor hedgerow on a stone wall, and associated running ditch, located on the eastern boundary of site will be lost and culverted as part of the development. The small manmade running ditch was of low intrinsic ecological value. However, the hedgerow is potentially listed as Section 7 Habitats on the Environment (Wales) Act 2016, and as such the loss of the feature should be offset with a similar hedgerow composition constructed/planted along the western boundary of site that would also maintain the wildlife corridor resource onsite.

Birds

- 5.3 The only habitat on site that is to be lost as part of the development that could support nesting birds is the small eastern hedgerow and potentially marginal scrub, and as such the clearance of any of these features will need to be conducted outside the bird nesting season (March-September) or preceded by a visual check. All wild birds are protected against killing and injury under the Wildlife and Countryside Act 1981 (as amended) and their nests against damage or destruction whilst in use or being built.

Bats

- 5.4 The trees onsite were considered to be negligible suitability for roosting bats due to their age and nature. However, the railway embankment and hedgerows/treelines were considered suitable linear features for the local bat species to utilise as a foraging and commuting resource. It is recommended that

development's lighting will be designed to minimise incidental artificial lighting on the retained linear features to mitigate the impact on light sensitive species such as Brown Long-eared and Daubenton's bat, with lighting specifications and design in accordance with Guidance Note 8-Bats and Artificial Lighting/Bat Conservation Trust and the Institution of Lighting Professionals, 2023. The Low level lighting onsite will be pointed towards the ground and positioned no higher than 2 m above the ground; whilst warm white light LED bulbs that are less than 2700 Kelvin will be utilised with light shields and hoods to direct light downwards and prevent vertical and horizontal light spill. To minimise prolonged periods of illumination passive infrared (PIR) motion sensors on timers will be utilised where practicable so that lights only come on when necessary. Lighting will not be located in the vicinity of, or shine towards, the proposed bat lofts and boxes or possible commuting routes and flight lines, thus maintaining a 'dark corridor'.

Reptiles

5.5 The heavily grazed improved grassland was considered to be unsuitable habitat for common reptile species. However, the longer marginal sward could potentially support small numbers of common reptile species. To mitigate the impacts on any potential reptile populations it is recommended that any vegetation and ditch clearance adopt a sensitive directional vegetation clearance to the boundaries. All common reptiles are protected against intentional killing or injury under the Wildlife and Countryside Act 1981 (as amended).

Dormice

5.6 The northern offsite railway embankment containing woodland and scrub was considered to be potentially suitable habitat for Dormice. However, no records of the species exist onsite or within a 2km radius and the feature is to be retained as part of the development. The 20m long terminal species poor hedgerow located on a stone wall, situated on the eastern boundary of site, was considered to be sub-optimal habitat for Dormice and the presence of the species within the feature could not be precluded. The hedgerow will be lost as part of the development and as such it is recommended that correspondence with the local planning authority is conducted as to whether a sensitive vegetation clearance can be adopted. This strategy would include a visual inspection of the hedgerow, with any vegetation clearance cut by hand to ground level during the winter months (Dormouse hibernation period) with any grubbing of roots conducted in spring (April/May). The Dormouse is strictly protected under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c.) Regulations 1994 (as amended). The deliberate capturing, disturbing, injuring and killing of dormice is prohibited, as is damaging or destroying their breeding sites and resting places. It is recommended that the loss of the hedgerow will also be offset with the planting of a western boundary hedgerow to retain a wildlife corridor and potential resource for any Dormice in the future.

Ecological Enhancement

- 5.7 The proposed residential development should incorporate bird and bat boxes in the design as well as soft landscaping and SuDS that include species of local provenance and benefit to wildlife, especially as site is situated in a B-Line corridor.

REFERENCES

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EUROPA. (2007). *Guidance document on the strict protection of animal species of Community interest under the Habitats Directive 92/43/EEC; Final version, February 2007*.
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Mitchell-Jones, A.J. & McLeish, A.P. Ed., (2004), 3rd Edition Bat Workers' Manual, 178 pages b/w photos, softback, ISBN 1 86107 558 8

APPENDIX I: SITE LOCATION PLAN

SITE LOCATION PLAN

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THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL DIMENSIONS, SITE LEVELS AND AREAS WHERE GIVEN ARE APPROXIMATE AND SUBJECT TO SITE SURVEY UNLESS STATED OTHERWISE. ALL DIMENSIONS MUST BE CHECKED ON SITE. DO NOT SCALE OFF THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS' AND/OR SPECIALISTS' DRAWINGS OR DOCUMENTS. 'SAURO ARCHITECTURAL DESIGN' MUST BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES BEFORE THE AFFECTED WORK COMMENCES. ALL QUERIES RELATING TO DESIGN OF FOUNDATIONS, FLOOR SLABS AND ANY OTHER STRUCTURAL ELEMENTS ARE TO BE REFERRED TO THE STRUCTURAL ENGINEER FOR CLARIFICATION.



Legend

Planning application boundary

Rev.	Description	By	Date

PAC



SAURO ARCHITECTURAL DESIGN LTD
9 ELLISTON TERRACE,
CARMARTHEN, SA31 1HA
Tel: (01267) 233 684
Email: design@sauro.co.uk
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Client
Wales & West Housing

Project Title
Residential Development
Land to the rear of Ger Y Nant,
Bancyfelin, Carmarthen SA33 5ND

Drawing Title
Eastern Land
Site Location Plan

Scale 1:1250	Sheet Size A3
Date 05/08/2024	Drawn by 003
Job No. 1088	Drawing No. LP01
Checked by 001	Revision

Site Location Plan
1:1250

APPENDIX II: PHASE 1 MAP & TARGET NOTES

Target Note	Description
1	Small hedgerow on stonewall that is covered in Ivy. Hedge species: Ash, Hawthorn Sycamore, Bramble. Ground flora: Hart's Tongue, Ragwort, Willowherb sp..
2	Horse grazed Improved grassland field with Perennial Rye Grass, White Clover, Creeping Buttercup, Broadleaf Dock, Ragwort.
3	Railway embankment: Broadleaf including Sycamore, Willow, Hawthorn, Ash, Bramble, Blackthorn, Dog Rose. Ground Flora: Marsh Thistle, Bittersweet, Umbellifer sp. Meadowsweet.
4	Ephemeral ditch with wet area. Willowherb, Cleavers, Nettle, Yorkshire Fog.
5	Ephemeral ditch dry and wetter character in grassland: Fleabane, Creeping Buttercup, Red Campion, Meadowsweet.
6	Creeping Buttercup and Dock dominant in field by School pitch boundary.
7	Offsite standard Oak in school field with PRFs.
8	Residential overgrown hedgerow: Hawthorn, Sycamore, Ash. Ground flora: Bindweed, bramble, Foxglove, Red Campion and Nettle.
9	Timothy in grassland near residential boundary.
10	Yorkshire Fog, Nettle and Creeping Soft Grass near residential boundary.
11	Small running man made ditch with Fool's Watercress and Willowherb flowing under road in culvert.

APPENDIX III: PROPOSED DEVELOPMENT PLAN

PROPOSED SITE/ROOF PLAN - Eastern Land



THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL DIMENSIONS, SITE LEVELS AND AREAS WHERE GIVEN ARE APPROXIMATE AND SUBJECT TO SITE SURVEY UNLESS STATED OTHERWISE. ALL DIMENSIONS MUST BE CHECKED ON SITE. DO NOT SCALE OFF THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS' AND/OR SPECIALISTS DRAWINGS OR DOCUMENTS. SAURO ARCHITECTURAL DESIGN MUST BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES BEFORE THE AFFECTED WORK COMMENCES. ALL QUERIES RELATING TO DESIGN OF FOUNDATIONS, FLOOR SLABS AND ANY OTHER STRUCTURAL ELEMENTS ARE TO BE REFERRED TO THE STRUCTURAL ENGINEER FOR CLARIFICATION.

Keys

- 5.5m wide estate road with 2.0m footway
- Car park space (2.6 x 4.8m)
- Visitor car park space (4 spaces provided)
- 1.8m high timber close boarded fence
- 1.8m high Brick wall
- 1.2m high timber post & rail fence
- Footpath
- 3m wide Active Footpath
- 3 x 3m Patio area
- Rotary washing line
- Wheelie bin
- Garden shed
- Air Source Heat Pump (AHSP)*
- Existing tree
- 1m Grass highway verge
- Front Lawn/Landscape Area
- Rear garden

General Note:

- Please refer to drainage design for site drainage details.
- Please refer to Landscape Plan for proposed landscape scheme/details



Llanfihangel-Abercowin
CP School

Parcel of land to be transferred to No. 6

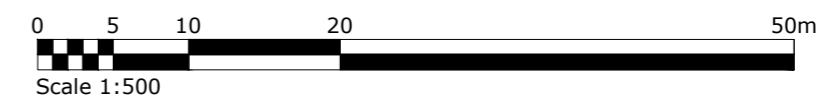
Create vehicle access to Rose Cottage

Create vehicle access to Post Office

House Type Keys (EAST)

- 4 No of 2P1B Flat (Walk up)
- 8 No of 4P2B House (Semi-Detached)
- 4 No of 5P3B House (Semi-Detached)

Total = 16 Units



Rev.	Description	By	Date
D	SuDS rain garden omitted to SAB scheme	003	06/9/24
C	Soakaway omitted to GI report & Key updated	003	04/9/24
B	9m ² Patio added to Flat gardens & landscape element omitted	003	19/8/24
A	Site plan revised to house type update & added accesses to adjoining existing properties	003	16/8/24

PAC



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Client
Wales & West Housing

Project Title
Residential Development
Land to the rear of Ger y Nant,
Bancyfelin, Carmarthen SA33 5ND

Drawing Title
Eastern Land
Proposed Site/Roof Plan

Scale	Sheet Size
1:500	A2
Date 05/08/2024	Drawn by 003
Job No. 1088	Checked by 001
Drawing No. P02	Revision D