

Preliminary Ecological Appraisal
&
Preliminary Roost Assessment
for
Marlas Farm, Pyle



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1 Summary

1.1 Site Assessment

1.1.1 A Preliminary Ecological Appraisal (PEA) – including a desk study, Phase 1 Habitat survey and assessment for protected/notable species suitability – and a Preliminary Roost Assessment (PRA) for bats has been completed at Marlas Farm, Pyle, in relation to the proposed conversion of an existing buildings to residential properties, as well as the demolition of other buildings and the construction of 26 further residential properties together with associated infrastructure.

1.1.2 A number of potential ecological receptors have been identified in relation to the development proposals, and include the following:

1. A number of designated sites including one Site of Special Scientific Interest and four Sites of Importance for Nature Conservation.
2. Terrestrial habitat on the Site with some suitability for common reptiles and amphibians, together with mammals including hedgehogs and badger.
3. Habitat with suitability for nesting birds.
4. Potential suitability for roosting bats within a number of the buildings present on the site.

1.2 Recommendations

1.2.1 Further surveys in relation to bats are required, in order to make a full assessment of likely impacts of the development on this species group.

1.2.2 A number of further recommendations are given in the report in order to keep potential impacts on habitat and species receptors to a minimum and provide net benefit for biodiversity.

1.2.3 Repeat surveys are recommended if a period of more than two years elapses between the date of this survey and commencement of the works.

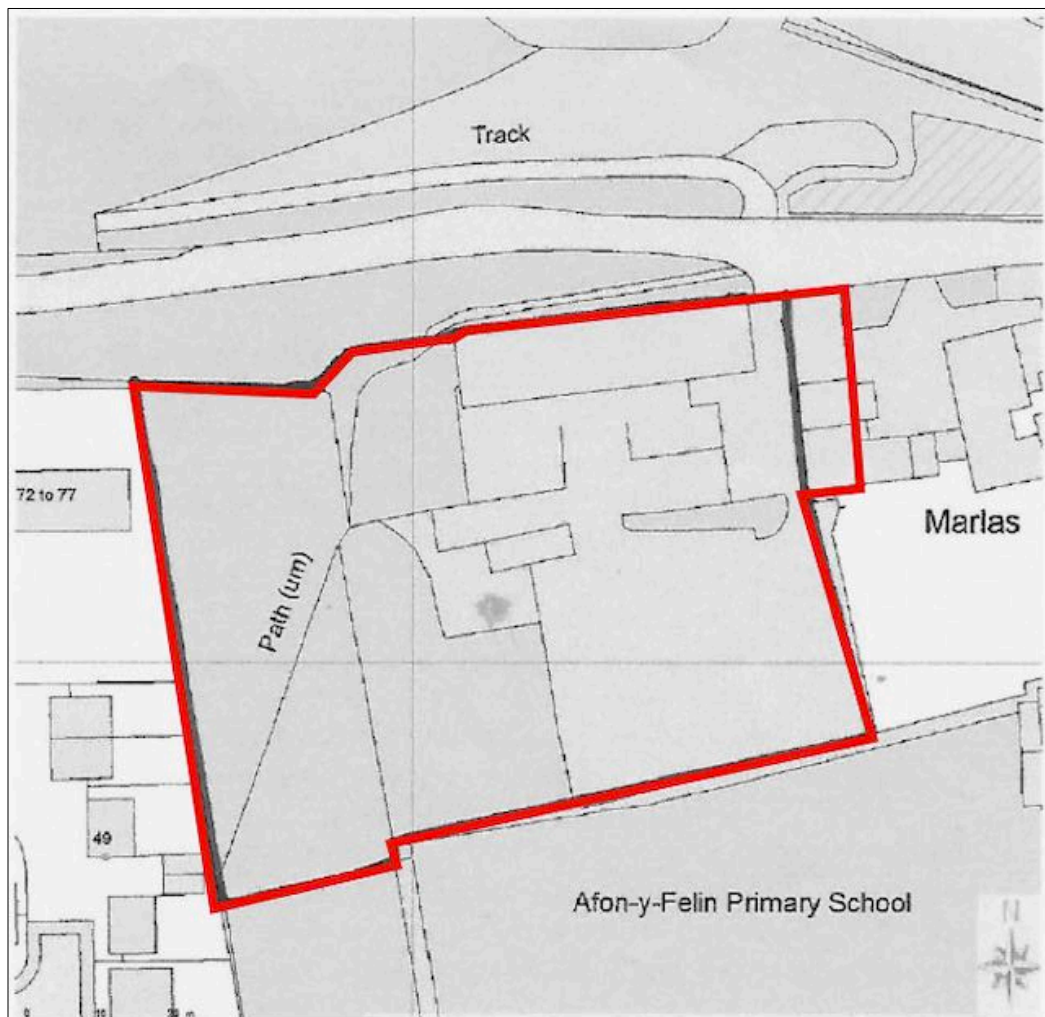
2 Introduction

2.1 The Proposed Development

2.1.1 Koru Ecology Associates was commissioned in June 2022 by G Morgan (“the Applicant”) to complete a Preliminary Ecological Appraisal (PEA) of land at Marlas Farm, Pyle (“the Site”). Due to the presence of a number of existing buildings on the site that are scheduled for renovation/demolition, a Preliminary Roost Assessment (PRA) in relation to bats was also required.

2.1.2 The Site is centred on approximate National Grid Reference SS8183482223, and its location/extent for the purposes of this survey work is shown in Figure 1 below.

Figure 1. Site location (red line).



2.1.3 This report has been prepared as part of a planning application to Bridgend County Borough Council (BCBC) for the demolition of several existing buildings, the renovation of the cart-shed/granary and the construction of 26 new dwellings together with associated infrastructure.

2.2 Study Aims

2.2.1 This report considers the potential impacts of the proposed development on ecological features identified within the Site, and/or its surroundings. The report details the methodology (Section 3) and results (Section 4) of the survey, describing features of ecological value found to be present, and impacts that may occur (Section 5). The report also gives recommendations for actions that should be undertaken by the Applicant to help minimise development impacts, as well as result in net benefit to biodiversity (Section 6).

3 Methodology

3.1 Study Scope

3.1.1 Koru Ecology Associates was commissioned by the Applicant in June 2022 to complete a PEA of the Site, based on standard methods set out by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2017). This included the following:

1. **Desk-based study.** Written consultation with consultees, together with interrogation of online databases, to identify statutory and non-statutory designated sites of nature conservation importance, as well as records of protected and/or notable species.
2. **Phase 1 Habitat Survey.** To record the nature and extent of vegetation and habitats within and immediately adjacent to the Site; and
3. Identification and/or assessment of potential for protected/otherwise notable flora and fauna that may require **further species-specific surveys**, together with any requirements for mitigation or potential mitigation.
4. Identification of **opportunities for ecological enhancement**.

3.1.2 A more detailed description of tasks 1 – 3 is provided in Sections 3.4 – 3.6 below.

3.1.3 In addition, due to the presence of several buildings that will be demolished/refurbished as part of the proposals, a Preliminary Roost Assessment (PRA) of these structures were also completed. More details of the PRA methods are given in Section 3.7 below.

3.2 Surveyor Qualifications and Experience

3.2.1 Diana Clark MSc MCIEEM led all survey work and wrote this report. Diana has worked as a consultant ecologist since 2003 and holds two degrees in related disciplines. She holds a Natural Resources Wales (NRW) survey licence with respect to bats (licence number S091088/1) and is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). In addition, Koru Ecology Associates is a CIEEM Registered Practice.

- 3.2.2 This report has been subject to technical review by Steve Hancock CEnv MCIEEM. Steve has worked as a consultant ecologist since 2009 and holds two degrees in related disciplines. Steve is a Chartered Environmentalist, a full member of CIEEM and holds an NRW survey licence with respect to bats (licence number S088498/1).

3.3 Study Limitations

- 3.3.1 Every effort was made during the field visit to complete a comprehensive survey and produce a detailed description of the Site. However, no investigation can ensure the complete characterisation and prediction of the environment 100% of the time. Natural and semi-natural habitats change over time, and thus results given in this report may become less reliable in the future. Repeat surveys are usually recommended if a significant period of time elapses between when surveys were completed and when works commence. Further details are given in Section 6 of this report.

- 3.3.2 A number of limitations were noted during the survey. Whilst the external areas of the Site were fully accessible, access internally to the granary / cart-shed was not permitted, and no access was possible into the eastern half of the pig shed. In addition, full access to the open cow shed was not possible in part, due to the presence of stock. However, in all cases, external inspection was possible and additional survey work is recommended in relation to bats – which requires internal access, if possible – and is outlined in Section 6 of this report.

3.4 Desk Study

- 3.4.1 Due to the nature of the development proposals and the size of the site (approximately 0.6 ha), impacts of the proposals are likely to be very localised, i.e. largely affecting the Site itself and the immediate boundaries, rather than have a much wider zone of influence. Records of protected / otherwise notable species and locally designated sites within 1km of the Site boundary were therefore requested from the South East Wales Biodiversity Records Centre (SEWBRc).

- 3.4.2 Due to the presence of buildings with features potentially suitable for roosting bats, an additional search covering a) records of bats up to 2km from the Site, b) protected sites designated due to the presence of bats within 10km of the Site, and c) records of roof-nesting birds within 150m, was also completed by SEWBRc.

3.4.3 Further details in relation to any designated sites identified were sought via the Joint Nature Conservancy Council (JNCC) website (www.jncc.defra.gov.uk) and the Natural Resources Wales (NRW) website (www.naturalresourceswales.gov.uk) as appropriate.

3.5 Phase 1 Habitat Survey

3.5.1 Diana Clark MSc MCIEEM conducted a Phase 1 Habitat Survey of the Site on the 5th July 2022. Vegetation types and habitats present were described and mapped during a walkover of the Site, based on standard published guidelines for Phase 1 Habitat Survey (JNCC, 2010). Features of particular interest were recorded as Target Notes (TNs).

3.6 Assessment of Protected/Notable Species Potential

3.6.1 In addition, the habitats within the Site were appraised for their suitability to support protected or notable species, or assemblages that could be sensitive to the proposed development, in accordance with 'Guidelines for Baseline Ecological Assessment' (IEA, 1995).

3.6.2 The protected and notable habitats and species referred to above include those listed under the Wildlife and Countryside Act 1981 (as amended); The Conservation of Habitats and Species Regulations 2017 (as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019); and Species and Habitats of Principal Importance in England/Wales – currently listed under the Natural Environment and Rural Communities (NERC) Act 2006 but also endorsed by the Environment (Wales) Act 2016 (see Section 5 for more information).

3.6.3 During the survey, consideration was given to features such as potential breeding bird habitat, bat roosting locations, reptile habitat and the suitability of other features for protected/otherwise notable species. Exotic and invasive species (e.g. Japanese knotweed (*Reynoutria japonica*), Himalayan balsam (*Impatiens glandulifera*) and giant hogweed (*Heracleum mantegazzianum*)) were noted by the surveyor, if present.

3.6.4 The survey approach taken is designed to identify broad habitat types and the potential of these habitats to support notable/protected species, thereby providing an overview of the ecological interest at a site. It is the most widely used and professionally recognised method for initial ecological site appraisal.

3.7 Preliminary Roost Assessment (PRA)

- 3.7.1 A Preliminary Roost Assessment (PRA) of the buildings on the Site was completed by Diana Clark at the same time as the PEA. Each building was assessed for potential to support roosting bats, in accordance with current guidance (Collins, 2016), and included an external ground-based visual inspection, together with internal inspections where possible (see Section 3.3 for limitations to the survey). Information searched for included evidence of bat roosting activity (such as live or dead specimens, droppings, staining, vocalisations etc.), and/or potential roosting locations/access points (such as lifted tiles, gaps between fascias and walls, missing mortar in brickwork, lifted lead flashing, gaps in timber joints, hanging tiles etc.).
- 3.7.2 A high-powered torch was used to inspect the buildings, and photographs/notes were taken of each structure and any features of interest.
- 3.7.3 During the PRA, the buildings were also searched for evidence of breeding and/or roosting birds. Evidence indicating their presence would normally include signs of nesting (for example, associated with chimney structures, internal beams, at the top of internal attic walls, externally attached to walls immediately below eave boards etc.). Additionally, the presence of birds themselves, uric acid staining, droppings, pellets and broken egg shells were also looked for. Where present, notes were taken with regards to the location of any evidence and (where possible) likely species.

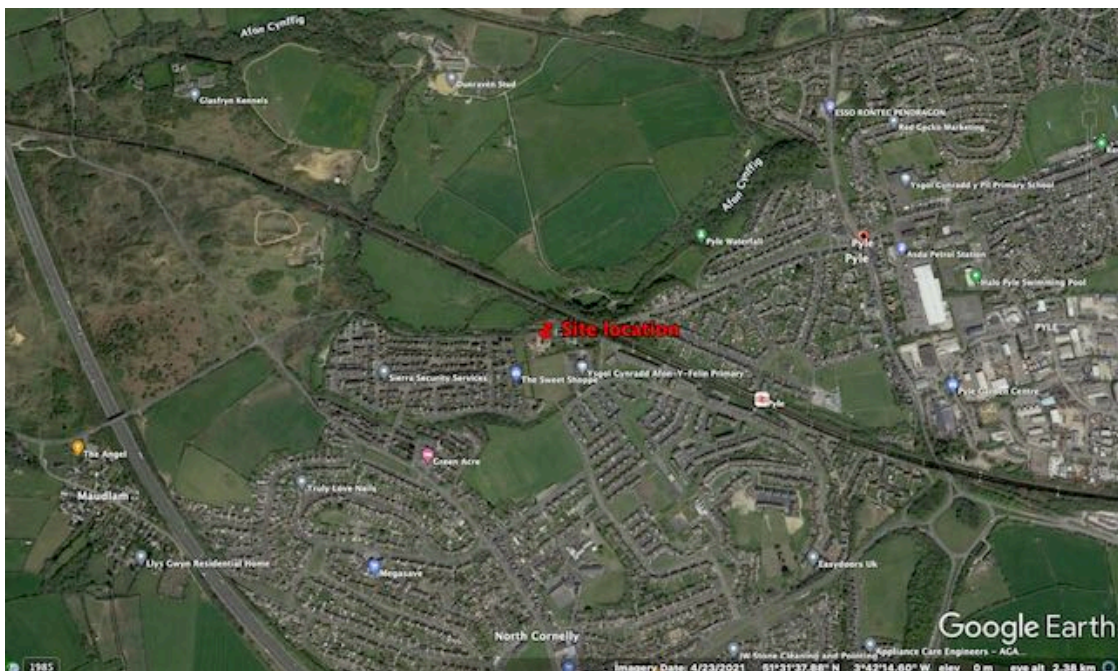
4 Results

4.1 Site Context

4.1.1 The Site is located on the north-western edge of Pyle, immediately south of the minor Marlas Road. A school, including open playing fields, is located immediately to the south of the Site, beyond which (and to the east and west) are residential areas with associated infrastructure. The mainline railway is present less than 100m to the north of the Site, running in an east-west orientation, and this also crosses the Afon Cynffig, located at a similar distance to the north of the Site. Kenfig dune system is located approximately 500m to the west of the Site, and open countryside with a network of fields and hedgerows is present to the north of the railway line and river.

4.1.2 Figure 2 below shows the Site within the context of the surrounding landscape.

Figure 2. Site context.



4.2 Designated Sites

4.2.1 Kenfig Site of Special Scientific Interest (SSSI) is present within the search area, located approximately 460m from the Site to the west. Kenfig SSSI is 'of special interest for its

extensive sand dune habitats and standing waters together with a mixture of associated coastal habitats including saltmarsh, intertidal areas, swamp, woodland and scrub. In addition, the site is of special interest for the assemblages of plants, fungi and invertebrates that are associated with the sand dunes and standing waters'.

- 4.2.2 Four Sites of importance for Nature conservation (SINCs) are located within the search area, including NPT Watercourses (94m), North Eastern Dunes (397m), St James' Church Wood (243m) and Afon Cynffig (50m).
- 4.2.3 Five areas of ancient semi-natural woodland are located within the search area, the nearest being approximately 150m away to the north, on the far side of the railway line.
- 4.2.4 One area of restored ancient woodland is located within the search area, approximately 800m away to the north.
- 4.2.5 Two NRW Priority Areas (sand dunes) are located within the search area, the nearest being approximately 500m away to the west, associated with Kenfig Dunes.
- 4.2.6 An Important Plant Area is located within the search area, approximately 500m to the west, again associated with Kenfig Dunes.
- 4.2.7 The Site falls within a 'B-line' area (designated by the Buglife B-line project).

4.3 Notable Species Records (Excluding Bats)

- 4.3.1 Due to confidentiality requirements of the biological records centre, a copy of the full desk study report is not included here. However, a summary of the most relevant records is given in Table 1 below and within the following paragraphs. Note that many of them are associated with the Kenfig Dune system, approximately 500m to the west of the Site.
- 4.3.2 In addition to those in Table 1, records of one hundred and twenty five notable bird species were highlighted, including thirty-one Section 7 species and thirty-three species protected under Section 1 of the Wildlife and Countryside Act (see Section 5 for legislation explanation).
- 4.3.3 One hundred and one invertebrate species were highlighted by the desk study, including forty-seven Section 7 species and five WCA5 species.

- 4.3.4 Forty three notable vascular plants were highlighted, including thirteen Invasive Non-Native Species (INNS) and two Section 7 species. Two notable mosses and two notable waxcap species were also highlighted.

Table 1. Summary of Notable Species Records.

Common name	Scientific name	Conservation status*
Otter	<i>Lutra lutra</i>	EPS
Dormouse	<i>Muscardinus avellanarius</i>	EPS
Great crested newt	<i>Rana temporaria</i>	EPS
Water vole	<i>Arvicola amphibius</i>	WCA5
Common frog	<i>Rana temporaria</i>	WCA5
Palmate newt	<i>Lissotriton helveticus</i>	WCA5
Smooth newt	<i>Lissotriton vulgaris</i>	WCA5
Adder	<i>Vipera berus</i>	WCA5
Common lizard	<i>Zootoca vivipara</i>	WCA5
Grass snake	<i>Natrix helvetica</i>	WCA5
Brown hare	<i>Lepus europaeus</i>	S7
Polecat	<i>Mustela putorius</i>	S7
Hedgehog	<i>Erinaceus europaeus</i>	S7
Common toad	<i>Bufo bufo</i>	S7
Badger	<i>Meles meles</i>	PBA

Key:

EPS = European Protected Species (listed in Annex 4 of the EC Habitats Regulations and Schedule 2 of the Habitats Regulations).

WCA5 = Animals listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

PBA = Protection of Badgers Act 1992.

S7 = Listed under Section 7 of the Environment (Wales) Act 2015.

4.4 Notable Species Records – Bats and Roof-nesting Birds

- 4.4.1 There are no protected sites within the 10km search area designated due to the presence of bats.
- 4.4.2 SEWBRc returned a number of records of bats within 2km of the Site, which are summarised in Table 2 below. All roost records are located at least 600m from the Site, and all other records are at least 500m from the Site.

Table 2. Summary of Bat Records within 2km.

Common name	Scientific name	Confirmed roost records	Other records
Unidentified bat species	Chiroptera	6	-
Serotine	<i>Eptesicus serotinus</i>	1	3
Myotis species	<i>Myotis</i> sp.	2	2
Daubenton's	<i>Myotis daubentonii</i>	-	1
Noctule	<i>Nyctalus noctula</i>	3	6
Pipistrelle species	<i>Pipistrelle</i> sp.	1	3
Nathusius pipistrelle	<i>Pipistrellus nathusii</i>	2	-
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	12	9
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	4	7
Long-eared bat	<i>Plecotus</i> sp.	1	1
Brown long-eared	<i>Plecotus auritus</i>	3	2
Lesser horseshoe	<i>Rhinolophus hipposideros</i>	2	1

4.4.3 One hundred and eleven records of roof-nesting birds comprising fourteen species were highlighted within 150m of the Site, and are summarised in Table 3 below.

Table 3. Summary of roof-nesting bird records within 2km.

Scientific name	Common name	Number of records
<i>Apus apus</i>	Swift	5
<i>Cyanistes caeruleus</i>	Blue tit	18
<i>Delichon urbicum</i>	House martin	5
<i>Falco peregrinus</i>	Peregrine	2
<i>Falco tinnunculus</i>	Kestrel	1
<i>Hirundo rustica</i>	Swallow	13
<i>Larus argentatus</i>	Herring gull	9
<i>Larus fuscus</i>	Lesser black-backed gull	5
<i>Motacilla alba</i>	Pied wagtail	6
<i>Parus major</i>	Great tit	14
<i>Passer domesticus</i>	House sparrow	17
<i>Phoenicurus ochruros</i>	Black redstart	1
<i>Sturnus vulgaris</i>	Starling	12
<i>Tyto alba</i>	Barn owl	3

4.5 Habitats

4.5.1 The habitat types recorded during the Phase 1 Habitat Survey of the Site itself are described within the following paragraphs and sketched in Figure 3 below. Scientific names are given after the first mention of a species; thereafter, common names are used. Nomenclature follows Stace (2019) for vascular plant species. Features of interest are marked as Target Notes.

4.5.2 The western/south-western part of the Site comprises semi-improved grassland, which at the time of the survey had recently been closely grazed by sheep and pigs (see Figure 4 below). Grasses are typical of a semi-improved field, including perennial rye-grass *Lolium perenne*, cock's foot *Dactylis glomerata*, Yorkshire-fog *Holcus lanatus* and common bent *Agrostis capillaris*. Forb species within the grassland are typical of soils where nutrients are high, and include white clover *Trifolium repens*, creeping thistle *Cirsium arvense*, curled dock *Rumex crispus*, creeping buttercup *Ranunculus repens*, common nettle *Urtica dioica*, common mouse ear *Cerastium fontanum*, dandelion *Taraxacum officinale* agg. and lesser trefoil *Trifolium dubium*. Annual meadow-grass *Poa annua*, lesser trefoil *Trifolium dubium*, pineappleweed *Matricaria discoidea* and scarlet pimpernel *Lysimachia arvensis* are prevalent in areas that are more disturbed, such as around gateways.

Figure 3. Phase 1 Habitat map.



- 4.5.3 An area of ruderal vegetation is present towards the northern/ middle of the Site, within which there is an area of bare ground recently planted with vegetables at the time of the survey (see Figure 5 below). Species in this area include common nettle, broad-leaved dock *Rumex obtusifolius*, oil-seed rape *Brassica napus* ssp. *oleifera*, hedge bindweed *Calystegia sepium*, fat-hen *Chenopodium album* and hedge woundwort *Stachys sylvatica*.
- 4.5.4 A line of grown-out hawthorn *Crataegus monogyna* is present on a bank towards the south-west corner of the Site (Target Note 1, Figure 6), likely to have been the remnants of an old hedge. A single mature elder *Sambucus nigra* is also present in line with and to the north of this line of scrub (Target Note 2, Figure 7). Several other mature trees are present on the southern/ eastern boundaries, and a pile of stone is present at Target Note 3 (Figure 8). A pile of old tree stumps is located within the semi-improved grassland at Target Note 4 (Figure 9). A number of walls are also present on the Site, and a stand of Himalayan balsam *Impatiens glandulifera* is located just outside the Site to the north-west (Target Note 5).
- 4.5.5 The remainder of the Site largely comprises permanent buildings (alongside a polytunnel in the south-eastern corner), concrete hard standing and gravel areas, with sparse, largely annual vegetation in places.
- 4.5.6 Key buildings include an open cow barn (Target Note 6), two pig sheds (Target Note 7) and an old granary/ cart-shed building (Target Note 8). These are discussed in more detail in Section 4.5 below.





4.6 Preliminary Roost Assessment Results (bats)

4.6.1 The permanent buildings on the Site are described in more detail within the following paragraphs.

Open cow barn (Target note 6)

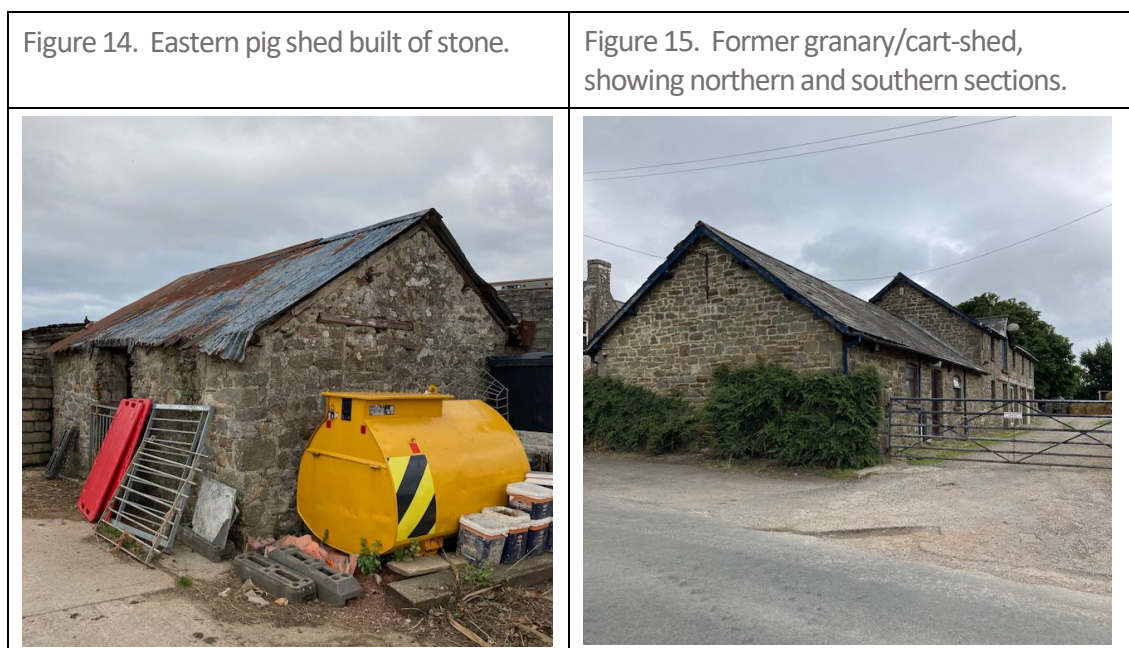
4.6.2 The open cow barn is constructed using steel girders to support a corrugated asbestos roof, which sits on stone walls on the western and northern sides (see Figure 10 below). The southern and eastern sides are open. Wooden cladding is present above the wall on the northern side, asbestos cladding is present on the western side. The stone walls

are largely in good condition and well-sealed, however there are some gaps in mortar externally to the west (see Figure 11 below), which could not be ruled out for summer roosting/hibernating bats based on the visual inspection alone.

Pig sheds (Target note 7)

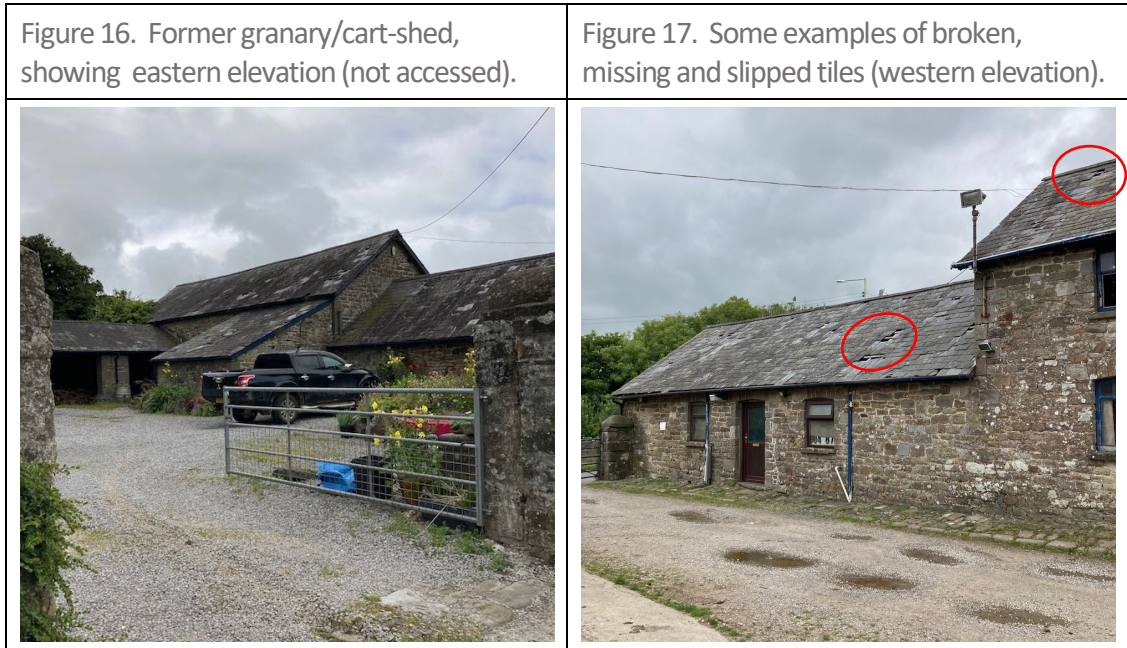
- 4.6.3 Two adjacent sheds used to house pigs are present towards the middle of the Site.
- 4.6.4 The western shed is in poor condition, with the roof partially missing, and is built from old concrete railway sleepers with a corrugated metal roof supported on wooden rafters and lintels (see Figure 12 below). The rear (north) wall is made of standard concrete breeze blocks. A number of gaps in the mortar are present within the wall shared between the two sheds (see Figure 13 below).
- 4.6.5 The eastern shed is built of stone and has a pitched roof of corrugated iron supported on wooden purlins and lintels (see Figure 14 below). No internal access to this shed was possible during the survey due to the presence of pigs, however it was possible to note that similar gaps in mortar were also present on the internal walls of this building, as well as the outside walls.

<p>Figure 10. Open cow barn, showing steel girder construction, walls/cladding below.</p>	<p>Figure 11. Mortar gaps are present in the western end of cow barn.</p>
	

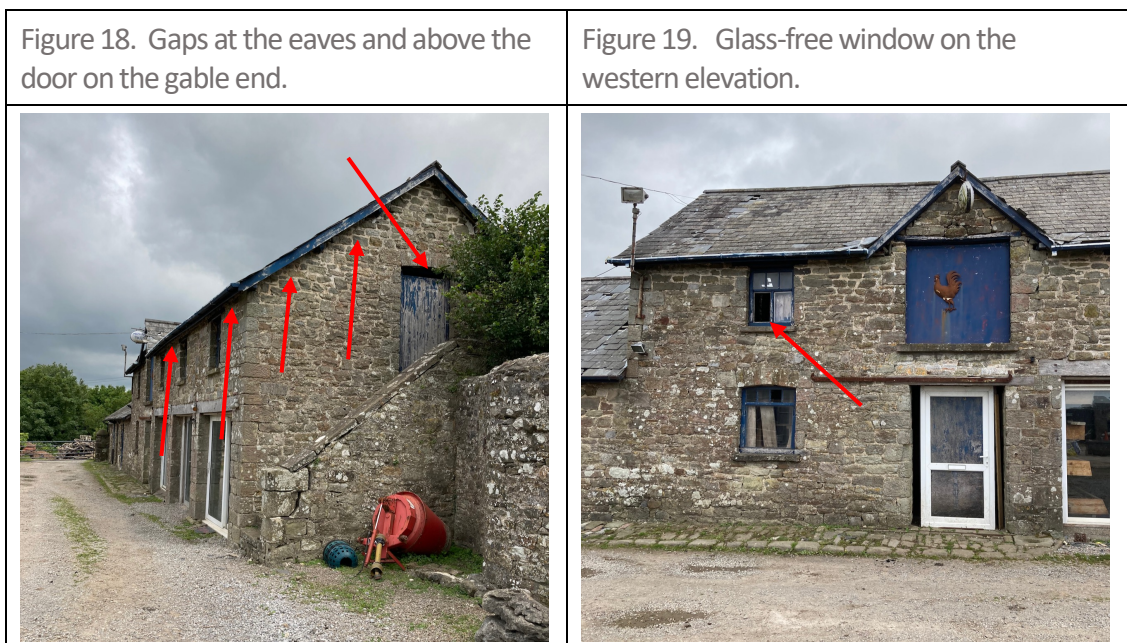


Granary/cart-shed building (Target note 8)

4.6.6 The most significant building on the Site is the former granary /cart-shed, which is orientated along the eastern edge of the Site. This building is constructed of stone, and can be divided into three sections: the northern section being single storey, the southern section being two-stories, and the eastern section (located within an adjacent courtyard) being single storey (see Figure 15 above and Figure 16 below). All three sections have a pitched roof covered in slate tiles, many of which are broken, missing or slipped (see Figure 17 for some examples).



4.6.7 Barge boards and fascia boards are made of wood and are in fairly poor condition. There are numerous gaps under the eaves allowing access into the roof space (see Figure 18 below) and a large gap above the door on the southern gable, as well as a glass-free window on the western elevation (see Figure 19).



4.6.8 Window frames are largely of wood, aside from those in the northern section which are uPVC. Both stone and wood lintels are present, and are generally well-sealed, however it should be noted that there are a number of gaps in mortar between the stone work that may provide access to the internal fabric of the walls for bats.

4.6.9 No signs indicating the presence of bats were noted anywhere associated with the three buildings inspected on the Site.

4.7 Assessment for nesting birds

4.7.1 There are multiple places where nesting birds can access the eaves areas on the granary / cart-shed building, and some nesting material was noted in these areas during the survey.

4.7.2 A number of swallows *Hirundo rustica* were noted flying around the Site during the survey, particularly within the open cow barn, although no nests were noted.

4.7.3 The areas of dense scrub and trees associated with the southern boundary of the Site have the potential to provide nesting opportunities for breeding birds.

4.8 Protected/Notable Species Summary

4.8.1 There is potential for several protected / notable species / species groups to be present on the Site or close by, these are summarised in Table 2 below.

4.8.2 A more detailed assessment of suitability for each species and / or species group is given in Section 5 of this report, together with an assessment of likely impacts of the development proposals.

Table 2. Protected/Notable Species Summary.

Species	Notes
Bats	<p>Records of common pipistrelle <i>Pipistrellus pipistrellus</i>, soprano pipistrelle <i>P. pygmaeus</i>, Nathusius pipistrelle <i>P.nathusii</i>, Daubenton's <i>Myotis daubentonii</i>, brown long-eared <i>Plecotus auritus</i>, lesser horseshoe <i>Rhinolophus hipposideros</i>, serotine <i>Eptesicus serotinus</i> and noctule <i>Nyctalus noctula</i> were highlighted by the desk study.</p> <p>Whilst the habitats present on the Site itself are limited in terms of quality for foraging bats, they are connected to the wider open countryside to the north, including the Afon Cynffig corridor and railway line. This habitat is likely to provide higher quality habitat for foraging and commuting bats, due to the presence of water and woodland / scrub.</p> <p>Although no evidence of bats was found during the survey, the three permanent buildings present on the Site all have potential for roosting bats.</p>

Otter and water vole	<p>Records of otter <i>Lutra lutra</i> and water vole <i>Arvicola aquaticus</i> were highlighted by the desk study.</p> <p>Water voles are closely associated with waterbodies such as ponds, streams, rivers and ditches, of which there are none on the Site. This species is therefore considered likely to be absent from the Site and is not considered further here.</p> <p>Otters are also closely associated with water, however they also travel widely across terrestrial habitat as well. It is possible that otters may occasionally cross the Site, however they are unlikely to use the Site for holt-building due to the lack of significant cover and generally high levels of disturbance that occur.</p>
Dormice	<p>Records of dormice <i>Muscardinus avellanarius</i> were highlighted by the desk study.</p> <p>The habitats associated with the Site are generally of poor quality for this species, and are poorly linked to better quality sites further afield, due to the presence of a road immediately to the north of the Site, and the regularly cut school playing fields and urban infrastructure to the south, west and east. This species is therefore not considered further here.</p>
Amphibians	<p>Records of common frog <i>Rana temporaria</i>, common toad <i>Bufo bufo</i>, palmate newt <i>Lissotriton helveticus</i>, smooth newt <i>Lissotriton vulgaris</i> and great crested newt <i>Triturus cristatus</i> were highlighted by the desk study.</p> <p>There is limited suitable terrestrial habitat for amphibian species on the Site, largely confined to the southern boundary, stone and stump piles and area of tall ruderal vegetation. The Site is also highly disturbed due to being actively used for grazing animals and cattle.</p> <p>No standing waterbodies are found on the 1:25,000 Ordinance Survey mapping within 500m of the Site.</p>
Reptiles	<p>Records of common lizard, adder and grass snake were highlighted by the desk study.</p> <p>The habitat associated with the Site has some suitability for common reptile species, for example common lizards and slow worms, but has limited connectivity to adjacent better quality habitat to the north, which is on the far side of Marlas Road.</p>
Breeding birds	<p>A number of notable bird records were noted within the vicinity of the Site, including several roof-nesting bird species.</p> <p>There is suitable habitat for nesting birds within areas of dense scrub and trees present on the Site.</p> <p>Evidence indicating the likely use of at least two of the buildings on Site by nesting birds was noted during the survey.</p>
Badger	<p>Records of badger were highlighted by the desk study.</p> <p>No evidence of badgers using the Site was noted during the survey, however suitable potential habitat for setts and foraging individuals is present.</p>
Hedgehog	<p>Records of hedgehogs were identified by the desk study, and suitable habitat for this species is present on the Site.</p>
Invertebrates	<p>Records of a number of notable invertebrate species were highlighted by the desk study.</p> <p>A reasonable range of invertebrates is likely to be associated with site.</p>
Plants	<p>Records of a number of notable plant species were highlighted by the desk study, however most of these were associated with Kenfig Dunes, 500m to the west.</p> <p>A stand of Himalayan balsam is located just outside the Site to the north-east.</p>

5 Assessment

5.1 Planning Policy Context

5.1.1 Planning Policy Wales (PPW) (11th Edition, February 2021) is the national planning document setting out the devolved planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs) and Circulars. Of particular importance is TAN 5, which provides national policy guidance in respect of nature conservation and planning.

5.1.2 PPW, the TANs and Circulars should all be taken into account by local planning authorities in Wales when preparing development plans and assessing planning applications. Those of most relevance are discussed further below.

Planning Policy Wales

5.1.3 Section 6.4 (Biodiversity and Ecological Networks) sets out planning requirements in relation to biodiversity and ecology.

5.1.4 Of particular note, paragraph 6.4.5 states *'planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity. In doing so planning authorities must also take account of and promote the resilience of ecosystems'*.

5.1.5 Paragraph 6.4.21 states *'planning authorities must follow a stepwise approach to maintain and enhance biodiversity and build resilient ecological networks by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for; enhancement must be secured wherever possible'*.

TAN 5: Nature Conservation and Planning

5.1.6 TAN 5 Nature Conservation and Planning sets out the manner in which planning authorities should comply with their duty to *"...have a regard, so far as is consistent with the proper exercise of [their] functions, to the purpose of conserving biodiversity"*, as required by the NERC Act.

5.1.7 The key principles of positive planning for nature conservation in TAN 5 are:

1. Work to achieve nature conservation objectives through a partnership between local planning authorities, Countryside Council for Wales (CCW), the Environment Agency (EA) Wales (CCW and EA Wales are now collectively Natural Resources Wales (NRW)), voluntary organisations, developers, landowners and other key stakeholders;
2. Integrate nature conservation into all planning decisions looking for development to deliver social, economic and environmental objectives together over time.
3. Ensure that the United Kingdom's (UK) international and national obligations for site, species and habitat protection are fully met in all planning decisions;
4. Look for development to provide net benefit for biodiversity conservation with no significant loss of habitats or populations of species, locally or nationally;
5. Help to ensure that development does not damage, or restrict access to, or the study of, geological sites and features or impede the evolution of natural processes and systems especially on rivers and the coast;
6. Forge and strengthen links between the town and country planning system and biodiversity action planning particularly through policies in local development plans and the preparation of supplementary planning guidance that adds value to Local Biodiversity Action Plans (LBAP) by highlighting the ways in which the planning system can help to deliver the objectives of LBAPs in practical ways;
7. Plan to accommodate and reduce the effects of climate change by encouraging development that will reduce damaging emissions and energy consumption and that helps habitats and species to adapt to climate change.

Local Policy Context

5.1.8 The Bridgend Local Development Plan 2006 – 2021 is a legal document which sets out the planning policies in the county borough up to 2021. Policies relevant to ecology and biodiversity include the following:

1. SP4 Conservation and Enhancement of the Natural Environment

2. ENV1 Development in the Countryside
3. ENV2 Development in Green Wedges
4. ENV3 Special Landscape Areas
5. ENV4 Local/Regional Nature Conservation Sites
6. ENV5 Green Infrastructure
7. ENV6 Nature Conservation
8. ENV7 Natural Resource Protection and Public Health

5.1.9 Note that the Replacement Bridgend Local Development Plan 2018 to 2033 has recently been drafted and the consultation period closed in July 2021. Responses to the consultation are currently being reviewed and details of the outcome will be published by Bridgend County Borough Council in due course. Policies within this plan may therefore also carry some weight.

The Environment (Wales) Act 2016

5.1.10 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions (Biodiversity and Resilience of Ecosystems Duty, or Section 6 Duty). This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity. In doing so planning authorities must also take account of and promote the resilience of ecosystems, in particular the following aspects:

1. Diversity between and within ecosystems
2. The connections between and within ecosystems;
3. the scale of ecosystems;
4. the condition of ecosystems including their structure and functioning; and
5. the adaptability of ecosystems.

5.1.11 In fulfilling this duty, the Environment Act (Wales) 2016 requires public authorities to seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales. Public authorities must have regard to a list of living organisms and types of habitat which in their opinion are of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales. This list must be prepared and published by the Welsh Ministers under Section 7 (1) of the same Act. Until this list has been published, the list of Habitats and Species of Principal Importance previously published under Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006, should be used.

5.2 Impacts on Designated Sites

- 5.2.1 Kenfig Site of Special Scientific Interest (SSSI) is present within the search area, located approximately 460m from the Site to the west. The two NRW Priority Areas (sand dunes) and the Important Plant Area within the desk study search area are also associated with Kenfig dunes – all three designations are considered together here.
- 5.2.2 The ‘operations requiring consultation’ from NRW document (reproduced at Appendix 1) lists a number of activities that may be detrimental to Kenfig SSSI, all of which relate to direct impacts on the SSSI itself. Since the proposed development is located 460m away, no detrimental effects are considered likely on the SSSI.
- 5.2.3 However, it should be noted that part of Kenfig Dunes is also designated as a Special Area of Conservation (SAC), and whilst this is located outside the desk study search area (approximately 1.1km away), it is possible that the development proposals may affect the SAC, for example due to increased visitor pressures associated with new housing. A Habitats Regulations Assessment of the proposals in relation to Kenfig SAC may therefore be required by the local authority in order to address this.
- 5.2.4 None of the SINCs within the search area coincide with the Site or are located immediately adjacent, and are therefore unlikely to be directly impacted on by the development, due to the nature of the proposals. The NPT Watercourses and Afon Cynffig SINCs are 94m and 50m away from the Site respectively, however these are not directly hydrologically linked to the Site as there are no waterbodies or watercourses present that link the two. Impacts on these SINCs are therefore considered unlikely, however standard precautions in relation to pollution control during construction and drainage design for the Site are required. This is discussed further in Section 6 of this report.
- 5.2.5 None of the areas of ancient semi-natural woodland or restored ancient woodland are closer than 150m from the Site (which is also on the far side of the railway line). Due to the distance of these habitats from the Site, no impacts are predicted.
- 5.2.6 The Site falls within the Buglife B-Lines project area. There is an opportunity for the development proposals to provide habitat improvements of benefit to pollinators and other invertebrate species. This is discussed further in Section 6 of this report.

5.3 Impacts on Habitats

- 5.3.1 The habitats on the Site are largely limited to semi-improved grassland, some scrub habitat and tall ruderal areas. All three habitat types are unremarkable and therefore their likely loss is not considered to be significant. However, it may be possible to retain and enhancing existing boundary features and provide additional planting. This is discussed further in Section 6 of this report.

5.4 Impacts on Protected/Notable Species

Bats

- 5.4.1 Bats and their habitats are protected under the Wildlife and Countryside Act 1981 (as amended), and by the Conservation of Habitats and Species Regulations 2017 (as amended). Taken together, these make it an offence to:
- a) Deliberately capture, injure or kill a bat;
 - b) Deliberately disturb any bat, in particular any disturbance which is likely to (i) impair their ability to survive, breed, reproduce or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or (ii) to affect significantly the local distribution or abundance of the species to which they belong.
 - c) To be in possession or control of any live or dead bat or any part of, or anything derived from a bat.
 - d) Damage or destroy a breeding site or resting place of a bat;
 - e) Intentionally or recklessly obstruct access to any place that bat uses for shelter or protection;
 - f) Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection.
- 5.4.2 A bat roost may be any structure a bat uses for breeding, resting, shelter or protection. It is important to note that since bats tend to re-use the same roost sites, current legal opinion is that a bat roost is protected whether or not the bats are present at the time.
- 5.4.3 Eight species of bat are listed as Species of Principal Importance under NERC/The Environment Act ("Section 7 species"), including barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, noctule *Nyctalus noctula*, common pipistrelle *Pipistrellus*

pipistrellus, soprano pipistrelle *P. pygmaeus*, brown long-eared *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum* and lesser horseshoe *R. hipposideros*.

- 5.4.4 Records of bats have been highlighted by the desk study, including common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, Daubenton's, brown long-eared, lesser horseshoe, noctule and serotine. None of these records are associated with the Site, and the nearest roost record is located more than 600m away.
- 5.4.5 The Site is suitable for foraging and commuting bats, and has some connectivity with better quality habitat to the north. Connectivity to the south is more fragmented, although there is some connectivity with the Afon Fach. Impacts of the proposals on commuting and foraging habitat is likely to be negligible, particularly if additional planting is carried out across the Site. This is addressed in Section 6 of this report.
- 5.4.6 Lighting associated with new development may have some impact on foraging and commuting bats, particularly species like lesser horseshoe which are more sensitive and have been recorded in the area. Appropriate recommendations in relation to lighting are therefore given in Section 6 of this report.
- 5.4.7 Further survey work is required in order to confirm/rule out the presence of bat roosts in the three permanent buildings on the Site. Due to the presence of multiple access points on the granary/cart-shed building, this has been assessed as being of **high suitability** for bats. For the pig sheds and the western end wall of the open cow barn, **suitability is considered to be moderate** due to the presence of more limited features. Bat survey requirements are discussed further in Section 6 of this report.
- 5.4.8 There is an opportunity to increase/improve potential roosting opportunities for bats within the new development proposals, which is discussed in Section 6 of this report.

Amphibians

- 5.4.9 Amphibians, including newts, frogs and toads are protected by various legislation, including the Wildlife and Countryside Act 1981 (as amended) and for great crested newt the Conservation of Habitats and Species Regulations 2017 (as amended).
- 5.4.10 In addition, great crested newt and common toad are both UK Biodiversity Action Plan species and are listed as a Species of Principal Importance under the provisions of the NERC Act 2006/Environment (Wales) Act.

- 5.4.11 Records of common frog, common toad, smooth newt, palmate newt and great crested newt were highlighted by the desk study and limited suitable terrestrial habitat is present on the Site.
- 5.4.12 All desk study records were located at least 900m away from the Site, are associated with the Kenfig dune system (or close by), and are on the far side of the M4 motorway. No standing waterbodies were highlighted within 500m of the Site in accordance with standard 1:25,000 Ordnance Survey mapping. Such features are normally required for great crested newts to breed in, and their absence generally indicates that this species is less likely to be present on the Site. The Site is also located within an area of the country described as '*marginal*' for great crested newts, '*with patchy distribution and a low probability of occurrence*' (Oldham, 2000). Taken together, these observations indicate that the presence of great crested newts on the Site is unlikely.
- 5.4.13 Due to the potential for low numbers of more common amphibian species to be present, appropriate precautions should be taken during site clearance in order to avoid killing and injury to these species.

Breeding Birds

- 5.4.14 All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition to this, for some rarer species (listed on Schedule 1 of the Act), it is an offence to intentionally or recklessly disturb them while they are nest building or at or near a nest with eggs or young, or to disturb the dependent young of such a bird.
- 5.4.15 Records of a number of bird species were highlighted by the desk study and it is possible that areas of scrub and trees present on the Site may provide opportunities for nesting birds. In addition, there is evidence that birds may be nesting within the some of the buildings present on the Site. Appropriate precautions should therefore be taken in relation to any vegetation clearance required as part of the scheme, as well as works to the permanent buildings. These are discussed further in Section 6 of this report. Assuming these precautions are followed, impacts on birds are likely to be negligible. Planting proposals already mentioned may also result in a net benefit for nesting and foraging birds.

Reptiles

- 5.4.16 All native British reptiles are protected under the Wildlife and Countryside Act 1981 (as amended). Grass snake, slow worm, common lizard and adder are protected against intentional killing or injury and against sale. In addition, all British reptiles are UK Biodiversity Action Plan species and are listed as Species of Principal Importance under the provisions of the NERC Act 2006 (and therefore the Environment Act).
- 5.4.17 Records of common lizard, grass snake and adder were highlighted by the desk study, and there is some limited suitable habitat on the Site for low numbers of common lizards and slow worms. Areas of rubble, loose stones, tree stumps and other debris may also potentially be used as refugia for reptiles.
- 5.4.18 Appropriate precautions should be taken in relation to this species group and are discussed further in Section 6 of this report. Assuming these precautions are followed, impacts on these species are likely to be negligible.

Hedgehogs

- 5.4.19 Hedgehogs are listed as a Species of Principal Importance under the NERC/Environment Act.
- 5.4.20 Records of this species were highlighted by the desk study, and there is suitable habitat present on the Site. Appropriate precautions should therefore be taken during the construction phase of the project and are discussed further in Section 6 of this report. Assuming these precautions are followed, impacts on this species are considered likely to be negligible.

Badgers

- 5.4.21 Badgers are protected under the Protection of Badgers Act 1992. This makes it an offence to willfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so; or to intentionally or recklessly interfere with a sett. Sett interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it. Removal of significant areas of badger foraging habitat may also contravene the Act, as it could be regarded as cruelty.
- 5.4.22 A number of badger records were highlighted by the desk study, including one associated with Marlas Farm from 2003, although it was not clear if this was a sett or an

individual badger recorded. It is possible that badgers may occasionally use the site for foraging purposes, as suitable habitat exists. Suitable habitat for setts is also present, however, no evidence of any setts was noted during the survey.

- 5.4.23 A pre-construction re-check of the Site for badgers should be completed prior to any site clearance works taking place. Appropriate precautions should be put into place during the construction phase of the project, particularly in relation to any open excavations. These recommendations are discussed further in Section 6 of this report, and if followed correctly will ensure impacts on badgers are negligible.

Invertebrates

- 5.4.24 A number of invertebrate species were highlighted by the desk study, most of which were associated with Kenfig dunes. The Site is likely to provide suitable habitat for a reasonable range of invertebrate species, but is unlikely to support a significant assemblage of rarities. There is an opportunity via appropriate planting to improve the diversity of invertebrates on the Site, this is discussed further in Section 6 of this report.

5.5 Invasive species

- 5.5.1 Himalayan balsam was found to be located just outside the Site to the north west. Although it is not an offence to have the plant on your land, under the Wildlife and Countryside Act (Section 14 and Part II of Schedule 9) 1981 (as amended), it is an offence for it to be planted in the wild or otherwise cause Himalayan balsam to grow in the wild.
- 5.5.2 Appropriate measures are required in order to a) ensure no spread of Himalayan balsam in the wild takes place as a result of construction. This may also result in an enhancement for biodiversity. These measures are discussed further in Section 6 of this report.

5.6 Enhancements

- 5.6.1 Planning Policy Wales 11 states '*planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity*' (paragraph 6.4.5).

- 5.6.2 A number of enhancements have already been suggested in the paragraphs above and are detailed more fully in Section 6 of this report.

5.7 Summary Assessment

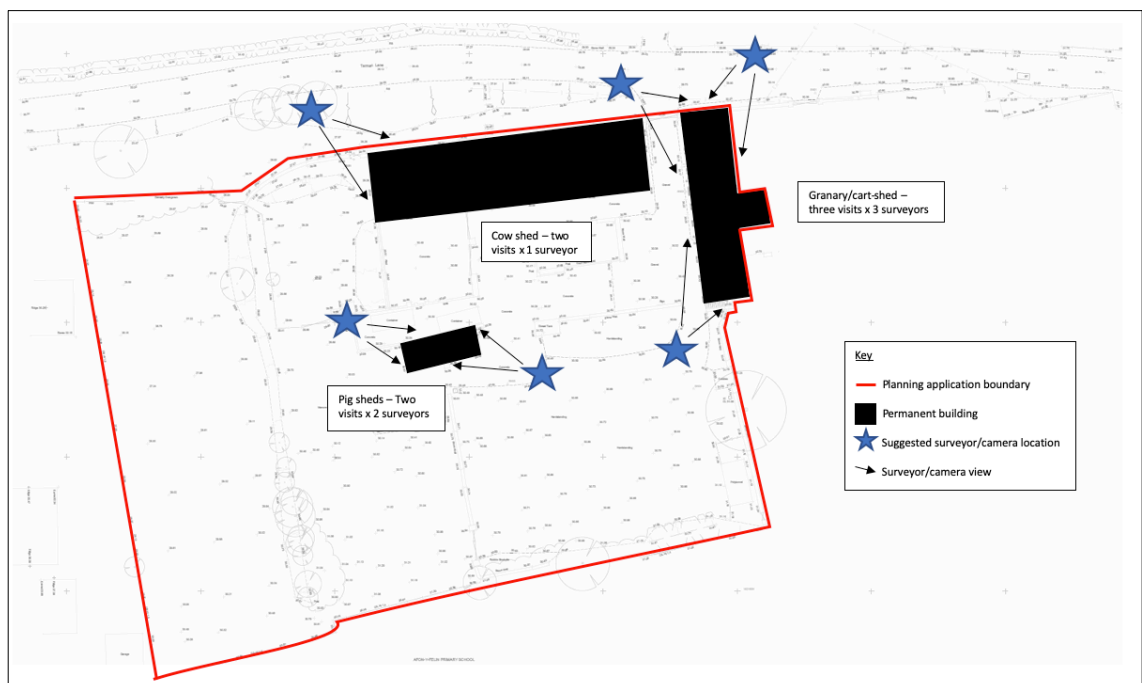
- 5.7.1 This Preliminary Ecological Appraisal has provided baseline ecological information describing the main characteristics of the proposed development site. An assessment of likely impacts has therefore been made for the majority of habitats, species and species groups, subject to a number of recommendations outlined in the following section. Assuming these precautions are followed as stated, impacts on these species groups are likely to be negligible.
- 5.7.2 Where full assessment of impacts on ecological receptors is not possible at this stage (i.e. in relation to potential bat roost within the outbuilding), additional further survey/assessment work is recommended and a full assessment of impacts made once this information is available.

6 Recommendations

6.1 Further assessment in relation to bats

6.1.1 Further survey work (evening emergence/dawn re-entry surveys) in relation to the potential for roosting bats must be completed. Figure 20 below gives suggested locations of surveyors/cameras, together with suggested number of survey visits for each.

Figure 20. Suggested locations of surveyors/cameras for bat surveys.



6.1.2 If possible, it would also be appropriate to access the internal areas of the granary / cart-shed, particularly the loft space, as well as the inside of the eastern pig shed. In addition, access to the eastern elevation of the granary / cart-shed is also recommended, in order to more fully assess potential access points on this side of the building, although it is understood that due to access issues this may not be possible.

6.1.3 All evening emergence / dawn re-entry surveys should be completed between May and August inclusive, and during appropriate weather conditions.

6.1.4 Confirmation of a roost during the additional survey work would likely mean that the development works would require a derogation licence from NRW in order to proceed

legally. A licence application would need to include a) a completed licence application form, b) a detailed method statement detailing precise methods of work, seasonal timing, replacement roost provision and monitoring, and c) a completed form from BCBC confirming planning consent had been granted.

- 6.1.5 If no further evidence of bats was found, a precautionary approach to the works would still be necessary. This would require a) a 'proceed with caution' approach to demolition and renovation works, and b) provision of alternative roosting opportunities elsewhere on the Site, as described within Section 6.5 below.

6.2 Consultation with the LPA regarding Kenfig SAC

- 6.2.1 It is recommended that the LPA be consulted with regards to a potential Habitats Regulation Assessment in relation to the proposals and Kenfig SAC. If required, this should be completed and any mitigation measures recommended to address potential impacts should be carried out as stated.

6.3 Planting, landscape and drainage

- 6.3.1 A planting/landscaping plan should be put together and include the following:
1. **Provision of boundary planting** a) around the edges of the Site where this does not already exist, and b) where existing boundary planting is gappy. Species used should ideally be native and appropriate to the local area, or if that is not possible then species should be chosen that are likely to provide a) opportunities for nesting birds and b) food sources for pollinators and other invertebrates.
 2. **Hedgehogs and fencing.** Where fencing was required, for example between properties, care should be taken to ensure that appropriate gaps are present at the fence base to allow hedgehogs to pass through. A gap of approximately 13cm x 13cm is sufficient and would be small enough to prevent most pets escaping.
 3. **Appropriate Sustainable Drainage System (SuDs).** An appropriate SuDs should be built into the design of the scheme and be appropriate to meet the requirements of the SuDS Approving Body (SAB). Where possible, the design of the SuDs should maximise positive impact on biodiversity, for example by way of appropriate planting and/or maintaining areas of permanent water. As well as providing some enhancement for biodiversity, a well-designed SuDs must also ensure any run-off

during the operational stage of the project does not negatively impact nearby watercourses, in particular NPT Watercourses and Afon Cynffig SINCs.

6.4 Lighting

6.4.1 Due to the likely presence of light-sensitive bat species in the area, lighting within the development should be kept to a minimum. A lighting plan may be required by BCBC in order to demonstrate that this is achievable.

6.4.2 If security lighting is required around the front doors of each dwelling house, this should be infra-red triggered to ensure that it remains on for as short a length of time as possible, and therefore resulting in minimal impact on light-sensitive bat species.

6.5 Recommendations during construction

6.5.1 A number of recommendations in relation to the pre-construction/construction phases of the project are described in more detail within the following paragraphs.

1. **Scrub & tree removal outside the bird nesting season.** Any required scrub and tree removal should be timed to avoid the bird nesting season, generally considered to be March – August inclusive. Therefore as far as possible scrub removal should be completed between September and February. If that is not possible, the areas concerned should be checked by a suitably competent ecologist immediately prior to removal, and only cleared if no evidence of nesting birds is observed. Should any nesting birds be present, clearance should not proceed until the young have fledged the nest or if the nest becomes unviable. Demolition/renovation works to the three buildings on the Site should also follow this guidance, whilst also taking into account any requirements for bats, should they be found roosting on the Site.
2. **Supervised strip of the Site.** An appropriately competent Ecological Clerk of Works (ECoW) should be present on the Site during clearance and strip to provide a watching brief. The ECoW should supervise contractors during this work, and check for common reptile/amphibian species and small mammals such as hedgehogs. An appropriate tool-box talk should be given by the ECoW to all contractors prior to works starting, in order to highlight how the works should be carried out and what to look for.

3. **Appropriate precautions in relation to badgers and other mammals.** A pre-works check of the Site for badger setts should be completed immediately prior to Site stripping. Any trenches/excavations created during the works, for example when laying services or foundations, should be covered over at night to prevent animals such as badgers, hedgehogs and other species from falling in and becoming trapped. If that is not possible, an adequate means of escape must be provided, for example, a gently graded side wall or provision of gently sloped wooden plank or equivalent). All excavations should be checked for trapped wildlife each morning prior to commencing activities.
4. **Standard pollution control measures should be put into place during construction,** in order to reduce the likelihood of run-off into nearby watercourses, in particular NPT Watercourses and Afon Cynffig SINC. This may be dealt with by way of a condition, and/or may be built into any Construction Environmental Management Plan (CEMP) that may be required.

6.6 Additional Enhancements

6.6.1 A number of additional enhancements should also be included within the design of the scheme, including the following:

1. **Provision of built-in bat boxes within each new dwelling house,** in the form of at least two bat bricks per house. These should be suitable for species likely to be present within the vicinity of the Site, for example bricks suitable for crevice-dwelling bats such as pipistrelles.
2. **Provision of bird boxes associated with each new property,** in the form of one box per house/property. Bird boxes should be suitable for species likely to nest in the area and under the conditions present on the Site, for example boxes suitable for swifts or starlings, as well as smaller passerines like robins and blue tits.

6.7 Repeat Surveys

6.7.1 If the Site remains undeveloped for more than two years from the date of this survey, repeat survey work may be necessary, even if planning permission has already been granted. This is to ensure that no significant changes have taken place to the Site in the meantime, that impacts on protected species/habitats have remained the same, and that

avoidance/mitigation/compensation/enhancement measures are still appropriate for the scheme. Any significant changes that may occur should be addressed appropriately.

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8 Appendix 1

**CYNGOR CEFN GWLAD CYMRU
COUNTRYSIDE COUNCIL FOR WALES**

**SITE OF SPECIAL SCIENTIFIC INTEREST: OPERATIONS REQUIRING
CONSULTATION WITH THE COUNTRYSIDE COUNCIL FOR WALES (CCW)**

SITE NAME: CYNFFIG/KENFIG

UNITARY AUTHORITY: BRIDGEND/NEATH PORT TALBOT

DATE OF NOTIFICATION: 2003

The operations listed below may damage the features of interest of Cynffig/Kenfig SSSI. Before any of these operations are undertaken you must consult CCW, and may require our consent. **The list of operations is not a prohibited list.**

It is usually possible to carry out some of these operations in certain ways, or at specific times of year, or on certain parts of the SSSI, without damaging the features of interest. If you wish to carry out any of these activities please contact the local office of CCW, a Conservation Officer will give you advice and where appropriate issue a consent. Please help us by using the enclosed form to ask us for consent to carry out these operations.

In certain circumstances it will not be possible to consent these operations, because they would damage the features of interest. Where possible the Conservation Officer will suggest alternative ways in which you may proceed, which would enable a consent to be issued. To proceed without CCW's consent may constitute an offence. **If consent is refused, or conditions attached to it, which are not acceptable to you, you will be provided with details of how you may appeal to the National Assembly of Wales.**

<u>Ref no.</u>	<u>Type of operation</u>
1.	Cultivation, including ploughing, rotovating, harrowing and re-seeding.
2.	Grazing and alterations to the grazing regime (including type of stock, intensity or seasonal pattern of grazing).
3.	Stock feeding and alterations to stock feeding practice.
4.	Mowing or cutting vegetation and alterations to the mowing or cutting regime (such as from haymaking to silage).
5.	Application of manure, slurry, silage liquor, fertilisers and lime.
6.	Application of pesticides, including terrestrial and aquatic herbicides (weedkillers), and the use of veterinary products.
7.	Dumping, spreading or discharging of any materials.
8.	Burning and alterations to the pattern or frequency of burnings.

9. Release into the site of any wild, feral, captive-bred or domestic animal, plant, seed or micro-organism and any genetically modified organism.
10. Killing, injuring, taking or removal of any wild animal, or the eggs/nests of any wild animal or the disturbing, taking, damaging or destroying of any wild animal in its place of shelter including pest control.
11. Destruction, displacement, removal or cutting of any plant or plant remains, including tree, shrub, herb, hedge, dead or decaying wood, moss, lichen, fungus, leaf-mould or turf.
12. Tree and woodland management, including planting, felling, pruning and tree surgery, thinning, coppicing, changes in species composition and removal of fallen timber.
- 13a. Drainage including moor-gripping, the use of mole, tile, tunnel or other artificial drains.
- 13b. Modification to the structure of water courses including rivers, streams, springs, ditches, drains, including their banks and beds, as by re-alignment, regrading, damming or dredging.
- 13c. Management of aquatic and bank vegetation for drainage purposes.
14. Alterations to water levels and tables and water utilisation including irrigation, storage and abstraction from existing water bodies and through boreholes. Also the modification of current drainage regime, (eg through the installation of new pumps).
15. Infilling or digging of ditches, dykes, drains, ponds, pools, marshes, quarries or pits.
- 16a. Freshwater fishery production and/or management, and alterations to freshwater fishery production and/or management.
- 16b. Coastal fishing, fisheries management and seafood or marine life collection, including the use of traps or fish cages, and alterations to coastal fishing practice or fisheries management and seafood or marine life collection.
17. Reclamation of land from sea, estuary or marsh.
18. Bait digging in intertidal areas.
19. Erection and repair of sea defences or coast protection works, including cliff or landslip drainage or stabilisation measures.
20. Extraction of minerals including peat, shingle, hard rock, sand and gravel, topsoil, subsoil, shells and spoil.

21. Destruction, construction, removal, rerouting, or regrading of roads, tracks, walls, fences, hardstands, banks, ditches or other earthworks, including soil and rock exposures.
22. Storage of materials.
23. Erection of permanent or temporary structures or the undertaking of engineering works, including drilling or the laying, maintenance or removal of pipelines and cables, above or below ground.
24. Modification of natural or man-made features and clearance of boulders, large stones, loose rock or scree.
26. Use of vehicles or craft likely to damage the features of special interest.
27. Recreational activities likely to damage the features of special interest.
28. Game and waterfowl management and hunting practises and alterations to game and waterfowl management and hunting practices.

Notes:

- i. This is a list of operations appearing to the CCW to be likely to damage the special features of this SSSI, as required under section 28(4)(b) of the Wildlife and Countryside Act 1981 as substituted by Schedule 9 to the Countryside and Rights of Way Act 2000.
- ii. Where an operation has been granted a consent, licence or permission from another authority separate consent will not be required from CCW. However, authorities are required to consult CCW before such consents, licences or permissions are issued.
- iii. Any reference to animal in this list shall be taken to include any mammal, reptile, amphibian, bird, fish or invertebrate (including honey bees).

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