



BIODIVERSE
CONSULTING

**CWMANN,
LAMPETER**

**PRELIMINARY ECOLOGICAL
APPRAISAL**

FOR: LIDL GB LTD

REF: BIOC24-093 | V1.3



CLIENT	PROJECT	
Lidl GB Ltd 14 Kingston Road, Surbiton, KT5 9NU, UK	Project Name:	Lidl – Lampeter
	Project code:	BioC24-093
	Prepared by:	Luc Hanse-Foster MSc AIMEA, Liam Mattingly BSc(hons) ACIEEM
	Reviewed by:	Callum Goodwin MSc
	Approved by:	Jo Rockingham MSc MCIEEM
	Date:	11 th September 2024

DOCUMENT CONTROL

VERSION	DATE	CHANGES	CONFIDENTIALITY	PREP	REV	AUTH
V1.0	11/09/24	Initial to client	N/A	LHF	CG	JR
V1.1	10/12/24	Updated plans	N/A	LHF	CG	JR
V1.2	07/08/26	GCN eDNA survey updates	N/A	LHF / LM	CG	JR
V1.3	27/08/26	PEA survey updates	N/A	LHF / LM / ML	CG / PR	JR



CLIENT AGREEMENT

This report is issued to the Client for the purpose stated in the Agreement between the Client and Biodiverse Consulting Ltd (the "Engagement Terms"), under which this work was undertaken. The report may only be used and, in particular relied upon, for the specific purpose in relation to which the Services were commissioned and agreed by Biodiverse Consulting to be provided.

The content of the report should be read subject to any assumptions that are referred to in the description of the Services specified in the Engagement Terms.

Copyright remains with Biodiverse Consulting Ltd subject to the licenced rights granted to the Client to reproduce and use the report as provided for in the Engagement Terms. The report is only intended for the Client and must not be relied upon or reproduced by anyone other than the Client without the express written agreement of Biodiverse Consulting Ltd. The use of this report by unauthorised persons is at their own risk. Biodiverse Consulting Ltd accepts no duty of care to any such party.

FIELD INVESTIGATIONS, DATA & REPORTS

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of work within the scope of the Services. Where any data supplied by the client or from other sources [requested to be taken into account by the Client] have been used it has been assumed that the information is correct. No responsibility can be accepted by Biodiverse Consulting Ltd. for inaccuracies in the data supplied by any other party. Furthermore, the findings and any recommendations contained within the report and all assessments and opinions of Biodiverse Consulting Ltd expressed in the report are based entirely on the facts and circumstances at the time the specific tasks requiring reliance on particular facts or circumstances were undertaken or in certain cases at the date of completion of the report.

DECLARATION OF COMPLIANCE

"The information which we have prepared and which form the content of this report is provided on a basis that to the best of the knowledge and belief of Biodiverse Consulting is accurate. The Services provided and this Report have been undertaken in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed within this document are our true and professional bona fide opinions". It must be noted that none of the information provided within this report constitutes legal opinion.

STATUTORY DISCLOSURE OBLIGATION

Where required to do so by law or regulatory authority, Biodiverse Consulting Ltd may disclose any information obtained from the Client to a third party. Should Biodiverse Consulting Ltd become aware that the Client has breached or is likely to breach legislation relating to wildlife or the environment, Biodiverse Consulting Ltd will be entitled to disclose such information to the relevant authority, including the relevant governmental body or the police.

THIRD PARTY DISCLAIMER

Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Biodiverse Consulting at the instruction of, and for sole use by, our client named on the front of the report. It does not in any way constitute advice to any third party who is able to access it by any means. No other warranty, expressed or implied is made as to the professional advice included in this report that may be relied upon by a third party.



EXECUTIVE SUMMARY

Biodiverse Consulting Ltd was commissioned to undertake a Preliminary Ecological Appraisal (PEA) of land near Pencarreg, Cwmann, Carmarthenshire, SA48 8DR. The Site is proposed to be developed into a commercial food store with associated infrastructure and landscaping. This report presents the key ecological constraints and opportunities in relation to the development, as summarised in the table below.

ECOLOGICAL CONSIDERATIONS FOR LAMPETER PROPOSAL	
Designated Sites	Two statutory and no non-statutory designated sites were identified within 2km: a Special Area of Conservation and a Site of Special Scientific Interest.
Habitats	Local Value: Native Hedgerow with Trees. Low Value: Modified Grassland, Other Neutral Grassland, Tall Forbs and Bramble Scrub. No Value: Developed Land; Sealed Surface.
Great Crested Newt (GCN)	No waterbodies onsite. Grassland and scrub habitat onsite provide suitable terrestrial habitat. Two additional ponds were identified within 500m of the Site where found to be negative for GCN. The Site is considered to be Negligible Value to GCN.
Bats	Grassland and scrub onsite offer foraging and commuting opportunities, with adjacent hedgerow providing connectivity to the surrounding landscape. The Site is considered to be of Low Value to bat species.
Birds	The Site provides habitat of limited suitability to both breeding and non-breeding birds. The Site is considered to be of Low Value to locally common bird species.
Badger	The Site provides suitable foraging and commuting habitat but has limited opportunities for sett creation onsite. The Site is considered to be of Low Value to the species.
Otter	The Site provides negligible suitability habitat, however the river corridor to the north has good opportunity for foraging, commuting and breeding otter. The Site is considered to be of Negligible Value to the species.
Reptiles	The grassland and scrub onsite provides limited suitable foraging and refuge habitat with moderate connectivity to the wider landscape. The Site is considered to be of Low Value to the species.



ECOLOGICAL CONSIDERATIONS FOR LAMPETER PROPOSAL	
Priority Species	The Site offers suitability for hedgehog and common toad, no evidence was found during the walkover survey.
Invasive Non-Native Species	Schedule 9 invasive species Japanese knotweed is present onsite within bramble scrub parcel S3.
Further Survey and Assessment	- Construction Ecological Management Plan (CEcMP) including pre-construction check of riparian corridor within 150m of the Site to check for otter resting places. - A range of good practice avoidance, mitigation and compensation measures are recommended to address ecological impacts and reduce the likelihood of legal offences.



CONTENTS

EXECUTIVE SUMMARY4

CONTENTS.....6

1 INTRODUCTION7

1.1 SITE LOCATION & DESCRIPTION7

1.2 REPORT OBJECTIVES.....7

1.3 DEVELOPMENT PROPOSALS8

2 METHODOLOGY9

2.1 SURVEY AREA.....9

2.2 DESK STUDY9

2.3 FIELD SURVEY10

2.4 LIMITATIONS TO SURVEY10

2.5 ASSESSMENT10

3 RESULTS..... 12

3.1 DESK STUDY12

3.2 FIELD SURVEY14

4 RECOMMENDATIONS..... 20

4.1 POTENTIAL IMPACTS20

4.2 FURTHER SURVEY AND ASSESSMENT20

4.3 AVOIDANCE20

4.4 MITIGATION21

4.5 COMPENSATION/ENHANCEMENT21

APPENDICES..... 22

APPENDIX A – UKHAB MAP23

APPENDIX B – BAT SUITABILITY.....24

APPENDIX C – DESIGNATED SITES AND ANCIENT WOODLAND MAP27

APPENDIX D – POLICY AND LEGISLATION28

APPENDIX E – VALUE OF ECOLOGICAL FEATURES31

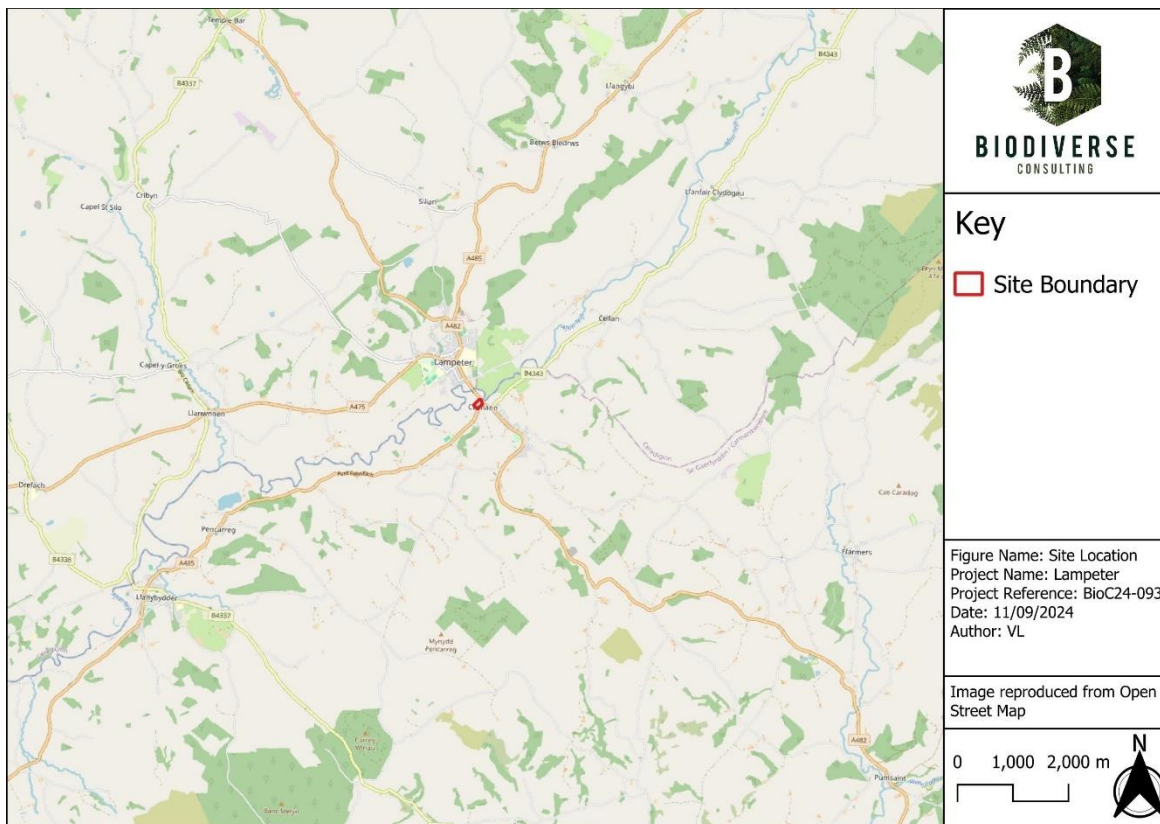


1 INTRODUCTION

1.1 SITE LOCATION & DESCRIPTION

The Site is located near Pencarreg, Cwmann, Carmarthenshire, SA48 8DR at an approximate central grid reference of SN 58214 47366 as illustrated in Figure 1. The Site currently consists mostly of grassland and hardstanding.

FIGURE 1: SITE LOCATION



1.2 REPORT OBJECTIVES

The aim of this report is to determine the potential ecological constraints and opportunities to the proposed development. The objectives of this report are to:

- Identify and describe ecological features/receptors that may be present on Site or within an identified Zone of Influence (Zoi).
- Outline potential mitigation, compensation or enhancement measures if required.
- Determine the need for and scope of further surveys.



1.3 DEVELOPMENT PROPOSALS

The Site is proposed to be developed into a commercial food store, with associated infrastructure including a hardstanding carpark and landscaping, based on current plans at the date of production of this report (see Figure 2; Proposed Setting Out Site Plan).

FIGURE 2: DEVELOPMENT PLANS





2 METHODOLOGY

2.1 SURVEY AREA

The survey area comprised the 'Site' (Figure 3) and, where access was available, an appropriate buffer.

FIGURE 3: SURVEY AREA



2.2 DESK STUDY

A desk study was undertaken to obtain pre-existing ecological information relevant to the assessment. The desk study included:

- An assessment of aerial imagery and Ordnance Survey mapping.
- A search of the MAGIC website¹ for designated Sites and European Protected Species within 2km of the Site.
- A request to the Local Record Centre (LRC) for records of non-statutory designated Sites and protected and priority habitats and species within 2km of the Site.

¹ Multi Agency Geographic Information for the Countryside (www.magic.gov.uk)



2.3 FIELD SURVEY

Table 1 provides a summary of the field surveys undertaken. Full details of each survey are provided in the subsequent sections. All surveys were undertaken by suitably experienced and licenced ecologists; full details are available on request.

TABLE 1: SURVEY SUMMARY

SURVEY TYPE	DATE	TEMPERATURE	CLOUD	PRECIPITATION	WIND ²
PEA survey	10/09/2024	17°C	80%	None	1-2
eDNA survey	01/05/2025	12 °C	30%	None	3
PEA update survey	12/08/2026	32 °C	10%	None	2

2.3.1 Habitats/Protected Species

The Site was subject to a Preliminary Ecological Appraisal (PEA) walkover survey during which habitats were assessed in line with the UK Habitat Classification (UKHab) methods³. As part of the survey, the Site was also checked for evidence of protected and priority species, and habitats were assessed for their potential to support them.

2.3.2 Great Crested Newt

Habitat Suitability Index

Ponds were assessed for their potential to support Great Crested Newts (GCN) using the Habitat Suitability Index (HSI) assessment^{4,5} which combines range of variables about a water body to determine its suitability.

eDNA Survey

Ponds were assessed for presence/absence of GCN using eDNA sampling following good practice methods⁶. Samples were tested for GCN eDNA by Surescreen Scientifics LTD⁷.

² Beaufort wind force scale <https://www.metoffice.gov.uk/weather/guides/coast-and-sea/beaufort-scale>

³ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2023) The UK Habitats Classification User Manual Version 2. Available from: <http://www.ukhab.org/>

⁴ Oldham et al. (2000) Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). Herpetological Journal 10(4), 143–155.

⁵ ARG UK (2010) Advice Note 5: Great Crested Newt Habitat Suitability Index. Available from: <https://www.arguk.org/info-advice/advice-notes/9-great-crested-newt-habitat-suitability-index-arg-advice-note-5/file>

⁶ PondNet: How to Collect and eDNA sample. Available from: <https://freshwaterhabitats.org.uk/wp-content/uploads/2015/08/eDNA-method-protocol.pdf>

⁷ <https://www.surescreenscientifics.com>



2.3.3 Bats

Survey methods and assessment are based on the Bat Conservation Trust (BCT) Good Practice Guidelines⁸. A Ground Level Tree Assessment (GLTA) determined the value of trees and a Preliminary Roost Assessment (PRA) determined the value of structures to roosting bats and the need for further survey and/or mitigation.

A Daytime Bat Walkover (DBW) assessed habitats for bats to roost, commute, and forage both on Site and in the surrounding area. The aim was to determine the suitability of the Site for bats, to assess whether further bat surveys will be needed and how those surveys should be safely carried out.

2.4 ASSESSMENT

The PEA surveys may provide sufficient information to accurately determine the value of some features, whereas other features may require further study to allow this. Features for which sufficient information is available at this stage are assigned a value using a geographic frame of reference in line with guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM) (Appendix F).

⁸ Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). Bat Conservation Trust



3 RESULTS

3.1 DESK STUDY

3.1.1 Designated Sites

Two statutory and no non-statutory designated sites were identified within 2km of the Site; a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). SSSIs are considered to be of national value and SACs of international value.

A summary of statutory designated Sites is provided in Table 2 with a LRC map of the designated sites provided in Appendix C.

TABLE 2: DESIGNATED SITES

DESIGNATION	SITE NAME	REASON FOR DESIGNATION	DISTANCE FROM SITE
Statutory Designated Sites			
SAC	Afon Teifi / River Teifi	A large river flowing over hard rock. It is mainly mesotrophic with some oligotrophic sections and represents an outstanding example of a sub-type 3 river. Annex 1 Habitats Present: 3130 Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoëto-Nanojuncetea. Annex 2 species present: • 1096 Brook lamprey • 1099 River lamprey • 1106 Atlantic salmon • 1163 Bullhead • 1355 Otter • 1831 Floating water-plantain	86m
SSSI	Afon Teifi / River Teifi	See above.	86m



3.1.2 Priority Habitats / Ancient Woodland

There are no records of Priority Habitats or ancient woodland within or bordering the Site and no records of priority habitats within 2km were returned by the LRC. There are records of ancient woodland within 2km of the Site including: Ancient Semi Natural Woodland (closest area at over 1200m), Restored Ancient Woodland Site, Plantation on Ancient Woodland Site, Ancient Woodland Site of Unknown Category and NRW Priority Area (Woodland PAWS). The LRC map of the ancient woodland habitats is provided in Appendix C.

3.1.3 Protected and Priority Species

Relevant records of recent (2014–present) protected, priority or otherwise notable species provided by the LRC are discussed in the results sections below. The LRC search results are available on request.

3.1.4 Landscape Context

A review of aerial imagery and Ordnance Survey mapping shows that the surrounding landscape comprised predominately agricultural areas alongside some residential and commercial buildings. The A482 and A485 roads delineate the eastern and southern boundaries of the Site. To the North of the Site lies the River Teifi SAC/SSSI.



3.2 FIELD SURVEY

3.2.1 Habitats

The 1.480ha Site is comprised of grassland, bramble scrub and hardstanding. Detailed accounts of the UKHab habitats are provided below. A map of the UKHab habitats is provided in Appendix A.

IMAGE 1 – OTHER NEUTRAL GRASSLAND



IMAGE 2 – MODIFIED GRASSLAND



IMAGE 3 – NATIVE HEDGEROW WITH TREES



IMAGE 4 – TALL FORBS



3.2.1.1 g4 – Modified Grassland (MG)

The 1.200ha parcel (G5) is frequently mown with a sward height of 15cm, a grass to forb ratio of 90:10 and 5% bare ground. Species density was an average of 5 species per meter squared.

Species present include: frequent Yorkshire fog *Holcus lanatus* and creeping bent *Agrostis stolonifera* alongside occasional white clover *Trifolium repens*, meadow foxtail *Alopecurus pratensis*, cock's-foot *Dactylis glomerata*, rarely present meadow vetchling *Lathyrus pratensis*, creeping buttercup *Ranunculus repens*, ribwort plantain *Plantago lanceolata*, common bird's-



foot-trefoil *Lotus corniculatus*, hogweed *Heracleum sphondylium*, bramble *Rubus fruticosus*, dock *Rumex* sp., *Taraxacum* sp., meadowsweet *Filipendula ulmaria*, hedge bindweed *Calystegia sepium*, field horsetail *Equisetum arvense* and creeping thistle *Cirsium arvense*.

This habitat is considered to be of Low Value due to low diversity supporting a range of locally and nationally common species.

3.2.1.2 g3c – Other Neutral Grassland

G1: 0.048ha in size, with a sward height of 50cm, a grass to forb ration of 80:20 and 0% bare ground. Species density was an average of 4 species per meter squared.

Species present include: abundant perennial rye-grass *Lolium perenne* alongside frequent cock's foot, occasional *Rumex* sp., common bent *Agrostis capillaris* and sweet vernal-grass *Anthoxanthum odoratum*, and rarely present *Taraxacum* sp., silverweed *Potentilla anserina*, ribwort plantain, oxeye daisy *Leucanthemum vulgare*, hogweed, common knapweed *Centaurea nigra*, imperforate St John's-wort *Hypericum maculatum*, spear thistle *Cirsium vulgare* and spear mint *Mentha spicata*.

G2: 0.023ha in size, with a sward height of 40cm, a grass to forb ration of 80:20 and 5% bare ground. Species density was an average of 4 species per meter squared.

Species present include: frequent false oat-grass *Arrhenatherum elatius* alongside occasional meadow vetchling, cock's foot and common bent, and rarely present common knapweed, *Rumex* sp., bramble, ribwort plantain, spear thistle, yellow iris *Iris pseudacorus*, imperforate St John's-wort, creeping thistle, creeping cinquefoil *Potentilla reptans*, greater plantain *Plantago major* and *Taraxacum* sp.

G3: 0.005ha in size, with a sward height of 50cm, a grass to forb ration of 80:20 and 0% bare ground. Species density was an average of 4 species per meter squared. The species present in this parcel were the same as in G3.

All three parcels are considered to be of Low Value due to their low diversity supporting a range of locally and nationally common species.

3.2.1.3 h3d – Bramble Scrub

S1: 0.010ha in size. Species present include: dominant bramble with occasional cock's foot and perennial rye-grass and rare common knapweed, hogweed, *Rumex* sp. and creeping thistle.

S2: 0.008ha in size. Species present include: dominant bramble with occasional common nettle *Urtica dioica*, *Epilobium* sp. and false oat-grass and rarely present imperforate St John's-wort, *Rumex* sp. and cock's foot.



S3: 0.009ha in size. Species present include: dominant bramble with occasional *Epilobium* sp. and rarely present creeping thistle, false oat-grass, hogweed and Japanese knotweed *Reynoutria japonica*.

These habitats are considered to be of Low Value due to their low diversity supporting a range of locally and nationally common species.

3.2.1.4 u1f 16 – Tall Forbs

Single parcel, 0.007ha in size. Located on a mound within which has prevented mowing.

Species present include: creeping thistle, bramble, common nettle, hogweed and *Epilobium* sp.

This habitat is considered to be of Low Value due to their low diversity supporting a range of locally and nationally common species.

3.2.1.5 u1b – Developed Land; Sealed Surface

Three parcels of hard-standing are present onsite, measuring 0.158ha, 0.005ha and 0.007ha.

These habitats are considered to be of No Value.

3.2.1.6 h2a6 – Native Hedgerow with Trees

Measuring 0.106km, the hedgerow is two metres tall and three metres wide with no gaps and comprised of a mix of ash *Fraxinus excelsior*, holly *Ilex aquifolium*, hazel *Corylus avellana*, grey willow *Salix cinerea*, hawthorn *Crataegus monogyna*, wild plum *Prunus domestica*, dog rose *Rosa canina*, elder *Sambucus nigra* and blackthorn *Prunus spinosa*. Mature trees are predominately willow and ash.

This habitat is considered to be of Local Value

3.2.1.7 Invasive Species

A single stand of Japanese knotweed (schedule 9 invasive species) was identified within bramble scrub S3.

IMAGE 5 – JAPANESE KNOTWEED WITHIN S3



3.2.2 Protected Species

Protected species are afforded a level of legal protection which means that their presence may pose a constraint to development. A summary of relevant legislation and associated species is provided in Appendix E.

The following sections describe the results of the field surveys and an appraisal of desk study data. Species not addressed below are considered extremely unlikely to be present and/or affected by the development and so are scoped out of further assessment.

3.2.2.1 Great Crested Newt (*Triturus cristatus*)

The desk study returned no records of GCN.

A single waterbody is present within the Site ('1'), however it is considered to be unsuitable for breeding GCN due to its small extent, shallow depth, very poor water quality and lack of any vegetation/substrate suitable for egg laying. This is supported by the 2025 survey visit which found P1 to be dry. Two additional waterbodies were identified within 500m of the Site (see Figure 4 below). Pond '2' is the closest at approximately 230m from the Site boundary, with pond '3' approximately 275m from the Site boundary (see Figure 4). Both '2' and '3' are considered to have moderate connectivity to the Site through hedgerows. An eDNA survey was conducted on

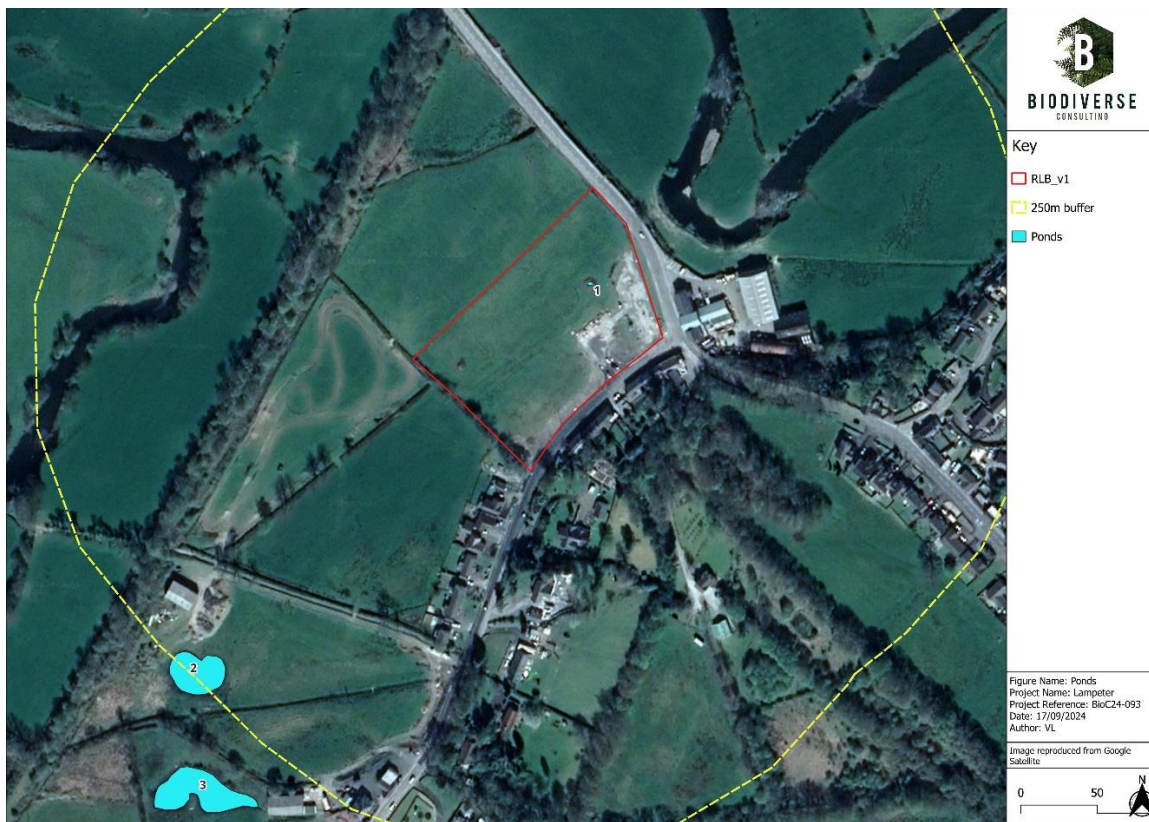


both pond P2 and P3 in May 2025 and were found to be negative for GCN. Survey results are provided within Appendix D.

Grassland and scrub habitat onsite offers some suitable habitat for the terrestrial phase of this species.

Due to the unsuitability of P1 and the negative eDNA results within P2 and P3, the Site is considered to be of Negligible Value for GCN. Due to the age of survey results, a precautionary approach will be taken to protect the favourable conservation status of the species.

FIGURE 4: POND LOCATIONS



3.2.2.2 Bats

The desk study identified 44 records of bats within 2km of the Site, with species including: Soprano pipistrelle *Pipistrellus pygmaeus*, common pipistrelle *Pipistrellus pipistrellus*, noctule *Nyctalus noctule*, Daubenton's *Myotis daubentoniid*, brown long-eared *Plecotus auratus* and Natterer's *Myotis nattereri*.

The Site contained no buildings, trees or other structures, therefore offers no roosting opportunities for bats. Grassland and scrub on Site offer some, albeit limited foraging potential with offsite hedgerows immediately adjacent to the Site boundary offering good connectivity to the wider landscape.



The Site is considered to be of low value to bats.

3.2.2.3 Birds

The desk study returned a large number of bird species within 2km of the Site, including Schedule 1 species: Barn Owl *Tyto alba*, Hen Harrier *Circus cyaneus*, and Red Kite *Milvus milvus*.

The Site offers some potential nesting habitat within the boundary scrub with very low potential for ground-nesting species within the open grassland that is limited by grazing livestock, resulting in a low sward height. The grassland onsite offers limited foraging and roosting opportunities for wintering birds and no nesting alongside very limited foraging for schedule 1 species.

The Site is considered to be of low value to locally common bird species.

3.2.2.4 Badger (*Meles meles*)

The desk study returned no records of badger within 2km of the Site.

The grassland and scrub provide foraging and commuting opportunities onsite, however there is limited suitable habitat for sett creation present due to the low structural diversity of habitat within the Site. No evidence of badger activity, such as footprints, latrines, or snuffle holes were found during the walkover survey.

The Site is considered to be of low value to badger and a precautionary approach will be taken during construction.

3.2.2.5 Otter

The desk study returned 17 records of otter within 2km of the Site, with the closest being 234m from the Site within the River Teifi.

The habitats within the Site provides very limited opportunities for foraging, commuting, resting places and holt-creation. Pond 1 within the site is not considered suitable for foraging due to its small extent and lack of resources.

The Site is considered to be of negligible value to otter and a precautionary approach will be taken during construction to avoid impacts on this species.

3.2.2.6 Reptiles

The desk study returned a single record for slow worm *Anguis fragilis* within 2km of the Site (recorded 1868m from the Site).

The Site offers some opportunity for foraging, commuting, basking and hibernating in the grassland and scrub areas. Connectivity to better suited habitat within the wider area is considered to be moderate.

The Site is considered to be of low value to reptiles and a precautionary approach will be taken during construction to avoid impacts on this species.



3.2.2.7 Hazel Dormouse

The desk study returned no records of hazel dormouse within 2km of the site.

The Site provides limited suitable habitat for hazel dormouse within isolated pockets of scrub, and connectivity to areas of suitable habitat for the species is considered poor; therefore this species is scoped out of further assessment.

3.2.2.8 Priority Species

The Site has the potential to support priority species including hedgehog *Erinaceus europaeus* (2 local records) and brown hare *Lepus europaeus* (2 local records) common toad *Bufo bufo*, however, no evidence of priority species was found at the time of survey.



4 RECOMMENDATIONS

4.1 POTENTIAL IMPACTS

The development has the potential to adversely impact valuable ecological features and some of these impacts may also constitute legal offences. The broad impacts include:

- Direct harm of animal species
- Disturbance of animal species
- Loss and degradation of valuable habitats
- Loss and degradation of habitats that support protected/priority species

Many of these impacts can be adequately addressed at this stage and therefore a range of good practice avoidance, mitigation and compensation measures are recommended below. Impacts to some features cannot be robustly assessed without additional information and so further surveys and assessments are recommended for such features.

4.2 FURTHER SURVEY AND ASSESSMENT

The following survey and assessment is recommended to provide a robust baseline for the assessment of the potential ecological impacts of the development:

- Construction Ecological Management Plan (CEcMP) including pre-construction check of riparian corridor within 150m of the Site to check for otter resting places.
- Measures to achieve a Net benefit for Nature (NBN) as per Chapter 6 of Planning Policy Wales by following the stepwise approach should be outlined within a Green Infrastructure Statement and its accompanying Ecological Management Plan.

4.3 AVOIDANCE

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

- 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.
- External lighting will be designed in line with BCT guidance⁹ to reduce impacts on bats and a range of other wildlife associated with retained and off-site habitats. Special care should be taken to protect the River Teifi SAC/SSSI to the north of the Site.

⁹ Bat Conservation Trust (2023) Guidance Note 08/23: Bats and Artificial Lighting at Night



4.4 MITIGATION

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

- Production of a Construction Ecological Management Plan that proposes method statements to avoid and/or reduce impacts of construction on ecological features identified within this report.
- All construction activities will be programmed to daytime hours to reduce disturbance to sensitive nocturnal species, such as bats and roosting bird species.
- Gaps of at least 13cm by 13cm will be created within boundaries to facilitate movement of hedgehogs and other small animals throughout the Site.
- Schedule 9 invasive will be removed by a licenced contractor to prevent the spread of invasives throughout the Site.

4.5 COMPENSATION/ENHANCEMENT

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

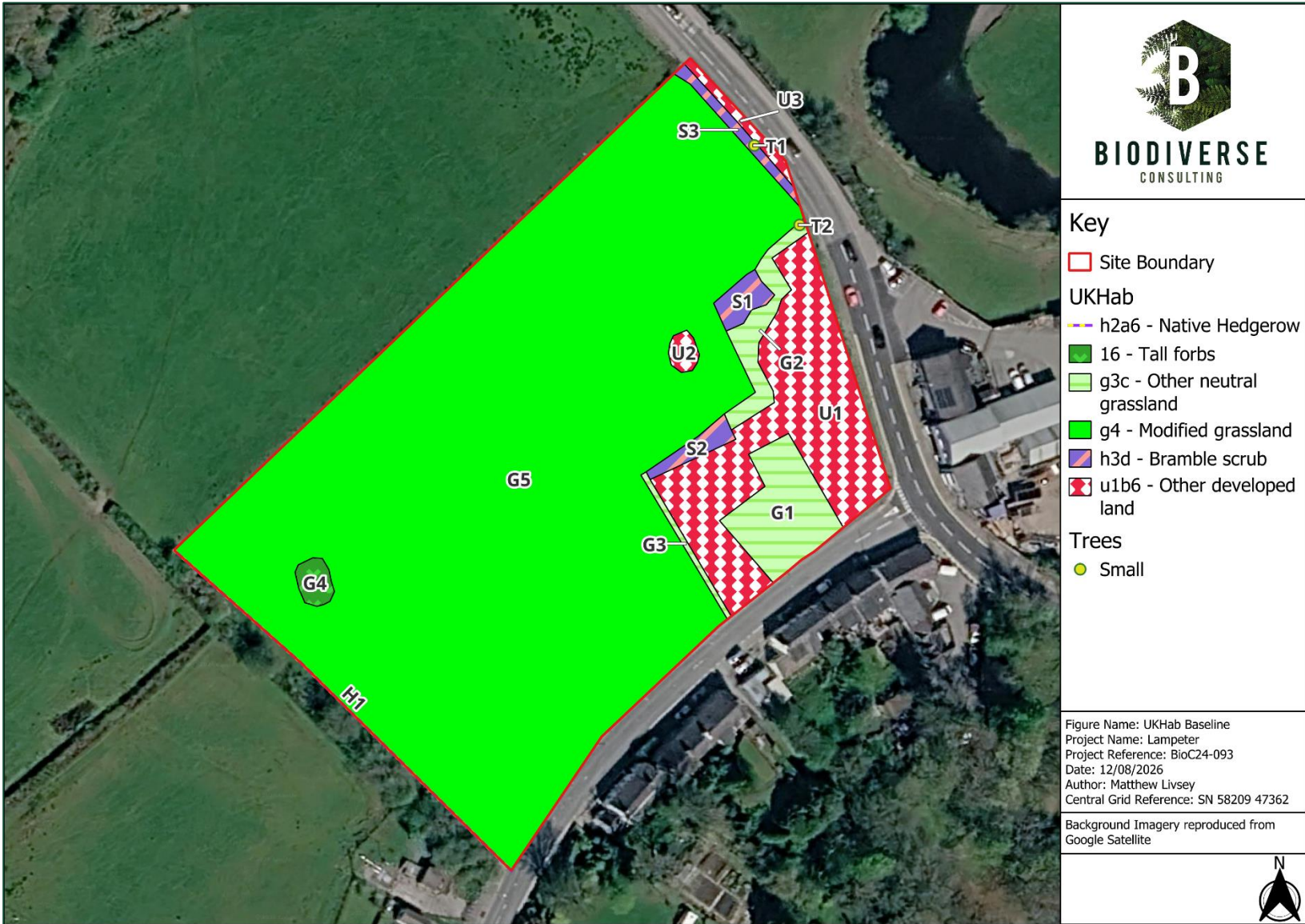
- Landscape planting to compensate for any tree/shrub loss shall include species native to the local area as well as berry and fruit-bearing species alongside pollinator species, to provide increased foraging opportunities in the local area.
- Landscaping along the northern and eastern boundaries of the Site should include scrub or hedgerow planting to create a buffer zone in order to reduce disturbance on the River Teifi SAC/SSSI.
- Incorporation of roosting/nesting/refugia opportunities for birds, bats and hedgehogs should be installed within the development.



APPENDICES



APPENDIX A – UKHAB MAP





APPENDIX B – BAT SUITABILITY

POTENTIAL SUITABILITY	DESCRIPTION	
	ROOSTING HABITATS IN STRUCTURES	POTENTIAL FLIGHT-PATHS AND FORAGING HABITATS
None	No habitat features on Site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all grounds/underground levels).	No Habitat features on Site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines or generate/shelter insect populations available to foraging bats.
Negligible (a)	No obvious habitat features on Site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can be use small and apparently unsuitable features on occasion.	No obvious habitat features on Site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost Sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost Sites do not provide enough space, shelter, protection, appropriate conditions(b) and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not classic cool/stable hibernation Site, but could be used by individual hibernating bats).	Habitat that could be used by small numbers of bats as flight-paths such as gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitats. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost Sites that could be	Continuous habitat connected to the wider landscape that could be used by



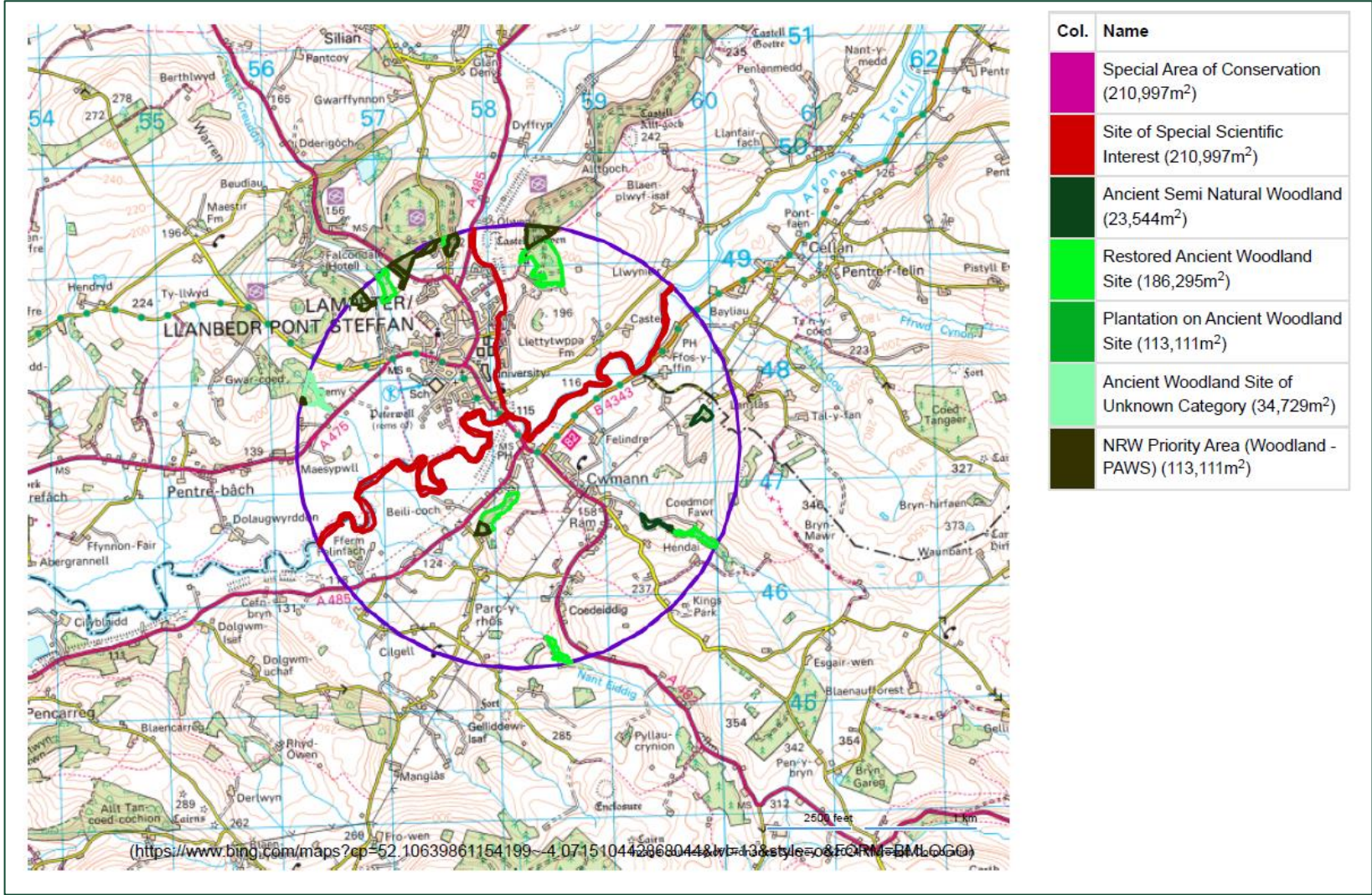
POTENTIAL SUITABILITY	DESCRIPTION	
	ROOSTING HABITATS IN STRUCTURES	POTENTIAL FLIGHT-PATHS AND FORAGING HABITATS
	used by bats due to their size, shelter, protection conditions(b) and hibernation – categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed.	bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland, or water.
High	A structure with one or more potential roost Sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions(b) and surrounding habitat. These structures have a potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation Site.	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys. Streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.



POTENTIAL SUITABILITY	DESCRIPTION	
	ROOSTING HABITATS IN STRUCTURES	POTENTIAL FLIGHT-PATHS AND FORAGING HABITATS
	a. Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). b. For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. c. Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in that UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.	



APPENDIX C – DESIGNATED SITES AND ANCIENT WOODLAND MAP





APPENDIX D –EDNA SURVEY RESULTS

Folio No:
Purchase Order:
Contact:
Issue Date:
Received Date:

1309-2025
PO BioC24-093-002
Biodiverse Consulting
23.05.2025
09.05.2025



GCN eDNA Analysis

Summary

When great crested newts (GCN), *Triturus cristatus* , inhabit a pond, they continuously release small amounts of their DNA into the environment. By collecting and analyzing water samples, we can detect these small traces of environmental DNA (eDNA) to confirm GCN habitation or establish GCN absence.

Results

Lab ID	Site Name	OS Reference	Degradation Check	Inhibition Check	Result	Positive Replicates
GCN25 0179	Lidl Lampeter - P2	SN 57975 47138	Pass	Pass	Negative	0/12

Matters affecting result: none

Reported by: Amy Bermudez

Approved by: Consuela Sopronyi



Folio No:

1250-2025

Purchase Order:

BioC24-093

Contact:

Biodiverse Consulting

Issue Date:

22.05.2025

Received Date:

08.05.2025

SureScreen

Scientifics

GCN eDNA Analysis

Summary

When great crested newts (GCN), *Triturus cristatus*, inhabit a pond, they continuously release small amounts of their DNA into the environment. By collecting and analyzing water samples, we can detect these small traces of environmental DNA (eDNA) to confirm GCN habitation or establish GCN absence.

Results

Lab ID	Site Name	OS Reference	Degradation Check	Inhibition Check	Result	Positive Replicates
GCN25 0175	Lidl Lampetes - P3	SN 57971 47064	Pass	Pass	Negative	0/12

Matters affecting result: none

Reported by: Amy Bermudez

Approved by: Lauryn Jewkes



APPENDIX E - POLICY AND LEGISLATION

The Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981¹⁰, as amended by the Countryside and Rights of Way Act (CROW) 2000¹¹ and the Natural Environment and Rural Communities Act (NERC) 2006¹², is the main legislation that protects wildlife in Great Britain and is the mechanism for defining and protecting nationally important Sites of Special Scientific Interest (SSSI). The legislation makes it offence to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 to the Act; intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act; intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection; and
- Pick or uproot any wild plant listed under Schedule 8 of the Act. Schedule 9, Part II of the Act also lists many species for which it is an offence to plant, or otherwise cause to grow, in the wild. Any material containing Japanese knotweed is also identified as controlled waste under the Environmental Protection Act 1990¹³ and must be disposed of properly at licenced landfill according to the Environmental Protection Act (Duty of Care) Regulations 1991¹⁴.

The Conservation of Habitats and Species Regulations 2017

The Conservation of Habitats and Species Regulations 2017¹⁵ (the 'Habitat Regulations'), as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019¹⁶, establish the requirements for protecting Sites that are internationally important for

¹⁰ Wildlife and Countryside Act 1981. Available from: <https://www.legislation.gov.uk/ukpga/1981/69>

¹¹ The Countryside and Rights of Way Act 2000. Available from:

<https://www.legislation.gov.uk/ukpga/2000/37/contents>

¹² Natural Environment and Rural Communities Act 2006. Available from:

<https://www.legislation.gov.uk/ukpga/2006/16/contents>

¹³ The Environmental Protection Act 1990. Available from:

<https://www.legislation.gov.uk/ukpga/1990/43/contents>

¹⁴ The Environmental Protection Act (Duty of Care) Regulations 1991. Available from:

<https://www.legislation.gov.uk/uksi/1991/2839/made>

¹⁵ The Conservation of Habitats and Species Regulations 2017. Available from:

<https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

¹⁶ The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

Available from: <https://www.legislation.gov.uk/ukdsi/2019/9780111179512/contents>



threatened habitats and species – the National Site Network – and thus the requirement for a ‘Habitat Regulations Assessment’ of plans or developments with potential to affect them.

The Habitat Regulations also establish the strict protection of some species – European Protected Species – and make it an offence to deliberately capture, kill or disturb certain wild animals, and to damage or destroy a breeding Site or resting place of such an animal even if the animal is not present at the time.

Natural Environment & Rural Communities (NERC) Act 2006

The NERC Act 2006⁸ places a duty on local planning authorities to have due regard for biodiversity and nature conservation during their operations, and thus ensures that biodiversity is a key consideration in the planning process. The Act also establishes a list of species and habitats of principal importance (‘Priority’ Species and Habitats) for the conservation of biodiversity.

The Environment (Wales) Act 2021¹⁷

The Environment Act 2021 provides a framework for environmental protection in the UK. It is a wide-range piece of legislation affecting many aspects of the natural environment, including biodiversity. The act sets clear targets to halt the decline in wildlife populations through a legally binding target for species abundance by 2030 and a requirement to increase species populations by 10% by 2042.

Ramsar Convention

The Convention on Wetlands of International Importance especially as Waterfowl Habitat (the ‘Ramsar Convention’¹⁸) provides the only international mechanism for protecting internationally important wetlands; such Sites are designated as Ramsar Sites. It is government policy that Ramsar Sites are afforded the same level of protection as Sites in the National Site Network and so they are also subject to HRA.

Protection of Badgers Act 1992

Badgers receive strict protection under the Protection of Badgers Act 1992¹⁹, which prohibits the taking, injuring, selling, possessing or killing of badgers and makes it an offence to ill-treat any badger, damage, destroy, disturb or cause a dog to enter a badger sett.

The Hedgerow Regulations 1997

¹⁷ The Environment Act 2021. Available from: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

¹⁸ The Ramsar Convention <https://www.ramsar.org/>

¹⁹ Protection of Badgers Act 1992. Available from: <https://www.legislation.gov.uk/ukpga/1992/51/contents>



The Hedgerow Regulations 1997²⁰ establishes the legal protection of important countryside hedgerows, principally ancient and species-rich hedgerows. The Hedgerow Regulations also provide arrangements for planning authorities to protect important hedgerows in the countryside by controlling their removal through a system of notification.

Planning Policy Wales

Planning Policy Wales²¹ sets out the Welsh Government's requirement for the planning system in Wales and in doing so establishes the framework within which local planning authorities can develop their own planning policies.

Biodiversity Action Plans

The UK Biodiversity Action Plan (UK BAP) was developed to fulfil the Rio Convention on Biological Diversity in 1992, to which the UK is a signatory. The UK Post-2010 Biodiversity Framework²² succeeded the UKBAP and expired in 2019, but the UKBAP priority species and habitats are retained through the NERC Act 2006. Regional and local BAPs have also been developed for species/habitats of nature conservation importance at regional and local levels.

²⁰ The Hedgerow Regulations 1997. Available from: <http://www.legislation.gov.uk/ukxi/1997/1160/contents/made>

²¹ Planning Policy Wales 2021 (edition 11). Available from: https://www.gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

²² UK Post-2010 Biodiversity Framework. Available from: <https://hub.jncc.gov.uk/assets/587024ff-864f-4d1d-a669-f38cb448abdc>



APPENDIX F – VALUE OF ECOLOGICAL FEATURES

VALUE	EXAMPLES
International	• An internationally designated Site or candidate Site (SPA, pSPA, SAC, cSAC, pSAC, Ramsar Site) or an area which meets the designation criteria for such Sites. • Internationally significant and viable areas of a habitat type listed in Annexe 1 of the Habitats Directive, or smaller areas of such habitat, which are essential to maintain the viability of a larger whole. • Any regularly occurring, globally threatened species. • A regularly occurring population of an internationally important species, which is threatened or rare in the UK, of uncertain conservation status • A regularly occurring, nationally significant population/number of any internationally important species.
National	• A nationally designated Site (<u>e.g.</u> SSSI, NNR) or a discrete area which meets the published selection criteria for national designation (e.g. SSSI selection guidelines) irrespective of whether or not it has yet been notified. • A viable area of a UK BAP priority habitat, or smaller areas of such habitat which are essential to maintain the viability of a larger whole. • A regularly occurring significant number/population of a nationally important species <u>e.g.</u> listed on the Wildlife and Countryside Act 1981 (as amended). • A regularly occurring population of a nationally important species that is threatened or rare in the county or region. • A feature identified as being of critical importance in the UK BAP.
Regional / County	• Viable areas of key habitat identified in the Regional or County BAP or smaller areas of such a habitat, which are essential to maintain the viability of the larger whole. • Regional/county significant and viable areas of key habitat identified as being of regional value in the appropriate English Nature (now Natural England) Natural Area. • A regularly occurring significant population/number of any important species important at a regional/county level. • Any regularly occurring, locally significant population of a species which is listed in a Regional/County Red Data Book or BAP on account of its regional rarity or localisation. • Sites of conservation importance that exceed the district selection criteria but that fall short of SSSI selection guidelines.
City/District/ Borough	• Areas of habitat identified in a District/City/Borough BAP or in the relevant Natural Area profile. • Sites that the designating authority has determined meet the published ecological selection criteria for designation, including Local Nature Reserves selected on District/City/Borough ecological criteria. • Sites/features that are scarce within the District/City/Borough or which appreciably enrich the District/City/Borough habitat resource.



VALUE	EXAMPLES
	• A diverse and/or ecologically valuable hedgerow network. • A population of a species that is listed in a District/City/Borough BAP because of its rarity in the locality or in the relevant Natural Area profile because of its regional rarity or localisation. • A regularly occurring, locally significant number of a District/City/Borough important species during key phases of its life cycle.
Parish	• A feature considered scarce within a Parish or which appreciably enriches the Parish resource.
Local	• Areas identified in a Local BAP or the relevant natural area profile. • Sites/features which area scarce in the locality or which are considered to appreciably enrich the habitat resource within the local context, e.g. species-rich hedgerows. • Local Nature Reserves selected on Parish/Local ecological criteria. • Significant numbers/population of a locally important species <u>e.g.</u> one which is listed on the Local BAP. • Any species, populations or habitats of local importance.
Low	• Habitats of moderate to low diversity which support a range of locally and nationally common species, the loss of which can be easily mitigated.



BIODIVERSE
CONSULTING

Dissington Hall
Dalton
Newcastle upon Tyne
NE18 0AD

www.biodiverseconsulting.co.uk