

**LIDL : KINGS MEADOW
BRECON. LD3 8EG**

GREEN INFRASTRUCTURE STATEMENT



Rev 22 September 2026
Rev 30 September 2026

Corscadden Associates
77 Fairleigh Road
Cardiff
CF11 9JW
07966 423074
ca@corscaddenassociates.com

GREEN INFRASTRUCTURE STATEMENT

LIDL STORE : KINGS MEADOW : BRECON. LD3 8EG

1.0 INTRODUCTION

This is the Green Infrastructure Statement for the proposed Lidl store and associated carpark located in the southern edge of Powys and in the central northern edge of Bannau Brycheiniog National Park. The Site is a small, isolated field area of 1.18 hectares (2.98 acres). It is relatively flat and a triangular shape above the Afon Tarell. The developable area is 8739 square metres (2.16 acres). The postal code is LD3 8EG and a grid reference SO 031 282 at an elevation of 141 metres AOD.

It is referred to as the 'Site' in this document.

2.0 TERMS

The definition of Green Infrastructure in Chapter 6 of Planning Policy Wales 12 February 2024 is

'Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways peatlands and mountain ranges or be connected networks of mosaic habitats, including grasslands. At a local scale, it might comprise parks, fields, public rights of way, allotments, cemeteries and gardens or may be designed or managed features such as sustainable drainage systems. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to 'green infrastructure networks.'

The Environment (Wales) Act 2016 provides a context for the delivery of multi-functional green infrastructure. Its provision can make a significant contribution to the sustainable management of natural resources. Green infrastructure is capable of providing several functions at the same time and as a result offers multiple benefits, for social, economic and cultural as well as environmental resilience and respond to challenges presented by the climate emergency.

A Step Wise Approach is required to be demonstrated in the Green Infrastructure Statement.

To assess impacts on habitats and species

Step 1 Avoid

Step 2 Minimise

Step 3 Mitigate/Restore

Step 4 Compensate on Site

Step 4 Compensate Off-Site

Steps 1-4 Using the DECCA Framework for all relevant steps that require enhancement

Step 5 Long Term Management Plan

These steps will indicate how Net-Benefit-for-Biodiversity is achieved.

Without an achievement Step 6 would result in a refusal for a development.

Mitigation' to mean 'measures taken to avoid or reduce negative impacts', as separate from 'compensation' meaning 'measures taken to make up for the loss of, or permanent damage to, biological resources through the provision of replacement areas'

3.0 DOCUMENTS

Refer to the following documents as reference for the statement

- CA 2026-BRKM-01 Rev A Kings Meadow Brecon Existing Features
- CA 2026-BRKM-02 Rev A Kings Meadow Brecon Existing Features & Overlay
- CA 2026-BRKM-03 Rev B Kings Meadow Brecon Landscape Proposals Overall
- CA 2026-BRKM-04 Rev A Kings Meadow Brecon Landscape Proposals Trees and Native

- CA 2026-BRKM-05 Rev A Kings Meadow Brecon Landscape Proposals Hedges and Grass
- CA 2026-BRKM-06 Rev A Kings Meadow Brecon Land Prop Planting Beds & Rain Garden
- CA 2026-BRKM-07 Kings Meadow Brecon Landscape Proposals Structural Tree Pits
- CA 2026-BRKM-08 Rev A Kings Meadow Brecon Landscape Proposals General Sections
- CA 2026-BRKM Kings Meadow Brecon Planting Schedule 22September 2026
- CA 2026 Kings Meadow Brecon Planting Methodology & 10 Year Aftercare 22Sept2026
- CA 2026 Kings Meadow Brecon Green Infrastructure Statement 26September2026
- Arboricultural Report Site 1 Kings Meadow, Brecon (ArbTS 11 September 2026)
- Preliminary Ecological Appraisal BIO25-743/V1 (Biodiverse Consulting, 2026)
- Kings Meadow Bio25-743 LEEMP-V1.0
- 3223 P413B Proposed GA Site Plan

4.0 EXISTING SITE DETAIL

The Site is a triangle shape and at a roundabout junction between the A470 and the A40 Brecon bypass dual carriageway. The Site slopes slightly from west to east from around 142.02 m AOD to 139.70m AOD in the east across a 208metre length. From a mid-point north to south it is 141.54m AOD to the top of the riverbank at 141.09m AOD across a width of 56.00 metres. The Site is enclosed by trees and hedgerows on all three sides with the vegetation northwest and northeast located outside the Site. The vegetation to the southeast mainly the riverbank and bank top is within the Site boundary.

The Site is mainly a fenced field area with modified grassland with tall herbage and bramble developing at the edges by the fence on the northwest and northeast boundary. There are a few sections of hard standing in the southeast field corner. There is a water trough and water meter in the tall grass in the southeastern corner a reminder of its past pasture use.

The southern section of the fenceline has an area of trees behind fence to the west then the fence line follows the top of the riverbank with old hedge and the treed riverbank down to the river edge which is the southern boundary. There is a ditch drain line on the upper slopes. The riverbank vegetation is G3 lowland mixed deciduous woodland with Sycamore, Ash, Goat Willow, Hawthorn and Common Oak with a general height of 13metres. The most of this woodland is within an area designated as RAW Restored Ancient Woodland. Within riverbank vegetation in the southeast bank top is the G4 Ash, Sycamore group 12 metres height. There 3No trees/Tree group in the field. A TPO 69 T1 veteran Common Oak 10metre height within the field. Additional ecological survey work is to be undertaken on this tree. The others are the edge of the field are T2 Common Oak 11metre height and G3 2No Sycamore 15metres height. Due to the constrained nature of this Site these three trees are proposed to be removed following the results of Site feasibility layouts.

Outside the Site to the northwest and northeast are the verges with no existing footpaths and field access is a farm gate with a short track section off the lower northwest edge of A470. The northwest boundary is an overgrown hedgerow H1 mainly Hawthorn, Hazel, Holly with trees predominantly Ash which is quite leggy at the base in places and the verge and Site are similar levels along this boundary. The northeast boundary with the A40 is the hedgerows and trees forming a tree block where there is a narrow bank near the roundabout widening up to the bridge section over the Afon Tarell and southeast boundary corner at the base of the verge bank and riverbank. The G2 tree group with Sycamore up to 12metres height.

The roundabout is directly north of the Site and has 5 roads coming off it, the A470 to Merthyr Tydfil and Cardiff, access road to Parc Menter Brecon and cattle market and onwards, A40 to Llandovery, A40 Brecon Bypass and B4601 into Brecon.

To the south and southwest over the Afon Tarell is the Ffrwdgrech Industrial Estate. The Parc Menter Brecon commercial and retail area is on the other side of the A470. An access road into Brecon comes of the roundabout and there are residential areas abutting the A40 Brecon Bypass with access from within Brecon.

4.1 EXISTING SITE SUMMARY

The existing Site is in two different parts

- Relatively flat field area
- Afon Tarell steep riverbank.

The existing vegetation is

- Outside the A470/A40 verge hedgerows and trees with a bank tree group.
- Inside the Site
 - Field grassland area with tall herbage and bramble developing edges.
 - Individual trees in the field or near the southern edge

- tree groups along the bank top edge and the general lowland mixed deciduous woodland on the bank.

Constraints to landscaping are limited developable land and the proximity of the high ecological value of the Afon Tarell and associated bank.

5.0 TREES

(The BS5837 tree quality category (A - High, B - Moderate, C - Low and U- Unsuitable for retention)

The Tree Report has surveyed
OFFSITE

- H1 native hedgerow with Hawthorn, Hazel and Holly with the medium Ash in condition from average to poor. The average height is 4.00 metres. Category C2. H1 is located on the northwest and northeast verges of A470 and A40 with some overhanging of canopies into the Site.
- G2 a group of Sycamore on the wide bank section of the northeast A40 verge. The average Height is 12.00metres. Category B2. No Action other than tree protection during construction.

ON SITE

- T1 (TPO 69) Common Oak in the lower south of the field. A veteran tree pollarded height of 10 metres. Some fungal decay which is typical for this species and age. It is a tree of high value and interest with many ecological features within the tree. Category A3.
- T2 Common Oak on riverbank top just next to Restored Ancient Woodland (RAW) edge. Height 11 metres. Category B2
- G1 2No Sycamore group with a height of 13 metres. Category A2 just within RAW edge.
- G3 Sycamore, Ash, Goat Willow, Hawthorn and, Common Oak All the vegetation on the riverbank and in south of the Site and the Restored Ancient Woodland is within this area. Average height 13metres. Category B2.
- G4 Ash, Sycamore group with a height 12 metres at top of bank at southeast end within Raw area. No Action other than tree protection during construction.

HEDGEROW AND TREE LOSS

OFF SITE

- 55 metres of Hedgerow1 with 6No Ash of low quality will be removed to facilitate the proposed Site access on A470 verge C2. The presence of the 6 trees in section of hedgerow to be removed, make the translocation of this hedge section impractical. It can be reassessed on Site by a further check by the arboriculturalist before any work commences.

ON SITE

- T1 (TPO 69) Oak A3
- T2 common Oak B2
- G2 2No Sycamore A2

All other trees and hedgerow sections are to be retained and protected before commencement and during construction works on Site in accordance with the Tree Protection Plan.

Also a 1100mm mesh conservation fence is to be installed to secure the south of the Site and the top of the riverbank as part of the proposals to secure nature conservation areas from access during construction and operational except for proposed planting, seeding and management works. The nature conservation areas at the rear and north of the store have existing trees and hedgerows which will initially be protected by the tree protection plan fencing. Until permanent store rear fencing secures the nature conservation areas.

TREE WORKS

- A section of A470 hedgerow to be trimmed back to facilitate new A470 footpath in the verge
- Internally A470 hedgeline canopy behind the Site boundary fence canopies trimmed back where necessary.
- Internally minimal cutting back Hedgerow 1 by the corner of the proposed store building.
- Minor trimming back of G3 hedgerow for space for reinforcement hedgerow.

Different Site layouts were considered and the one to be used requires the removal of the 4No trees to facilitate the construction of the proposed development design. All of the trees identified for removal are of high or moderate quality (A/B Category). The removal of these four trees will only cause a moderate adverse impact on the area's tree amenity as they are mainly screened by the boundary hedgerow and set back off the main road. To ensure that suitable compensatory tree planting is provided on and off the site, a Capital Asset Value for Amenity Trees assessment (CAVAT) was conducted and to give a compensatory value of £134,075.00. There will be a loss of tree amenity and some ecological features.

5.1 TREE SUMMARY

In summary the tree survey covered trees and hedgerows within and just outside the Site.

The tree hedgerow removals are for access to the Site from the A470 and trees in southeastern section to facilitate the store and proposed parking. These overall have been the minimal removals as most of the Site vegetation is retained and the Site will continue to be enclosed by vegetation except by the site proposed entrance where new hedgerow planting will restrict the views to directly into the carpark.

AVOIDANCE MEASURES

- Implementation of fencing for tree protection prior to any demolition or clearance works is to avoid damage to the retained trees.
- Tree felling to be undertaken outside the bird nesting season unless checked by a suitably qualified Ecologist and approval given to proceed.

Adhering to the tree protection details in the Arboricultural Report and the compensation for tree and hedgerow loss the proposed development can be constructed without any significant long-term adverse impact on the retained trees and hedge or the area's amenity.

COMPENSATION/ENHANCEMENT

Compensation is proposed to address the impacts on habitats which cannot be avoided or mitigated:

- Tree and hedgerow losses to facilitate the development are to be compensated by new plantings with 36No trees mainly native, hedges 215 linear metres and native blocks 1125 square metres.
- To improve tree amenity value of Site there will be
 - extensive tree planting
 - a 10 Year maintenance/management period
 - Oak dominant in the planting mix.
 - Slit planting and minimal pit sizes retaining existing ground where possible especially for reinforcement hedge planting.
 - Securing a large nature conservation area around the carpark with interpretation boards attached to the fencing.
 - No public access.
 - Extend the extent of woodland cover in the Site area

6.0 ECOLOGY

6.1 HABITATS

The Preliminary Ecological Assessment (PEA) notes there are no priority habitats on Site and the following habitats on Site are :-

OFFSITE

- Hedgerow and trees 1730m2

ON SITE

- Hedgerow and trees 300m2
- Modified Grassland 6630 m2

- Low Mixed Deciduous Woodland 3210m2
- Heathland and Shrub 310m2
- Developed sealed Surfaces 360m2

The current Site boundary excludes the Afon Tarell and but includes the northern riverbank and the Afon Tarell is a SAC and a Priority Habitat.

6.2 PROTECTED AND PRIORITY SPECIES

The protected species which may occur on site are`

- Otters
 - Due to lack of connectivity to suitable breeding habitats this species is considered to be absent from the Site and is scoped out of further assessment.
- Bats
 - T1 TPO 69 Oak with multiple features assessed.
 - Woodland, grassland and tree lines provide 'Moderate Suitability' for commuting and foraging bats. Woodland, grassland, tree lines and offsite river provide connectivity to suitable habitat in the wider surroundings.
 - Further assessment required.
- Badger
 - Mammal tracks observed. Woodland provides some suitability for sett creation, limited by size and proximity to steep bank. Grassland and scrub provide suitable foraging and commuting habitat. A precautionary approach to safeguard badgers during construction, together with post development compensation measures, is recommended.
- Birds
 - Woodland and scrub provide suitable habitat for nesting birds. Tree line suitability limited by busy roads. Grassland provides limited suitability for ground nesting birds due to small size. Woodland, tree lines and river provide strong connectivity to suitable habitat in the wider surroundings.
 - Further assessment required for nesting birds.
- Great Crested Newts
 - No suitable aquatic habitat onsite.
 - Due to lack of connectivity due fast flowing river and busy roads.
- Otter
 - Onsite woodland provides suitable terrestrial habitat; its suitability is limited by the noise from the adjacent roads.
 - Connectivity is strong via the offsite watercourse to other high suitability watercourses in the wider surroundings.
 - Further assessment required.
- Water Vole
 - No aquatic habitat on site.
 - Connectivity is strong via the offsite watercourse to other high suitability watercourses in the wider surroundings.
 - Further assessment required.
- Reptiles
 - Grassland, woodland and scrub provide suitable onsite habitat due to their structural diversity and limited disturbance.
 - Woodland, tree lines and river provide connectivity to suitable habitat in the wider surroundings.
 - Further assessment required.
- Priority Species
 - The site has the potential to support the priority species of brown hare, common toad, hedgehogs and invertebrates.

6.3 INVASIVE NON-NATIVE SPECIES

No invasive non-native species (INNS) were noted within the Site or in the highway verges.

6.4 ECOLOGY SUMMARY

AVOIDANCE

The following measures should be incorporated into the design of the development, including the construction phase, to avoid and reduce impacts on wildlife:

- Construction activities will be undertaken with due consideration of the adjacent Afon Tarell watercourse and River Usk SAC to the south of the Site. Appropriate buffer zones, pollution prevention measures, and controlled surface water management will be implemented to minimise the risk of indirect construction impacts (e.g. sedimentation, runoff, or contamination) on the SAC or any of its designated features, including aquatic species.
- External lighting will be designed in line with BCT guidance to reduce impacts on bats and a range of other wildlife associated with retained and offsite habitats.
- Avoid Site clearance works during the nesting bird season (March to August inclusive) unless the Site is checked by a Suitably Qualified Ecologist (SQE) and active nests are confirmed to be absent no later than 48 hours before works commence.
- Woodland, lines of trees and individual trees identified on Site to be retained will be protected in order to maintain ecological connectivity within the local area.
- Restored Ancient Woodland onsite will be protected with a conservation fence in combination with tree protection fencing during construction. The conservation fence and additional fencing round store during operational stage.
- All construction activities will be programmed to daytime hours to reduce disturbance to sensitive nocturnal species, such as bats and roosting bird species.

MITIGATION

Mitigation is proposed to reduce the impacts on wildlife that cannot be avoided through design:

- All works will be undertaken in accordance with a CEMP (Construction Ecological Management Plan). Ecological receptors likely to be covered in this plan will include, but not be limited to hedgehog, birds and reptiles.
- Excavations should be securely covered or fenced overnight or otherwise provide a means of escape for animals that may become trapped in the form of a ramp at least 300mm wide and angled no greater than 45°. Excavations should be inspected for the presence of animals before work recommences and, in the event of trapped animals being trapped, an ecologist contacted for advice.

COMPENSATION/ENHANCEMENT

Compensation is proposed to address the impacts on habitats which cannot be avoided or mitigated:

- Landscape planting to compensate for any tree/shrub loss shall include species native to the local area alongside pollinator species, to provide increased foraging opportunities in the local area.
- The incorporation of opportunities for roosting bats and nesting birds within the development of a type to be informed by the results of additional surveys.

6.5 DECCA FRAMEWORK

DIVERSITY

- Genetic and species diversity increased through habitat creation, enhancement and management to promote a greater diversity and number of fauna and flora species using the Site.
- The proposed trees, hedgerows, native blocks and grasslands will increase structural diversity of habitats which will be maintained through habitat enhancement and management.

EXTENT

- The extent of tree, native block, hedgerow and wildflower grassland habitats within the Site is increased by the proposed planting and their management.

CONDITION

- Habitat condition will be improved through conservation area creation and enhancement and management which will include invasive species management.

CONNECTIVITY

- Connectivity within the Site will be increased through conservation area creation and reinforcement of linear boundary habitats.

ASPECTS OF ECOSYSTEM RESILIENCE

- Recovery of ecosystems will be improved through an increase in the diversity of habitats and increased connectivity and management.

7.0 DRAINAGE AND BUILDING

- The proposed Site will have permeable carparking spaces draining into soakaways below the carpark the proposed scheme will ensure water pollution into the adjacent Afon Tarell will be avoided. This is of great importance due to the status of the Afon Tarell as an SAC.
- There is a rain garden near the store by the proposed pedestrian access at the north across the pedestrian islands by the roundabout.
- The Building is designed to have photovoltaics on the roof to reduce the required power input from the grid for the operation of the store.

AVOIDANCE

- Ensure drainage system avoids pollution into adjacent Afon Tarell.

8.0 SITE SETTING

The Site and designated areas or within the Site or 2 Kilometres are as follows:

DESIGNATIONS

- National Landscape Character Area NLCA29 Wye and Usk Valleys
The Site is located on boundary of two National Character Areas.
Rural vales are bounded and framed on all sides by the uplands of the Brecon Beacons. Shaped by glacial action in major fault lines, these vales contain fertile soils and are now enclosed with a mature patchwork of hedgerows and farmland with a mix of arable and pasture. The area has been heavily defended from prehistoric to the Medieval periods, with Iron Age forts, Roman camps and roads and Anglo-Norman castles. Brecon, the principal settlement, has early origins as a strategic crossing point on the Usk. It is a compact settlement and the start of the Brecon and Monmouthshire canal, and the start of the long distance footpath, the Taff Trail.. Hamlets and farms are scattered in a linear pattern along watercourses or roads, linked by a winding network of narrow lanes. The agricultural richness of the area is reflected in the high number of large traditional farm buildings
Usk meanders across its floodplains, fed by many tributaries (including Afon Tarell) and fringed by alluvial shingle ridges. They are highly valued for their riparian (riverside) habitats and as fishing resources. Fertile pastures grazed by sheep and cattle. Hedgerow field pattern with hedgerow trees. Small woodlands on slope sides and summits. Network of lanes crisscross the landscape.
It has a sense of tranquillity in places. Views from the Usk valley, and notably those from Brecon, to the Brecon Beacons are iconic.

OVERALL IMPACT LOW

- Bannau Brycheiniog National Park the Site is within the park with high peaks, deep valleys and dark night skies. LOW IMPACT
- SAC Afon Tarell abuts the Site on the southeast boundary the base of Afon Tarell riverbank significant presence of species such as otters and designated as nutrient sensitive. VULNERABLE: AVOIDANCE MEASURES needed to avoid pollution.
- SAC Drostre Bank Molinia meadows, northeast 6830m. NO IMPACT.
- SAC River Wye northeast 7550m. NO IMPACT
- SAC Llangorse Lake east 8990m. NO IMPACT
- SSSI River Usk and tributaries abuts Afon Tarell and Usk north 446m from Site, significant presence of species such as otters and designated as nutrient sensitive. VULNERABLE: AVOIDANCE MEASURES needed to avoid pollution.
- NATURE CONSERVATION Wern Du Rhos south 1720m NO IMPACT
- LOCAL WILDLIFE SITE Penlan Pond 1992m NO IMPACT
- RESTORED ANCIENT WOODLAND a Priority Habitat MODERATE IMPACT

URBAN SETTING

The A40 Brecon bypass roundabout is at an urban/rural interchange. The extensive roadside planting of the major A roads and access road has achieved screening for Ashfield place and Cwrt Tarell residential areas, Ffrwydgrech Industrial Estate and Parc Menter Brecon from general view for traffic generally passing through the area. The exception is Spa Motors with an open car display onto the A470. Site is either within or connected or outside and not connected to any of the following:

- The Site would be a retail development with a single access off the A470
- No connections to the National Cycle Route No 8
- The Open Spaces and Public Rights of Way close to the Site are:
 - The Brecon Golf Course northeast of the Site across the roundabout and north of the B4601 into Brecon.
 - Riverside open spaces with Public Rights of Ways on both sides of the Afon Tarell after the river crosses under the B4601 continuing northeast until they join the River Usk where there is a further network of Public Rights of Way going west and southeast into Brecon town centre canal side area..
 - There are no public rights of way through the Site or close to the Site. The closest path is the Taff Trail which can be accessed from Ffrwydgrech Industrial Estate or via Cwrt Tarell in Brecon
 - There are footpaths from Brecon around the north of the roundabout and up the access road into Parc Menter Brecon and this continues as a wide footpath along the northern side of the A470 going passed Spa Motors and ending at the Dol y Brenin housing estate. All the other verges south of the roundabout and south other A470 are grass only which applies to the Site verges.
 - The access road into Ffrwydgrech Industrial Estate has limited footpaths coming out of the estate which become grass verges shortly past the junction.

GREEN AND BLUE INFRASTRUCTURE

The Site lies within the valley floor of the Usk and the tributary Afon Tarell which meets the Usk in the centre of Brecon. The River Usk is an SSSI and the Tarell is an SAC and otters have been recorded in the Tarell. This emphasises the ecological importance of the blue infrastructure which the Site directly abuts. The green infrastructure of tree and woodland belts lie along the riverbanks. This connects with the green infrastructure of hedgerows, tree lines, woodland, pasture fields and golf course away from Parc Menter Brecon, Ffrwdgrech Industrial Estate and the Brecon urban area.

The major roads Brecon bypass, A470, A40 to Llandovery have hedgerows and tree belts forming strong green infrastructure elements in the landscape. The verge hedgerow, treelines and riverbank tree block surround the Site. The riverbank tree block has a belt of Restored Ancient Woodland within it.

Northeast of the Site above the A40 there are Public Rights of Way by the Usk and Tarell. The long distance footpath the Taff Trail starts in Brecon and goes to Cardiff and lies south of the Afon Tarell and is minor road that goes alongside and accesses the Ffrwdgrech Industrial Estate.

The proposed development also will create a nature conservation area, extend woodland areas and enhance and reinforce existing hedgerows with the increase species diversity.

9.0 LONG TERM MANAGEMENT

The Site will have a Planting Methodology 10 Year Aftercare which will include landscape annual inspections and reports to assess the establishment of the landscape and undertake defects replacements in this period and will be copied to the ecologist. The ecologist will undertake monitoring inspections in Years 1,5 and 10 and additional visits if annual reports raise issues. Revisions to the management plan will be made as necessary to assist successful establishment. There will also be a LEEMP (Landscape and Ecological Enhancement and Management Plan) which will provide more ecological detail.

10.0 SUMMARY OF SITE AND NET BIODIVERSITY BENEFIT.

Tree and hedgerow losses to facilitate the development are to be compensated by new plantings with 36No trees mainly native, native hedges 215linm, native blocks 1125m², planting beds 139m², Rain Garden 25m² and wildflower grass areas 1125m² and off-Site tree planting. The existing riverbank low land deciduous woodland of 3210m² remains unchanged. The Site proposals will enhance existing connectivity by reinforcement planting on boundaries which link to off-site vegetation.

Additionally a nature conservation area will be created consisting of the south of the Site, the riverbank and the area behind the store with no public access but only management access. This will isolate the store and carpark area from new planting and existing vegetation on southeast and northeast boundaries. A section of Hedgerow 1 on the A470 highway verge is to be removed for Site access and remedial work will be undertaken in the verge to reduce the impact of the access point and the provide new footpath access.

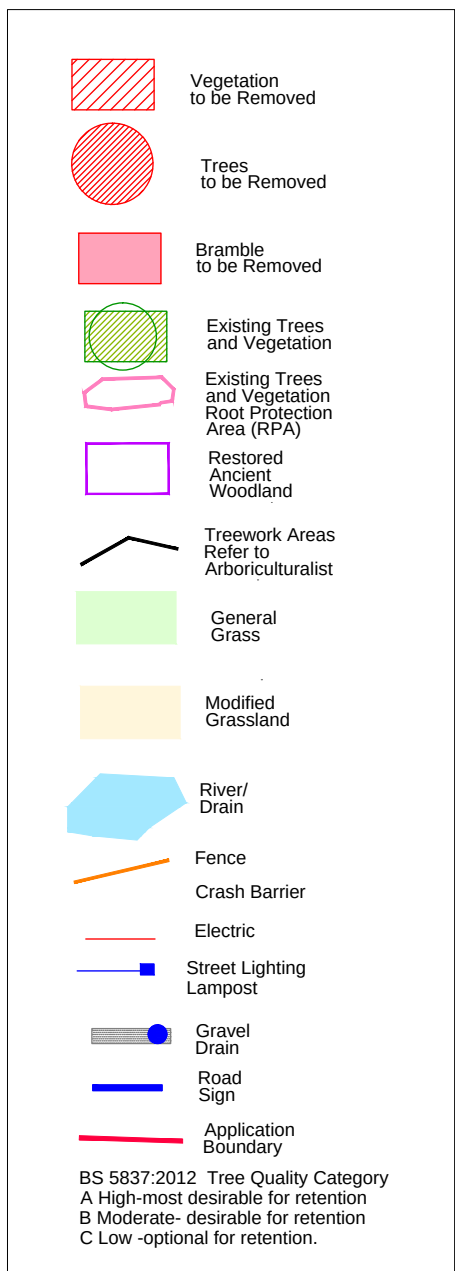
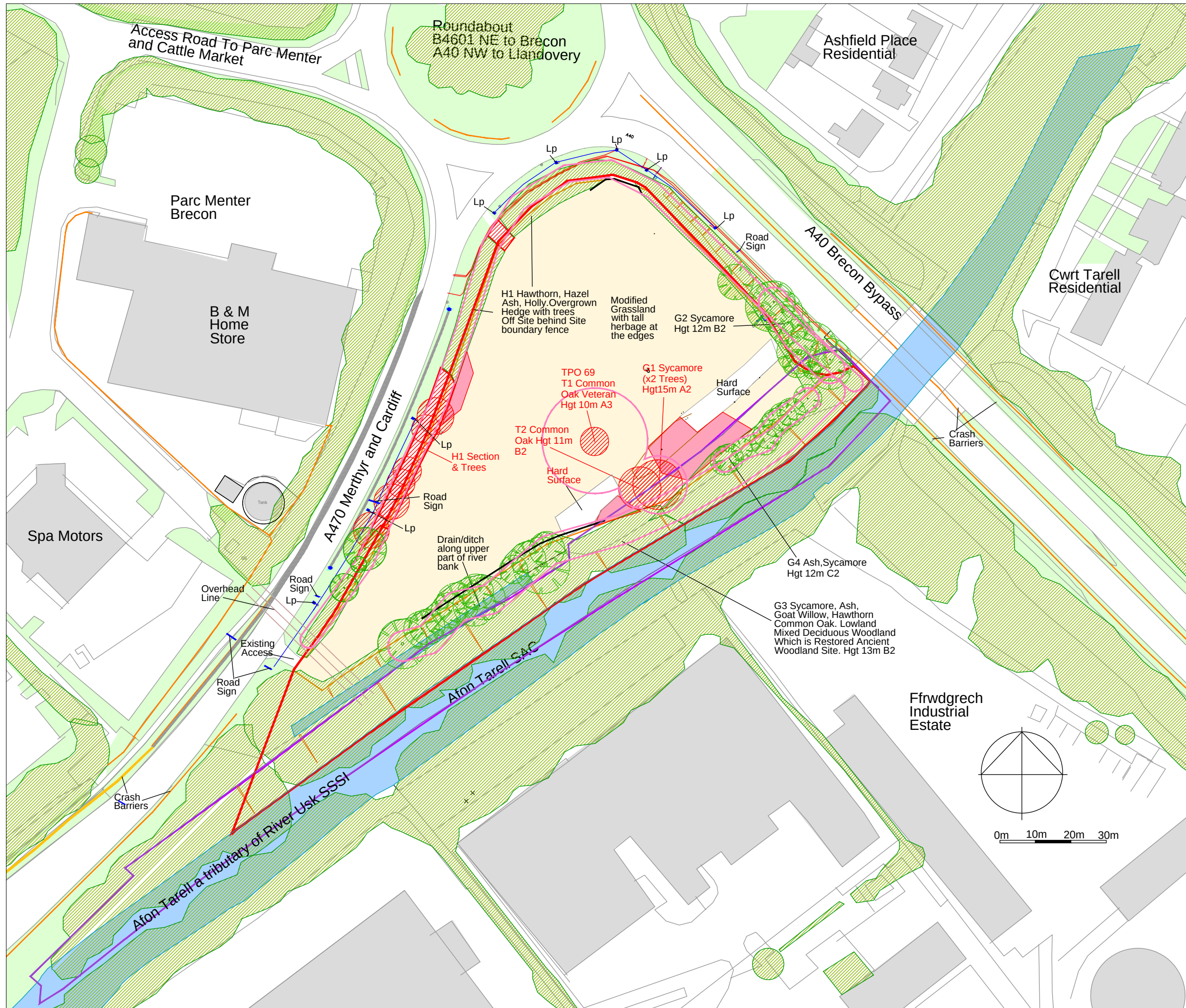
The maintenance/management for 10 years is to ensure establishment and set the approach for further management and associated monitoring.

The Statement undertakes the Step system showing the Avoidance and Mitigation measures undertaken. Most compensation is made on Site and except for trees where compensation is made on Site and off-Site for a value calculated by CAVAT. Long term management for the successful landscape establishment will ensure biodiversity objectives are met.

Overall the proposals, considering the location of the Site at a southern junction of the A470 and A40 Brecon Bypass roundabout and the developable Site area being the field can provide a biodiversity net benefit together with off-Site CAVAT compensation. The riverbank of the Afon Tarell (including the Restored Ancient Woodland) and the adjacent river with high ecological significance will be protected during construction and the operation of the development and remain of high ecological significance.

Figure 6 – Baseline UKHAB Map





CA-2026-BRKM-01 Rev A
24 Sept 2026
Revised boundary

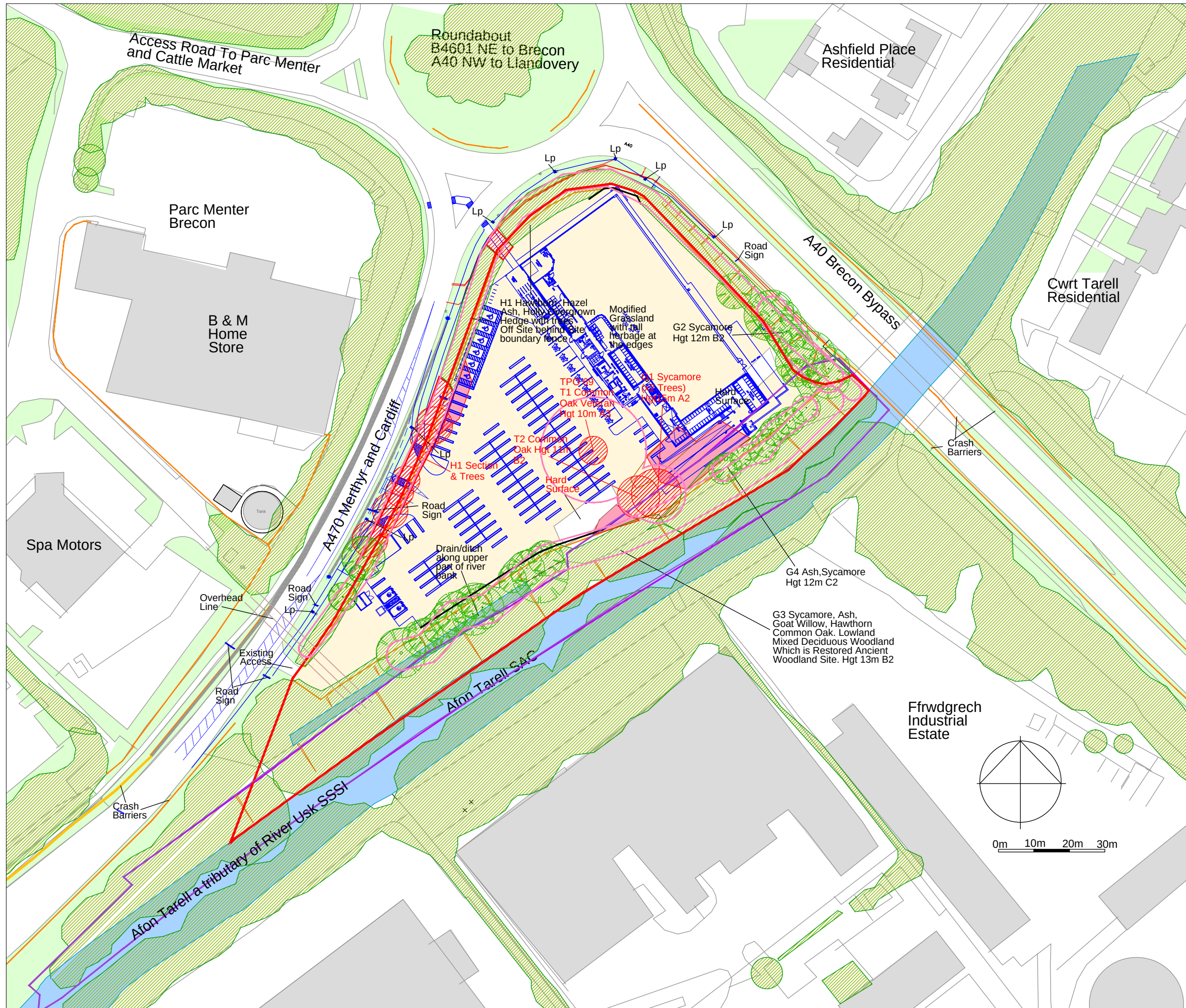
Corscadden Associates
77 Fairleigh Road
Cardiff. CF11 9JW
Tel 07966 423074
email ca@corscaddenassociates.com

Project
KINGS MEADOW
A470 BRECON
LD3 8EG

Drawing Title
EXISTING FEATURES

Scale
1:750 at A2

Date
1 Sept 2026



Vegetation to be Removed

Trees to be Removed

Bramble to be Removed

Existing Trees and Vegetation

Existing Trees and Vegetation Root Protection Area (RPA)

Restored Ancient Woodland

Treework Areas Refer to Arboriculturalist

General Grass

Modified Grassland

River/ Drain

Fence

Crash Barrier

Electric

Street Lighting Lampost

Gravel Drain

Road Sign

Application Boundary

BS 5837:2012 Tree Quality Category
A High-most desirable for retention
B Moderate- desirable for retention
C Low -optional for retention.

Proposed Development

CA-2026-BRKM-02 Rev A
24 Sept 2026
Revised boundary

Corscadden Associates
77 Fairleigh Road
Cardiff. CF11 9JW
Tel 07966 423074
email ca@corscaddenassociates.com

Project
KINGS MEADOW
A470 BRECON
LD3 8EG

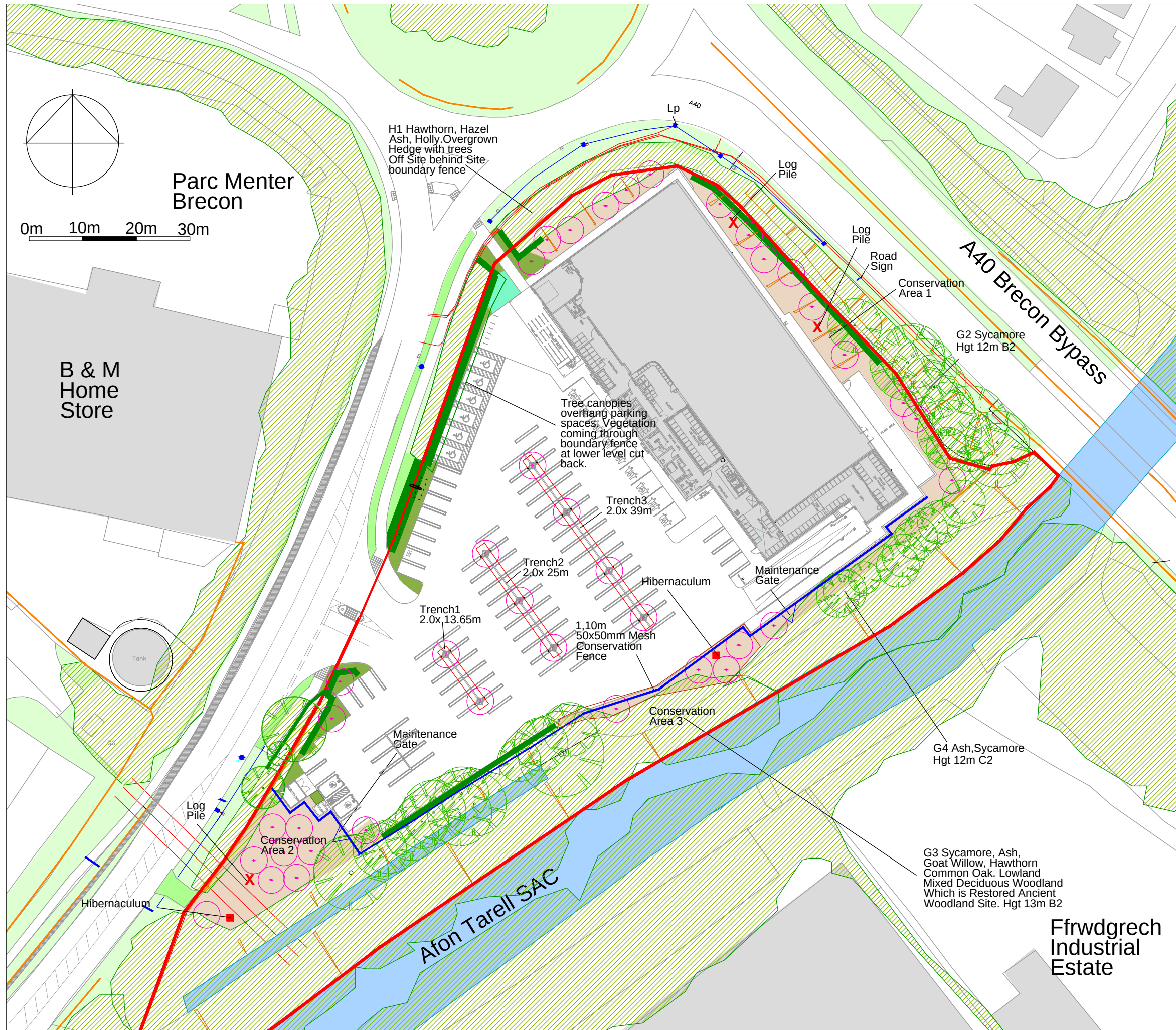
Drawing Title
EXISTING FEATURES
& OVERLAY

Scale
1:750 at A2

Date
1 Sept 2026

Drawing No
CA-2026-BRKM-02 Rev A

173



Legend:

- Existing Trees and Vegetation
- Existing Grass Areas
- Proposed Grass Areas
- Proposed Planting Beds
- River and Drain
- Proposed Native blocks Seeded
- Proposed Tree Planting
- Structural Tree Trench Planting
- Proposed Hedge
- Proposed Rain Garden
- 1.10m 50x50mm Mesh Conservation Fence
- Hibernaculum
- Log Piles

3No Schwegler 1B Bird Boxes & Schwegler 2F-DFP Bat boxes to be located in accordance with Ecologist's recommendations once additional bird nesting and bat further surveys complete and mitigation known.

Note 2No Interpretative Boards to be fixed to the Conservation Fencing and one board near the store to explain the purpose of the Conservation Area.

Application Boundary

CA-2026-BRKM-03 Rev A
24 Sept 2026
Revised boundary

CA-2026-BRKM-03 Rev B
30 Sept 2026
Interpretative Boards

Corscadden Associates
77 Fairleigh Road
Cardiff. CF11 9JW
Tel 07966 423074
email ca@corscaddenassociates.com

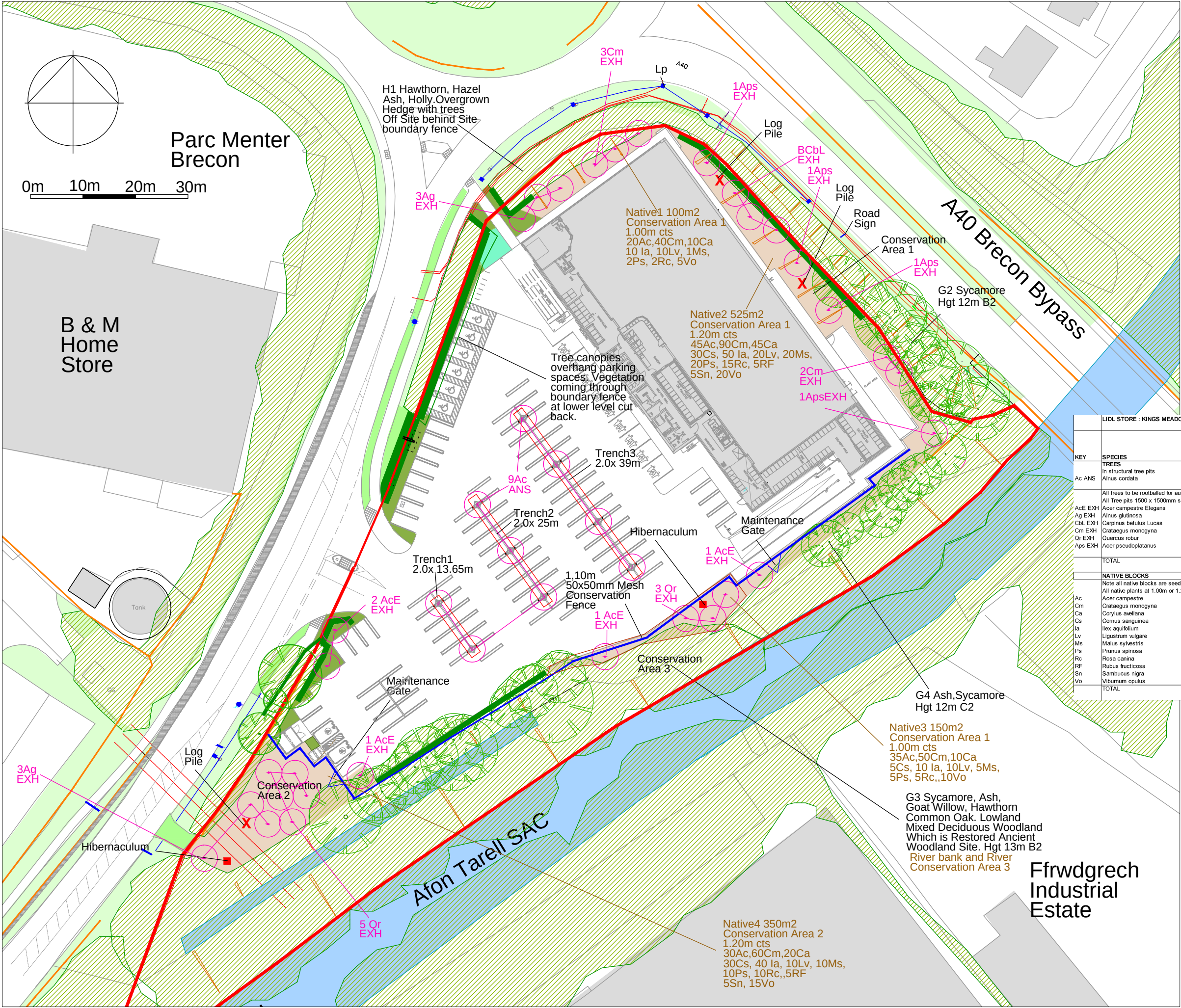
Project
**KINGS MEADOW
A470 BRECON
LD3 8EG**

Drawing Title
PROPOSALS OVERALL

Scale
1:500 at A2

Date
1 Sept 2026

Drawing No
173 CA-2026-BRKM-03 Rev B



Existing Trees and Vegetation

Existing Grass Areas

Proposed Grass Areas

Proposed Planting Beds

River and Drain

Proposed Native blocks Seeded

Proposed Tree Planting

Structural Tree Trench Planting

Proposed Hedge

Proposed Rain Garden

1.10m 50x50mm Mesh Conservation Fence

Hibernaculum

Log Piles

Application Boundary

In accordance with Ecologist's recommendations once additional bird nesting and bat further surveys complete and mitigation known.

CA-2026-BRKM-04 Rev A

24 Sept 2026

Revised boundary

LIDL STORE : KINGS MEADOW : BRECON : LD3 8EG				22-Sep-26		
KEY	SPECIES	Native	Pollinator	NAME	SIZE	QTY
TREES						
Ac ANS	In structural tree pits Alnus cordata			Italian Alder	18-20cm girth Advanced Nursery Std	9 No
All trees to be rootballed for autumn planting/winter planting only						
All Tree pits 1500 x 1500mm square as indicated						
AcE EXH	Acer campestre Elegans	N	P	Field Maple	14-16cm girth Extra Heavy Standard	5 No
Ag EXH	Alnus glutinosa	N		Alder	14-16cm girth Extra Heavy Standard	6 No
CbL EXH	Carpinus betulus Lucas	N		Hombeam	14-16cm girth Extra Heavy Standard	3 No
Cm EXH	Crataegus monogyna	N	P	Hawthorn	14-16cm girth Extra Heavy Standard	1 No
Qr EXH	Quercus robur	N	P	Common Oak	14-16cm girth Extra Heavy Standard	8 No
Aps EXH	Acer pseudoplatanus	N	P	Sycamore	14-16cm girth Extra Heavy Standard	4 No
TOTAL						36 No
NATIVE BLOCKS						
Note all native blocks are seeded with General Purpose Meadow Mix				NATIVE 1-4		1125 m2
All native plants at 1.00m or 1.20m cts within the blocks according to location						
Ac	Acer campestre	N	P	Field Maple	60-90cm 1+1	130 No
Cm	Crataegus monogyna	N	P	Hawthorn	60-90cm 1+1	240 No
Ca	Corylus avellana	N	P	Hazel	60-90cm 1+1	85 No
Cs	Cornus sanguinea	N	P	Dogwood	60-90cm 1+1	65 No
Ia	Ilex aquifolium	N	P	Holly	30-45cm 3Lpot	110 No
Lv	Ligustrum vulgare	N	P	Wild Privet	60-90cm 1+1	53 No
Ms	Malus sylvestris	N	P	Crab Apple	60-90cm 1+1	36 No
Ps	Prunus spinosa	N	P	Blackthorn	60-90cm 1+1	37 No
Rc	Rosa canina	N	P	Dogrose	60-90cm 1+1	32 No
RF	Rubus fruticosus	N	P	Bramble	60-90cm 0/1	10 No
Sn	Sambucus nigra	N	P	Elder	60-90cm 1+1	15 No
Vo	Viburnum opulus	N	P	Guelder Rose	60-90cm 1+1	50 No
TOTAL						860 No

Corscadden Associates
77 Fairleigh Road
Cardiff. CF11 9JW
Tel 07966 423074
email ca@corscaddenassociates.com

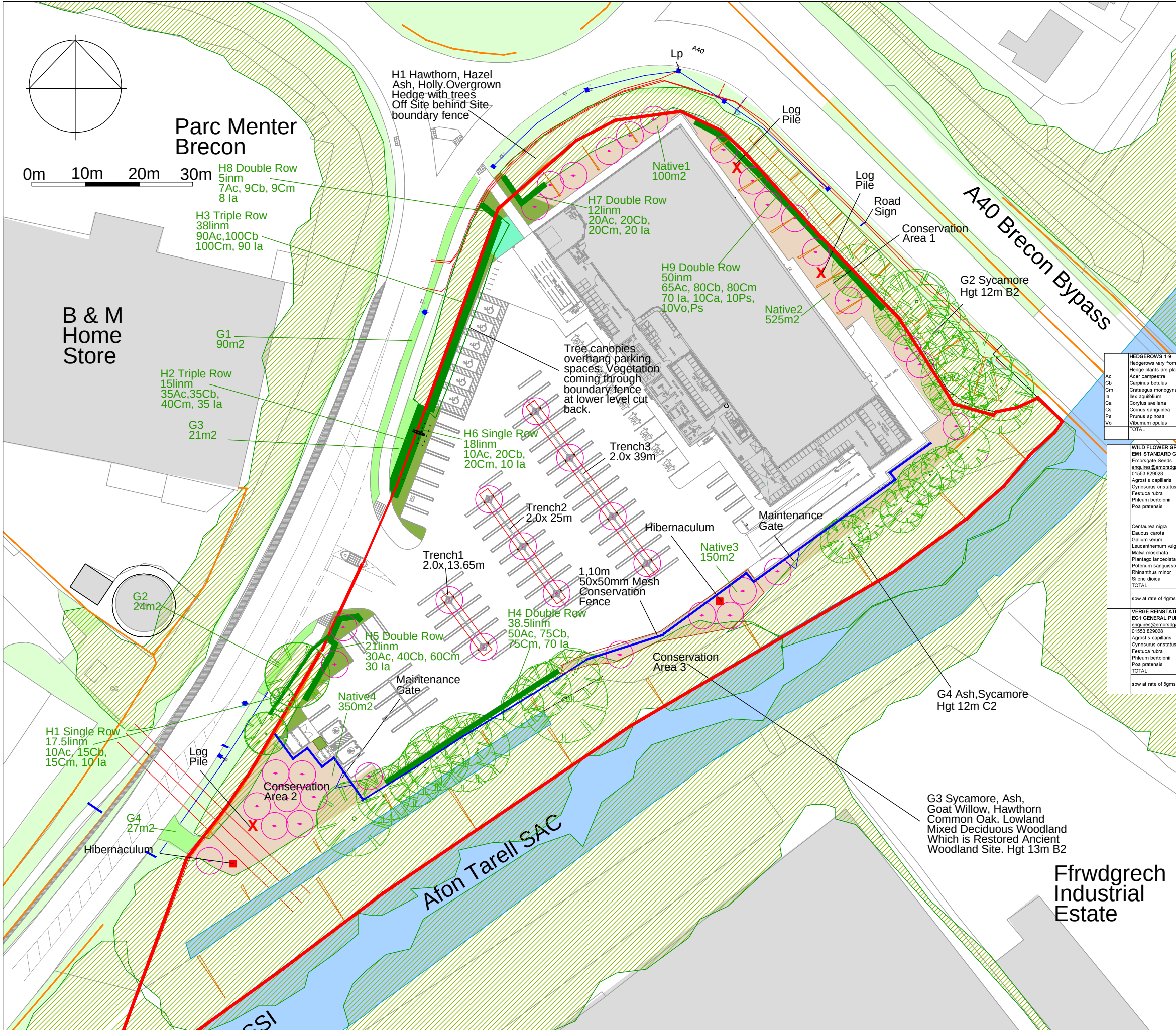
Project
**KINGS MEADOW
A470 BRECON
LD3 8EG**

Drawing Title
**PROPOSALS TREES
& NATIVE BLOCKS**

Scale
1:500 at A2

Date
18 Sept 2026

Drawing No
173 CA-2026-BRKM-04 Rev A



Existing Trees and Vegetation

Existing Grass Areas

Proposed Grass Areas

Proposed Planting Beds

River and Drain

Proposed Native blocks Seeded

Proposed Tree Planting

Structural Tree Trench Planting

Proposed Hedge

Proposed Rain Garden

1.10m 50x50mm Mesh Conservation Fence

Hibernaculum

Log Piles

Application Boundary

In accordance with Ecologist's recommendations once additional bird nesting and bat further surveys complete and mitigation known.

HEDGEROWS 1-9				HEDGE 1-9				215 linn	
Hedgerows vary from single row, double rows and triple rows according to location.									
Hedge plants are planted at 0.30m centres and where double or triple rows staggered with 500mm between rows									
Ac	Acer campestre	N	P		Field Maple		60-90cm 1+1	317 No	
Cb	Carpinus betulus	N	P		Hornbeam		60-90cm 1+1	394 No	
Cm	Crataegus monogyna	N	P		Hawthorn		60-90cm 1+1	419 No	
la	Ilex aquifolium	N	P		Holly		40-60cm 3/spot	343 No	
Ca	Corylus avellana	N	P		Hazel		60-90cm 1+1	10 No	
Cs	Cornus sanguinea	N	P		Dogwood		60-90cm 1+1	10 No	
Ps	Prunus spinosa	N	P		Blackthorn		60-90cm 1+1	10 No	
Vo	Viburnum opulus	N	P		Guelder Rose		60-90cm 1+1	10 No	
TOTAL								1473 No	

WILD FLOWER GRASS AREAS : NATIVE BLOCKS 1-4				Native 1-4				1125 m2	
EM1 STANDARD GENERAL PURPOSE MEADOW MIXTURE									
Emorsgate Seeds									
enquires@emorsgateseeds.com									
01553 829028									
	Agrostis capillaris	N		Common Bent		GRASSES 90%			
	Cynosurus cristatus	N		Crested Dogtail				9 %	
	Festuca rubra	N		Slender Creeping Red Fescue				31.5 %	
	Phleum bertolonii	N		Smaller Cat's Tail				27 %	
	Poa pratensis	N		Smooth-stalked Meadow Grass				4.5 %	
		N				WILDFLOWERS 10%			
	Centaurea nigra	N	P	Common Knapweed				1.5 %	
	Daucus carota	N	P	Wild Carrot				0.6 %	
	Galium verum	N	P	Lady's Bedstraw				0.5 %	
	Leucanthemum vulgare	N	P	Ox Eye Daisy				1.5 %	
	Malva moschata	N	P	Musk Mallow				1.5 %	
	Plantago lanceolata	N	P	Ribwort Plantain				1.9 %	
	Potterium sanguisorba ssp snagisorba	N	P	Salted Burnet				1.5 %	
	Rhinanthus minor	N	P	Yellow Rattle				0.5 %	
	Silene dioica	N	P	Red Campion				0.5 %	
TOTAL								100 %	
sow at rate of 4gms per sqm									

VERGE REINSTATEMENT				G1-G4				162 m2	
EG1 GENERAL PURPOSE MEADOW GRASS MIX									
enquires@emorsgateseeds.com									
01553 829028									
	Agrostis capillaris	N		Common Bent		100%			
	Cynosurus cristatus	N		Crested Dogtail				10 %	
	Festuca rubra	N		Slender Creeping Red Fescue				35 %	
	Phleum bertolonii	N		Smaller Cat's Tail				5 %	
	Poa pratensis	N		Smooth-stalked Meadow Grass				20 %	
TOTAL								100 %	
sow at rate of 5gms per sqm									

CA-2026-BRKM-05 Rev A
24 Sept 2026
Revised boundary

Corscadden Associates
77 Fairleigh Road
Cardiff. CF11 9JW
Tel 07966 423074
email ca@corscaddenassociates.com

Project
**KINGS MEADOW
A470 BRECON
LD3 8EG**

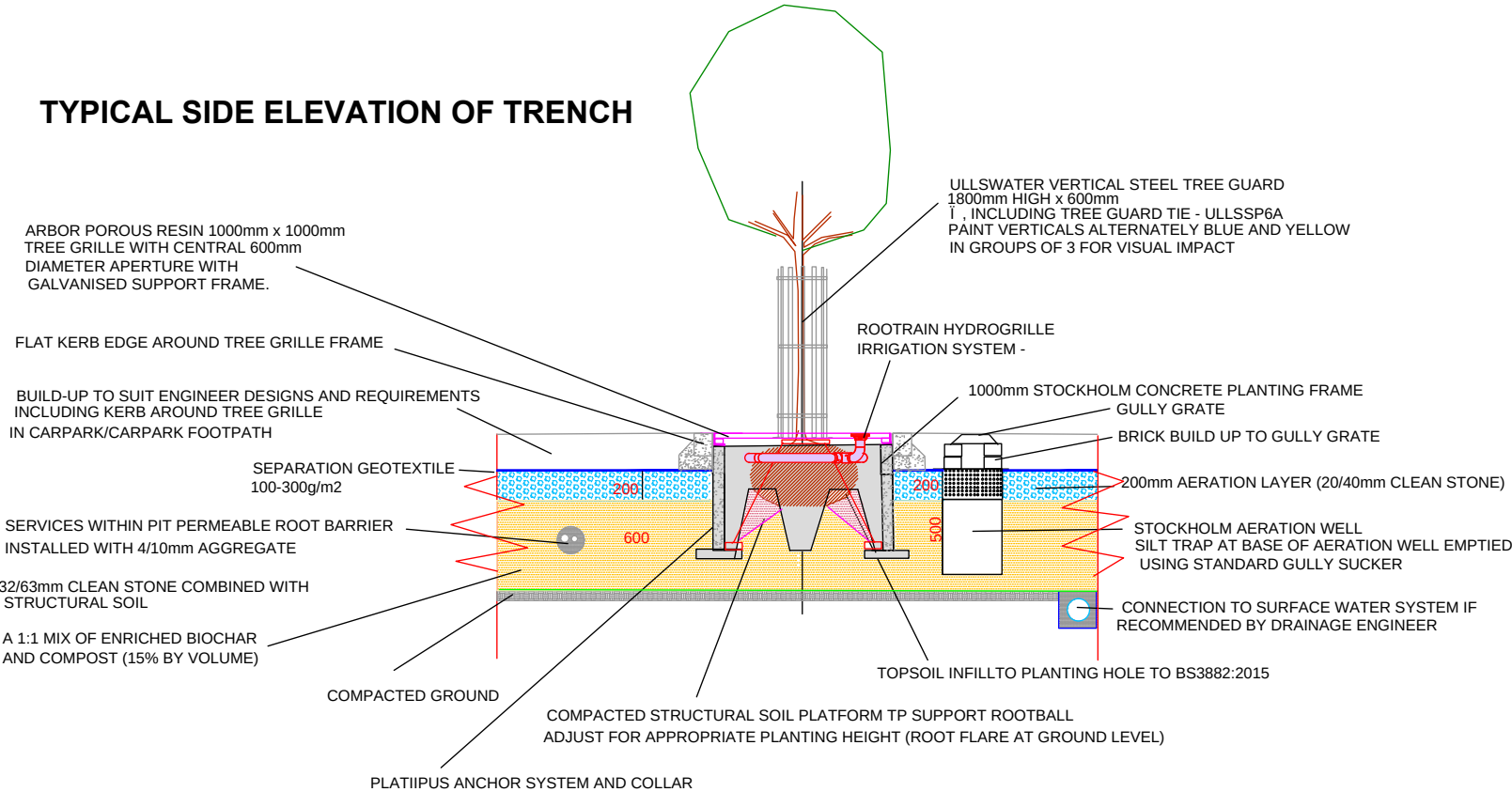
Drawing Title
**PROPOSALS GRASS
& HEDGEROWS**

Scale
1:500 at A2

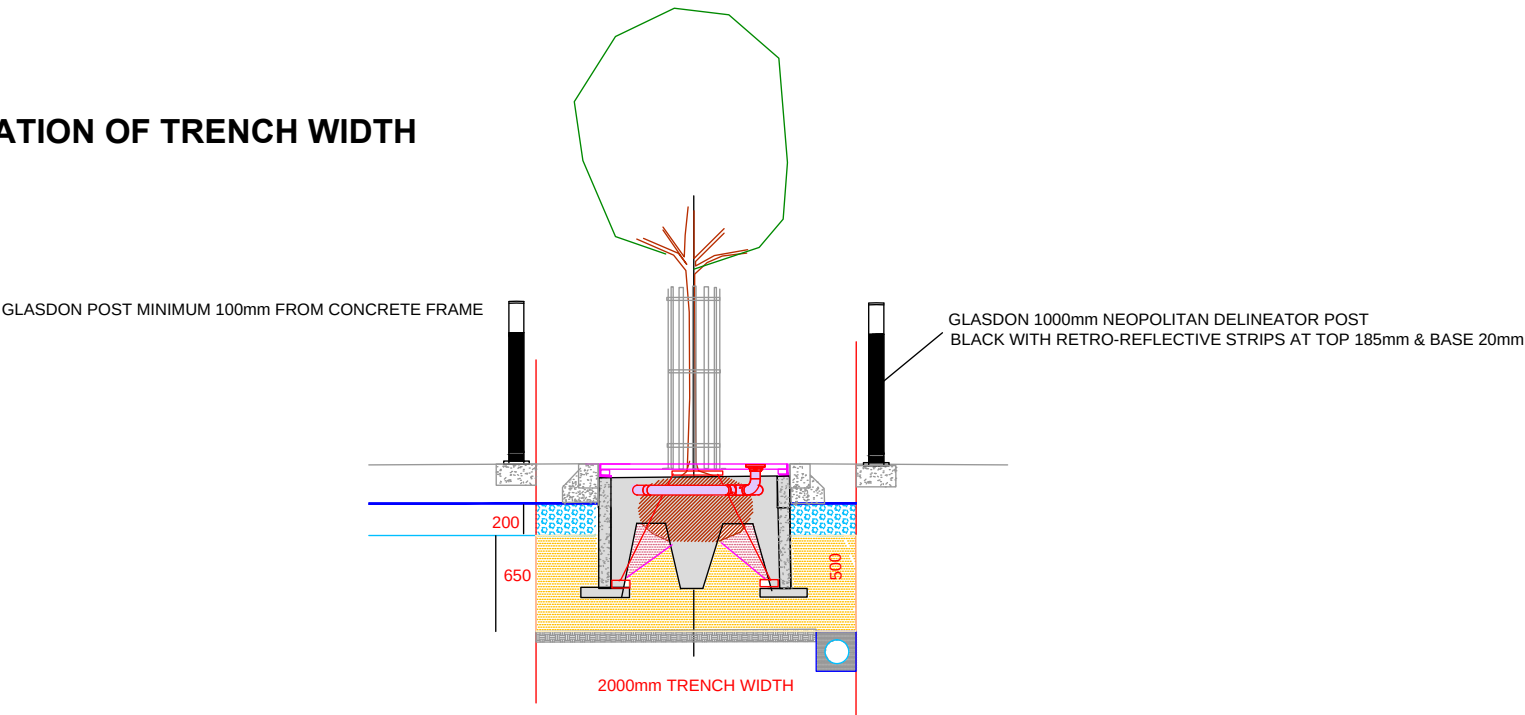
Date
18 Sept 2026

Drawing No
173 CA-2026-BRKM-05 Rev A

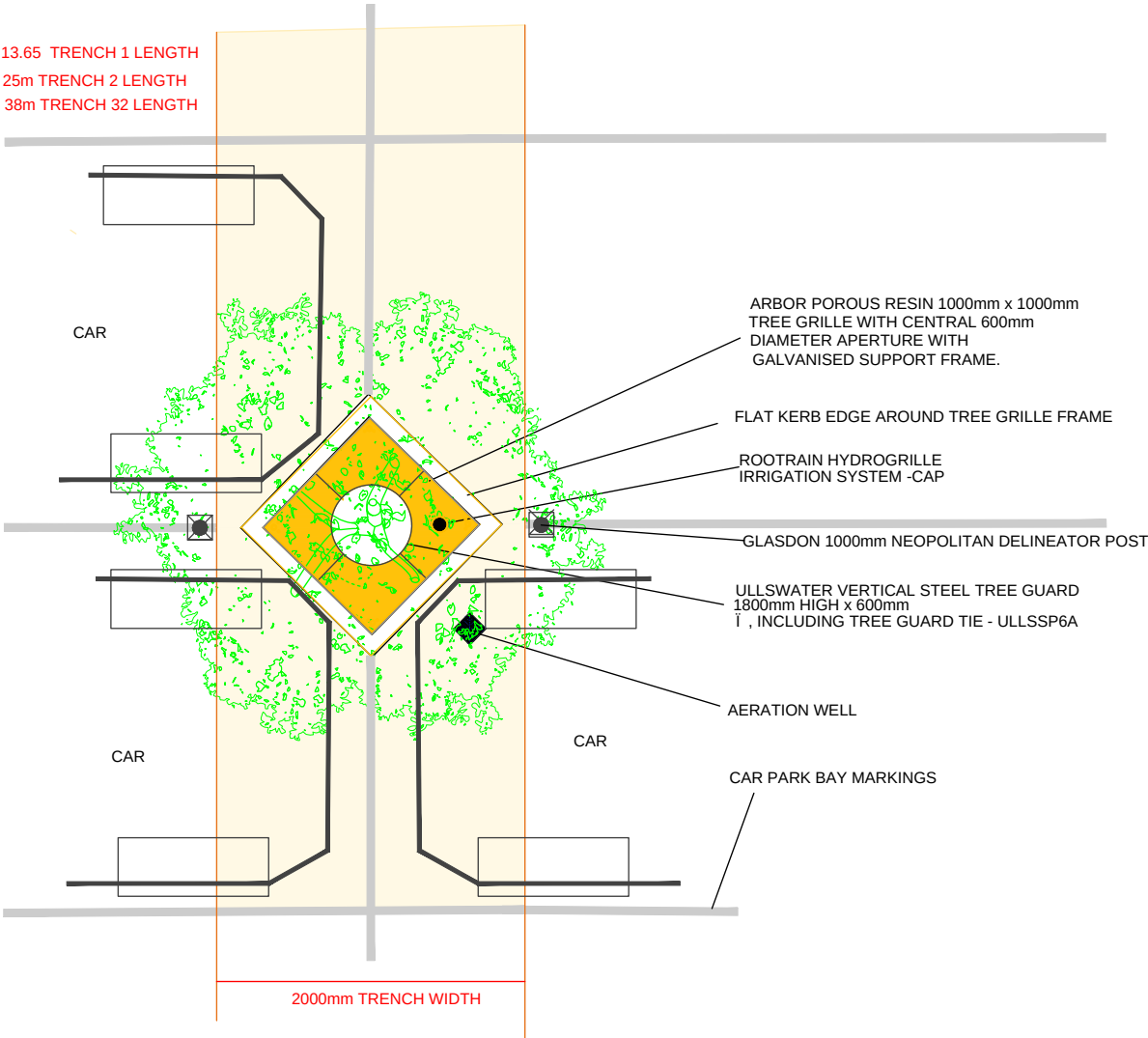
TYPICAL SIDE ELEVATION OF TRENCH



SIDE ELEVATION OF TRENCH WIDTH



13.65 TRENCH 1 LENGTH
25m TRENCH 2 LENGTH
38m TRENCH 32 LENGTH



STRUCTURAL TREE PIT PLAN
ADVANCED NURSERY STANDARD

Provide Stockholm Structural Tree Trench or other approved equivalent.



Corscadden Associates
77 Fairleigh Road
Cardiff. CF11 9JW
Tel 07966 423074
email ca@corscaddenassociates.com

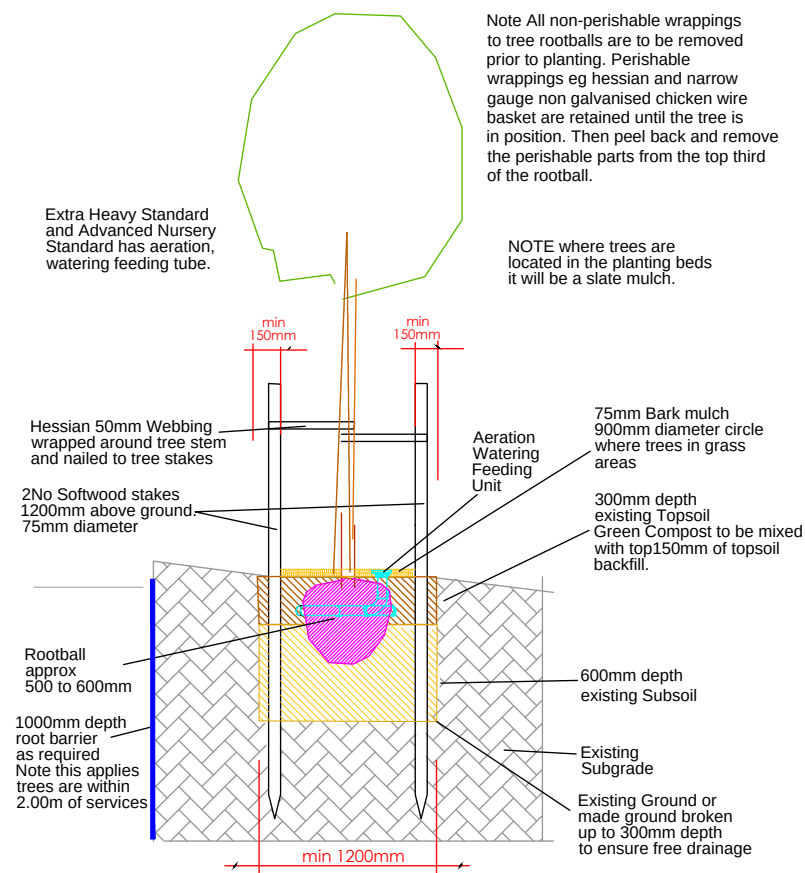
Project
**KINGS MEADOW
A470 BRECON
LD3 8EG**

Drawing Title
STRUCTURAL TREE PIT

Scale
AS Given

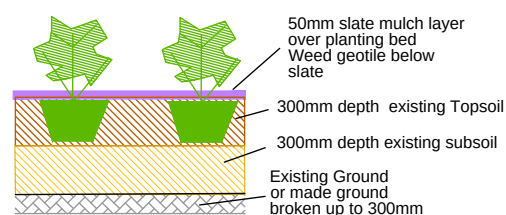
Date
22 Sept 2026

Drawing No
173 CA-2026-BRKM-07



Tree Pit 1200 x 1200mm

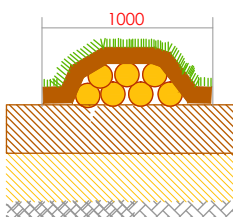
EXTRA HEAVY STANDARD



Shrubs container grown root mass dipped in seaweed extract.

PLANTING BEDS

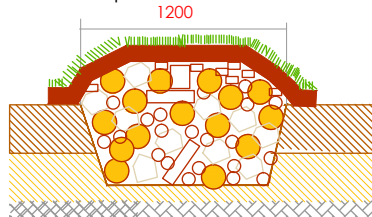
7 Logs from felled site trees even size approx 150mm diameter and 750mm long. Covered with a layer of turf. Leave front and rear faces open.



Small pile of logs can support a number of different insects, fungi, wood-boring insects, woodlice, beetle grubs and wood wasps all find homes and food in the logs.

LOG PILE

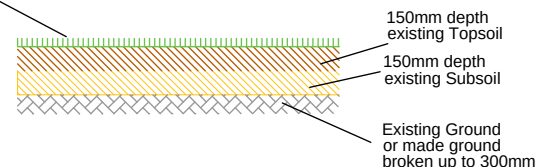
Dig a pit 1200 x 1200mm square 500mm depth. Infill split logs, rock, dead wood and bricks loosely filled with topsoil with about 150mm above ground level. Cover with a layer of turf. Leave front and rear faces above ground level open.



Logs, rocks, rubble and soil used to form refuges and over-wintering sites (hibernacula) for reptiles and different invertebrates providing habitat, cover, locations to bask, and food.

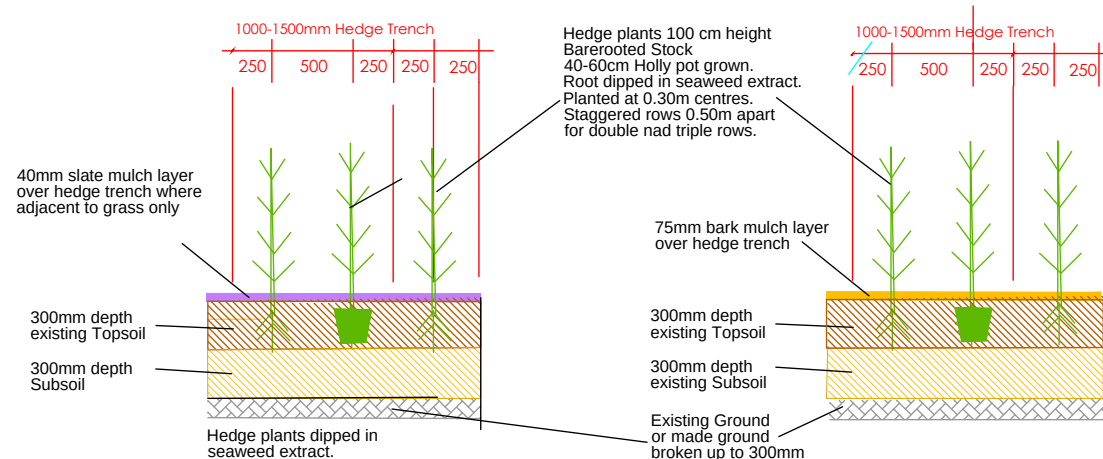
HIBERNACULUM

Emorsgate EG1 General Purpose Meadow Grass Mix at 5gms per sqm



VERGE REINSTATEMENT

NOTE Topsoil depths and Subsoil depths to vary according to local conditions on verge



NATIVE HEDGEROWS IN CARPARK NEXT TO PLANTING BEDS

NOTE Hedgerows vary from single row, double staggered row and triple staggered row.

Hedge plants at planting 1.00m height allow to grow to 1.50m in height and A Shaped to be kept where free-standing hedge and that it merges into the existing hedgerow where planted against existing hedgerow.

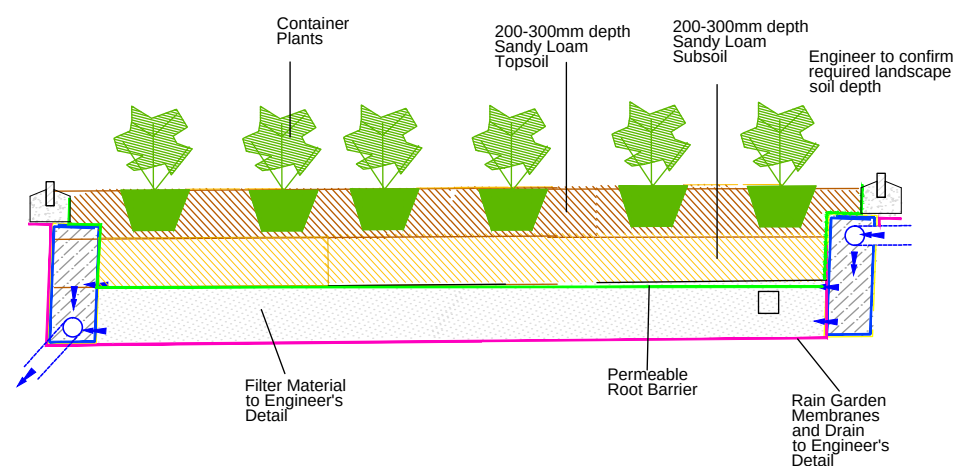
NOTE Topsoil depths and Subsoil depth to vary according to local conditions in Hedge locations. Check on Site especially close to Root Protection Areas (RPAs) where existing soil retained and topped up with topsoil as necessary and slit planting and minimal pit sizes used

NATIVE HEDGEROWS IN ROOT PROTECTION AREAS

NOTE Hedgerows vary from single row, double staggered row and triple staggered row.

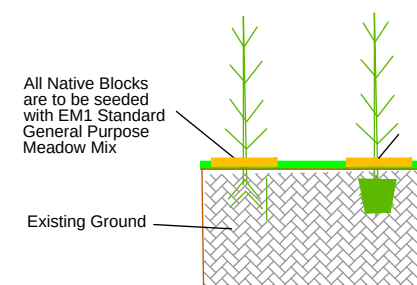
Hedge plants at planting 1.00m height allow to grow to 1.50m in height and A Shaped to be kept where free-standing hedge and that it merges into the existing hedgerow where planted against existing hedgerow.

NOTE Hedge locations check on Site in to Root Protection Areas (RPAs) of existing tree and hedge where existing soil retained and topped up with topsoil as necessary and slit planting and minimal pit sizes used



TYPICAL RAIN GARDEN SECTION

Native plants 100 cm height Barerooted Stock 30-45cm-Holly (Ilex aquifolium) pot grown. Root dipped in seaweed extract. Planted at 1.00m or 1.20m cts

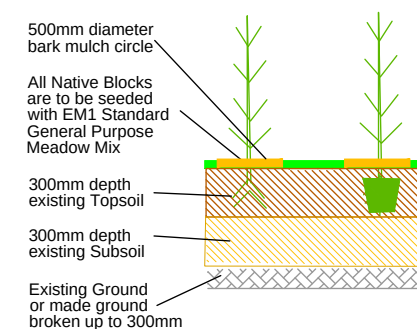


NATIVE BLOCKS

Native plants at 1.00m or 1.20m centres.

Some Native Block areas by 500mm diameter access are in existing ground which is retained to be cultivated and planted. Within any RPAs native plants to be slit planted and minimal pit sizes where container stock

Native plants 100 cm height Barerooted Stock 30-45cm-Holly (Ilex aquifolium) pot grown. Root dipped in seaweed extract. Planted at 1.00m or 1.20m cts



NATIVE BLOCKS

Native plants at 1.00m or 1.20m centres.

Some Native Block areas around the store building will be subsoiled and topsoiled to depths indicated

Corscadden Associates
77 Fairleigh Road
Cardiff. CF11 9JW
Tel 07966 423074
email ca@corscaddenassociates.com

Project
**KINGS MEADOW
A470 BRECON
LD3 8EG**

Drawing Title
LANDSCAPE SECTIONS

Scale
As Given

Date
14 Sept 2026

Drawing No
173

CA-2026-BRKM-08 Rev A

0m 1m 2m 3m



- Green Infrastructure Corridors- trees, hedgerows, grasslands, woods
- Blue Infrastructure Corridors- river ditches, ponds & streams
- Footpaths including Taff Trail
- Site
- Restored Ancient Woodland

The Site lies within the valley floor of the Usk and the tributary Afon Tarell which meets the Usk in the centre of Brecon. The River Usk is an SSSI and the Tarell is an SAC and otters have been recorded in the Tarell. This emphasises the ecological importance of the blue infrastructure which the Site directly abuts. The green infrastructure of tree and woodland belts lie along riverbanks. This connects with the green infrastructure of hedgerows, tree lines, woodland, pasture fields and golf course away from Parc Menter Brecon, Ffrwdgrech Industrial Estate and the Brecon urban area.

The major roads Brecon bypass, A470, A40 to Llandovery have hedgerows and tree belts forming strong green infrastructure elements in the landscape. The verge hedgerow, treelines and riverbank tree block surround the Site. The riverbank tree block contains a section of Restored Ancient Woodland.,

Northeast of the Site above the A40 there are Public Rights of Way by the Usk and Tarell. The long distance footpath the Taff Trail starts in Brecon and goes to Cardiff.

Corscadden Associates
77 Fairleigh Road
Cardiff. CF11 9JW
Tel 07966 423074
email ca@corscaddenassociates.com

Project
**KINGS MEADOW
A470 BRECON
LD3 8EG**

Drawing Title
GREEN INFRASTRUCTURE

Scale AS Given Date 26 Sept 2026

Drawing No
173 CA-2026-BRKM-09

	LIDL STORE : KINGS MEADOW : BRECON : LD3 8EG				22-Sep-26	
		Native	Pollinator			
KEY	SPECIES			NAME	SIZE	QTY
	TREES					
Ac ANS	In structural tree pits Alnus cordata			Italian Alder	18-20cm girth Advanced Nursery Std	9 No
	All trees to be rootballed for autumn planting/winter planting only All Tree pits 1200 x 1200mm square as indicated					
AcE EXH	Acer campestre Elegans	N	P	Field Maple	14-16cm girth Extra Heavy Standard	5 No
Ag EXH	Alnus glutinosa	N		Alder	14-16cm girth Extra Heavy Standard	6 No
CbL EXH	Carpinus betulus Lucas	N		Hornbeam	14-16cm girth Extra Heavy Standard	3 No
Cm EXH	Crataegus monogyna	N	P	Hawthorn	14-16cm girth Extra Heavy Standard	1 No
Qr EXH	Quercus robur	N	P	Common Oak	14-16cm girth Extra Heavy Standard	8 No
Aps EXH	Acer pseudoplatanus	N	P	Sycamore	14-16cm girth Extra Heavy Standard	4 No
	TOTAL					36 No
	NATIVE BLOCKS			NATIVE 1-4		1125 m2
	Note all native blocks are seeded with General Purpose Meadow Mix All native plants at 1.00m or 1.20m cts within the blocks according to location					
Ac	Acer campestre	N	P	Field Maple	60-90cm 1+1	130 No
Cm	Crataegus monogyna	N	P	Hawthorn	60-90cm 1+1	240 No
Ca	Corylus avellana	N	P	Hazel	60-90cm 1+1	85 No
Cs	Cornus sanguinea	N	P	Dogwood	60-90cm 1+1	65 No
la	Ilex aquifolium	N	P	Holly	30-45cm 3Lpot	110 No
Lv	Ligustrum vulgare	N	P	Wild Privet	60-90cm 1+1	50 No
Ms	Malus sylvestris	N	P	Crab Apple	60-90cm 1+1	36 No
Ps	Prunus spinosa	N	P	Blackthorn	60-90cm 1+1	37 No
Rc	Rosa canina	N	P	Dogrose	60-90cm 1+1	32 No
RF	Rubus fruticosus	N	P	Bramble	60-90cm 0/1	10 No
Sn	Sambucus nigra	N	P	Elder	60-90cm 1+1	15 No
Vo	Viburnum opulus	N	P	Guelder Rose	60-90cm 1+1	50 No
	TOTAL					860 No
	HEDGEROWS 1-9			HEDGE 1-9		215 linm
	Hedgerows vary from single row, double rows and triple rows according to location. Hedge plants are planted at 0.30m centres and where double or triple rows staggered with 500mm between rows					
Ac	Acer campestre	N	P	Field Maple	60-90cm 1+1	317 No
Cb	Carpinus betulus	N		Hornbeam	60-90cm 1+1	394 No
Cm	Crataegus monogyna	N	P	Hawthorn	60-90cm 1+1	419 No
la	Ilex aquifolium	N	P	Holly	40-60cm 3Lpot	343 No
Ca	Corylus avellana	N	P	Hazel	60-90cm 1+1	10 No
Cs	Cornus sanguinea	N	P	Dogwood	60-90cm 1+1	10 No
Ps	Prunus spinosa	N	P	Blackthorn	60-90cm 1+1	10 No
Vo	Viburnum opulus	N	P	Guelder Rose	60-90cm 1+1	10 No
	TOTAL					1473 No
	RAIN GARDEN 1					25 m2
ITN	Iris Tropic Night		P	Iris	2Lpots	40 No
CS	Cornus sanguinea	N	P	Dogwood	30-45cm 3Lpot	40 No
MC	Mahonia Caress		P	Form of Mahonia	30-45cm 3Lpot	25 No
EH	Euonymus Harlequin			Dwarf Euonymus	20-30cm 2Lpot	30 No
	TOTAL					135 No
	PLANTING BEDS 1-5					139 m2
Asp	Asplenium scolopendrium	N		Harts tongue fern	2LPot	29 No
CAZ	Choisya Aztec Pearl		P	Mexican Orange	45-60cm 3Lpot	110 No
EPB	Euonymus Paloma Blanca			Dwarf Euonymus	20-30cm 2Lpot	100 No
EH	Euonymus Harlequin			Dwarf Euonymus	20-30cm 2Lpot	155 No
GMA	Geranium macrorrhizum Alba		P	Geranium semi-evergreen	2Lpot	40 No
HH	Hedera helix Hibernica	N	P	Hebe	20-30cm 2Lpot	100 No
IJCT	Ilex aquifolium JC van Tol	N	P	Form of Holly	45-60cm 3Lpot	210 No
LMD	Lavandula Munstead Dwarf		P	Lavender	20-30cm 2Lpot	28 No
Pset	Polypodium setiferum	N		Evergreen Fern	2Lpoy	55 No
	TOTAL					827 No
	WILD FLOWER GRASS AREAS : NATIVE BLOCKS 1-4				Native 1-4	1125 m2
	EM1 STANDARD GENERAL PURPOSE MEADOW MIXTURE					
	Emorsgate Seeds enquires@emorsdgateseeds.com 01553 829028				GRASSES 90%	
	Agrostis capillaris	N		Common Bent		9 %
	Cynosurus cristatus	N		Crested Dogstail		31.5 %
	Festuca rubra	N		Slender Creeping Red Fescue		27 %
	Phleum bertolonii	N		Smaller Cat's Tail		4.5 %
	Poa pratensis	N		Smooth-stalked Meadow Grass		18 %
					WILDFLOWERS 10%	%
	Centaurea nigra	N	P	Common Knapweed		1.5 %
	Daucus carota	N	P	Wild Carrot		0.6 %
	Galium verum	N	P	Lady's Bedstraw		0.5 %

	LIDL STORE : KINGS MEADOW : BRECON : LD3 8EG				22-Sep-26	
		Native	Pollinator			
KEY	SPECIES			NAME	SIZE	QTY
	Leucanthemum vulgare	N	P	Ox Eye Daisy		1.5 %
	Malva moschata	N	P	Musk Mallow		1.5 %
	Plantago lanceolata	N	P	Ribwort Plantain		1.9 %
	Poterium sanguisorba ssp snaguisorba	N	P	Salad Burnet		1.5 %
	Rhinanthus minor	N	P	Yellow Rattle		0.5 %
	Silene dioica	N	P	Red Campion		0.5 %
	TOTAL					100 %
	sow at rate of 4gms per sqm					
	VERGE REINSTATEMENT				G1-G4	162 m2
	EG1 GENERAL PURPOSE MEADOW GRASS MIX enquires@emorsdgateseeds.com 01553 829028				100%	
	Agrostis capillaris	N		Common Bent		10 %
	Cynosurus cristatus	N		Crested Dogstail		35 %
	Festuca rubra	N		Slender Creeping Red Fescue		30 %
	Phleum bertolonii	N		Smaller Cat's Tail		5 %
	Poa pratensis	N		Smooth-stalked Meadow Grass		20 %
	TOTAL					100 %
	sow at rate of 5gms per sqm					