

**kite ecology**

**Extended Phase 1 and Protected  
Species Survey**

**Land to the south of Llon Cardi Bach,  
Cilgerran, Pembrokeshire**

**Enfys Developments Ltd**

**Updated Report**

**April 2025**

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This report, and the information contained in it, is intended to be valid for a maximum of 12 months from the date of the survey, providing no significant baseline changes have occurred.

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1962	001	Draft	09042025
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## **1 Executive Summary**

- 1.1 An updated extended phase 1 and protected species survey of land to the south of Llon Cardi Bach, Cilgerran, Pembrokeshire were commissioned by Amity Planning on behalf of Enfys Developments Ltd in relation to a planning application. Under the current proposals, the land would be developed for housing.
- 1.2 A walkover survey of the site was carried out on 5<sup>th</sup> August 2020 when it was surveyed for evidence of use by protected species including badgers, bats, birds, dormice and reptiles as these were considered the species most likely to utilise the site. Habitats on site were also recorded. All surveys were completed by a suitably licensed and experienced ecologist. Due to the time that had elapsed since the original survey, a repeat walkover survey was completed on 8<sup>th</sup> April 2025 to ensure no baseline changes had occurred.
- 1.3 No evidence of protected species was found on site. The site comprises an improved agricultural field which has been left in fallow. The hedgerows surrounding the site are species rich, but are well maintained as boundary features. There has been no baseline changes since the original survey.
- 1.4 While there was no evidence of protected species on site, the development should be used as an opportunity to improve the biodiversity of the site. It is considered unlikely that the development would impact on the biodiversity of the area.

## **2 Introduction and site description**

- 2.1 An extended phase 1 and protected species survey of land to the south of Lon Cardi Bach, Cilgerran, Pembrokeshire were commissioned by Amity Planning on behalf of Enfys Developments Ltd in relation to a planning application. Under the current proposals, the land would be developed for housing. The centre of the site is located at OSGR SN19604270.
- 2.2 The survey relates to an agricultural field situated to the south of the village of Cilgerran. The extent of the survey is shown in Figure 1 with a panoramic view of the site in Figure 2.

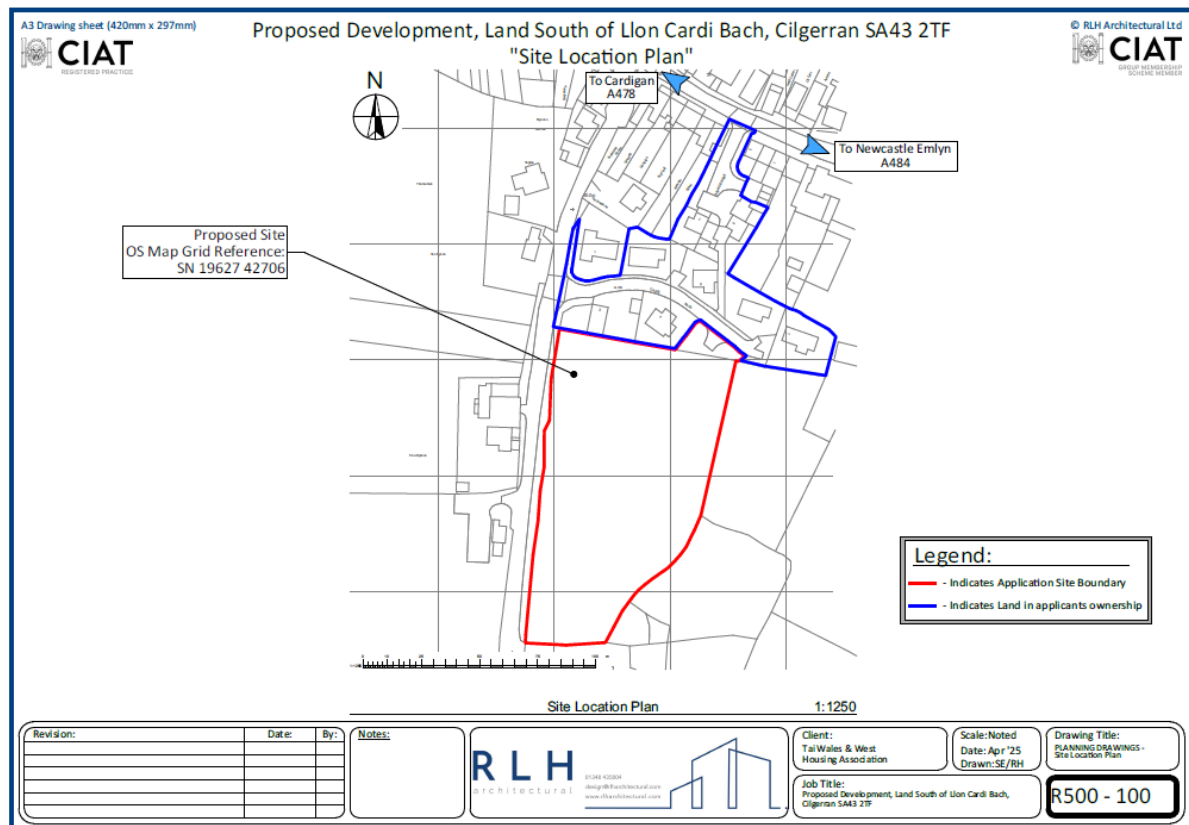


Figure 1. Survey area.



Figure 2. Panoramic photograph of the site taken from the gateway in the western hedgerow facing eastwards.

- 2.3 Unless the client indicates otherwise, all species records will be submitted to the relevant biological records centre.

### 3 Desk study and survey methodology

#### 3.1 General

A walkover survey of the site was carried out on 5<sup>th</sup> August 2020 when it was surveyed for evidence of use by protected species including badgers, bats, birds, dormice and reptiles as these were considered the species most likely to utilise the site. Habitats on site were also recorded. The weather during the surveys was cloudy (100% cover), with south westerly winds of Force 2, an average temperature of 17°C. Due to the time that had elapsed since the original survey, a repeat walkover survey was completed on 8<sup>th</sup> April 2025 to ensure no baseline changes had

occurred. The weather on the day of the survey was clear, with an average temperature of 15°C and light south easterly winds of Force 2. All surveys were undertaken by a suitably licensed ecologist who is a full member of the Chartered Institute of Ecology and Environmental Management and a Chartered Environmentalist. Surveys and reports have been completed following accepted guidelines and in accordance with CIEEM Guidelines for Ecological Report Writing (2015) and BS 42020:2013 *Biodiversity. Code of practice for planning and development*. (2013).

### 3.2 **Desk study**

3.2.1 A data search for a radius of 2km was commissioned from the West Wales Biological Information Centre.

### 3.2.2 **Aerial photographs**

Google Earth was used to identify any important landscape features surrounding the site.

### 3.2.3 **Designated sites**

The Multi-Agency Geographic Information website ([www.magic.gov.uk](http://www.magic.gov.uk)) was used to identify the presence of any protected sites within 2km of the survey area.

### 3.3 **On site surveys**

#### 3.3.1 **Phase 1**

A Phase 1 habitat survey was carried out following the standard field methodology set out in the *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit*, Joint Nature Conservation Committee 1990 (2003 edition).

#### 3.3.2 **Badgers**

The site, and where possible, a radius of 30 metres from the site boundary was searched for badger setts. Sett entrances are recognised by entrances c.300mm wide and c.200mm high and tend to have large accumulations of earth outside. Other signs searched for included 'snuffle holes' (holes dug by badgers when searching for invertebrates), 'dung pits' (small pits in which badgers deposit their faeces) and 'day nests' (nests of bedding material made by badgers for sleeping above ground).

#### 3.3.3 **Bats**

##### 3.3.3.1 **Trees**

Any trees were assessed for their potential use by roosting bats. Features such as peeling bark, woodpecker holes, splits and cracks were recorded. Trees were classed as being of low, medium or high bat potential depending on their suitability.

#### 3.3.4 **Dormice**

The hedges, scrub and woodland were assessed for their potential use by dormice and any areas of fruiting hazel were searched for hazel nuts opened in the characteristic way.

#### 3.3.5 **Birds**

Any birds seen or heard on site during the survey were recorded.

#### 3.3.6 **Reptiles**

The habitat was assessed for its potential use by reptiles with any suitable habitat or features also being recorded.

### 3.3.7 Other species

Incidental records of any other species seen or heard on site during the survey were also recorded.

## 4 Results

### 4.1 Data search

There are over 16,900 individual records within a 2km radius of the site. Many of the records relate to species along the River Teifi and associated habitats. The records most relevant to this development relate to a brown long eared roost *Plecotus auritus* within 70m of the site as well as common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus* and barbastelle *Barbastella barbastellus*. There are also records for hedgehog *Erinaceus europaeus* within 300m of the site. The species records are summarised on Figure 3. There are also a number of ancient woodlands within a 2km radius of the site. These are summarised on Figure

4.

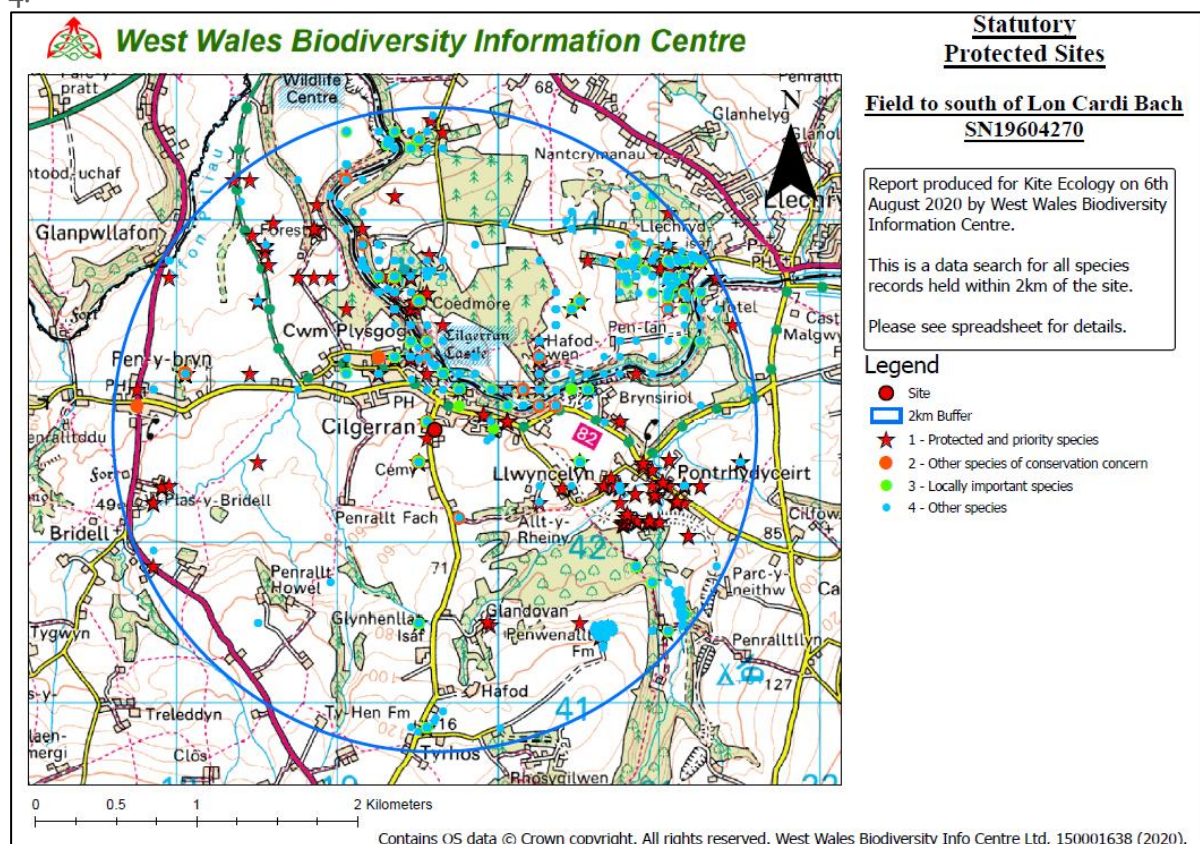


Figure 3. Summary of species records within a 2km radius of the site.



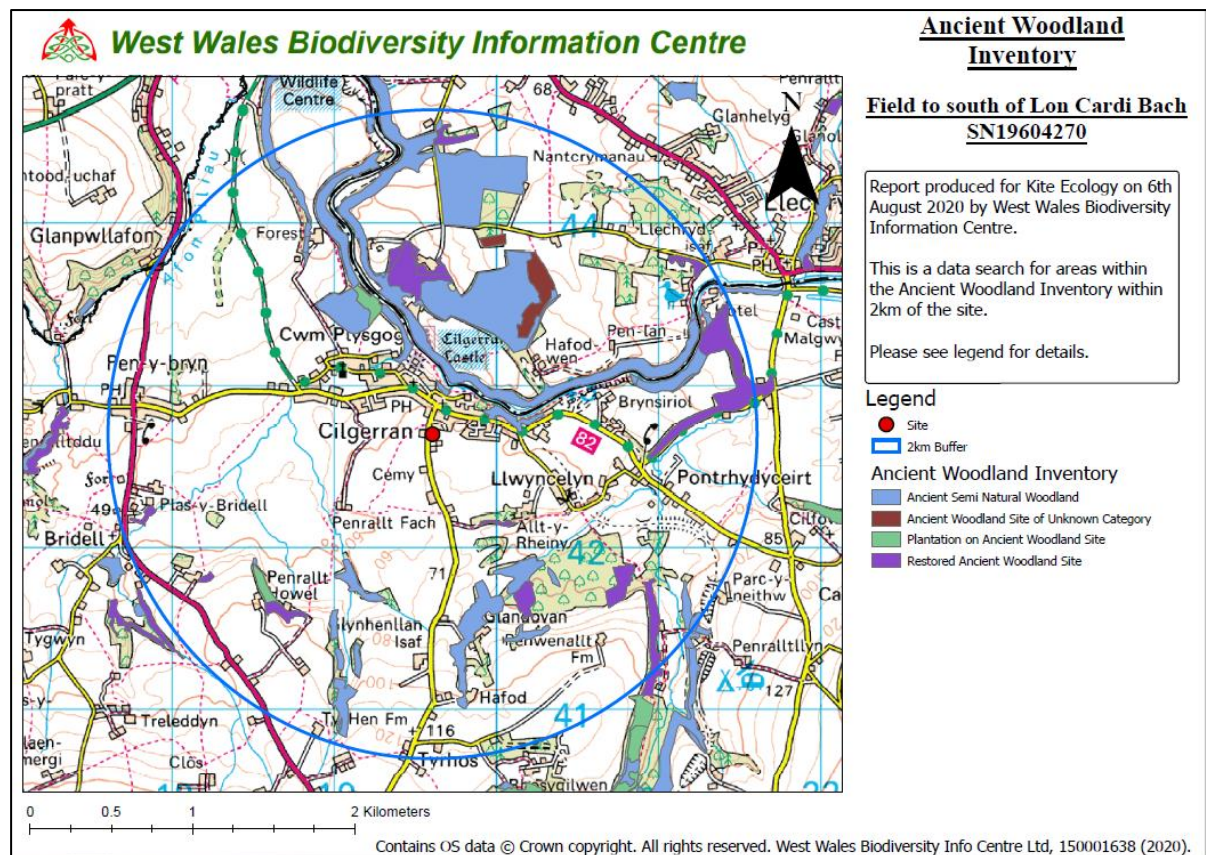


Figure 4. Location of ancient woodlands within a 2km radius of the site.

#### 4.2 Aerial photographs

Situated to the south of the village of Cilgerran, the field has existing housing to the north, with a minor road forming the western boundary. There are additional fields immediately to the east, with a further property to the south. The surrounding habitats are visible in Figure 5.



Figure 5. Aerial photograph of the site in relation to the surrounding habitats.

#### 4.3 Designated sites

The site 400m south of the Afon Teifi Site of Special Scientific Interest, the Teifi Estuary Woodlands and Marshes Site of Special Scientific Interest, River Teifi Special Area of Conservation and Coedmor National Nature Reserve. The designated sites are summarised in Figures 6 and 7.



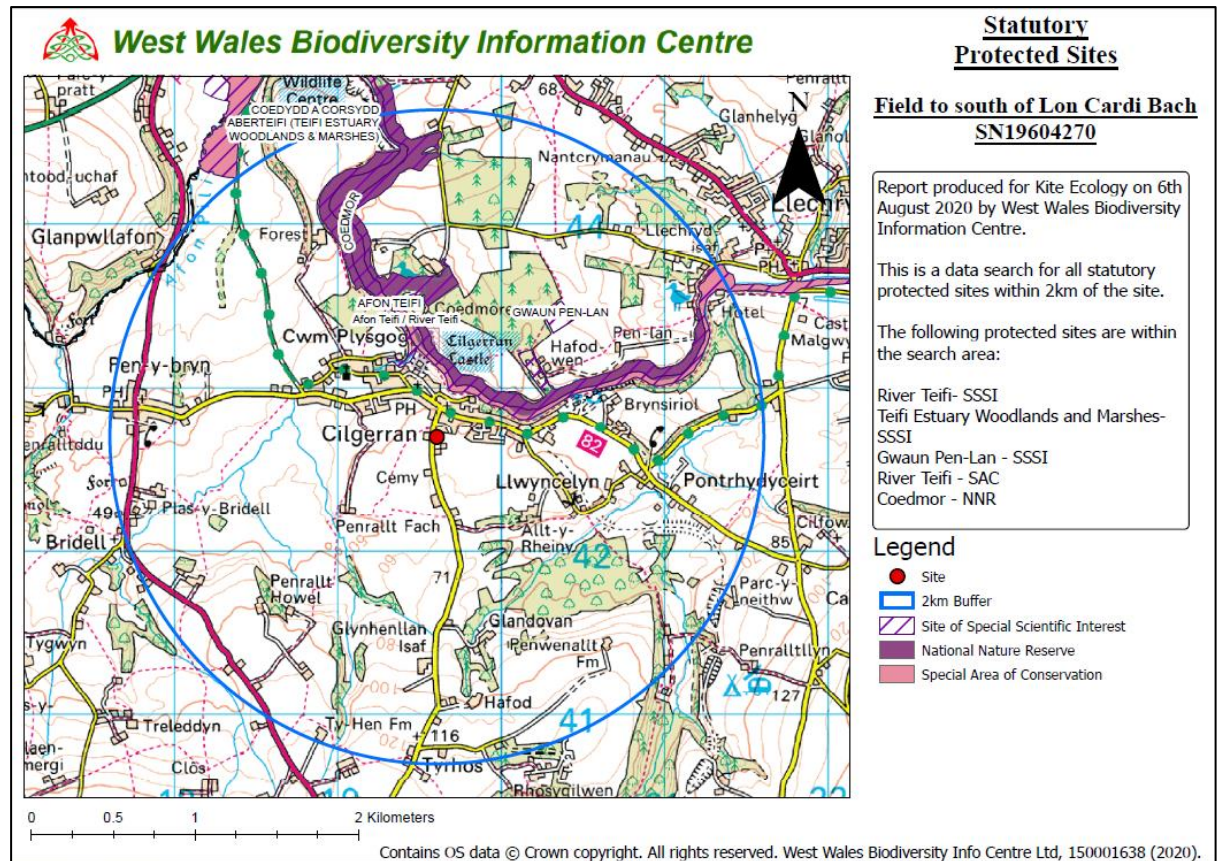


Figure 6. Designated sites in relation to the site.

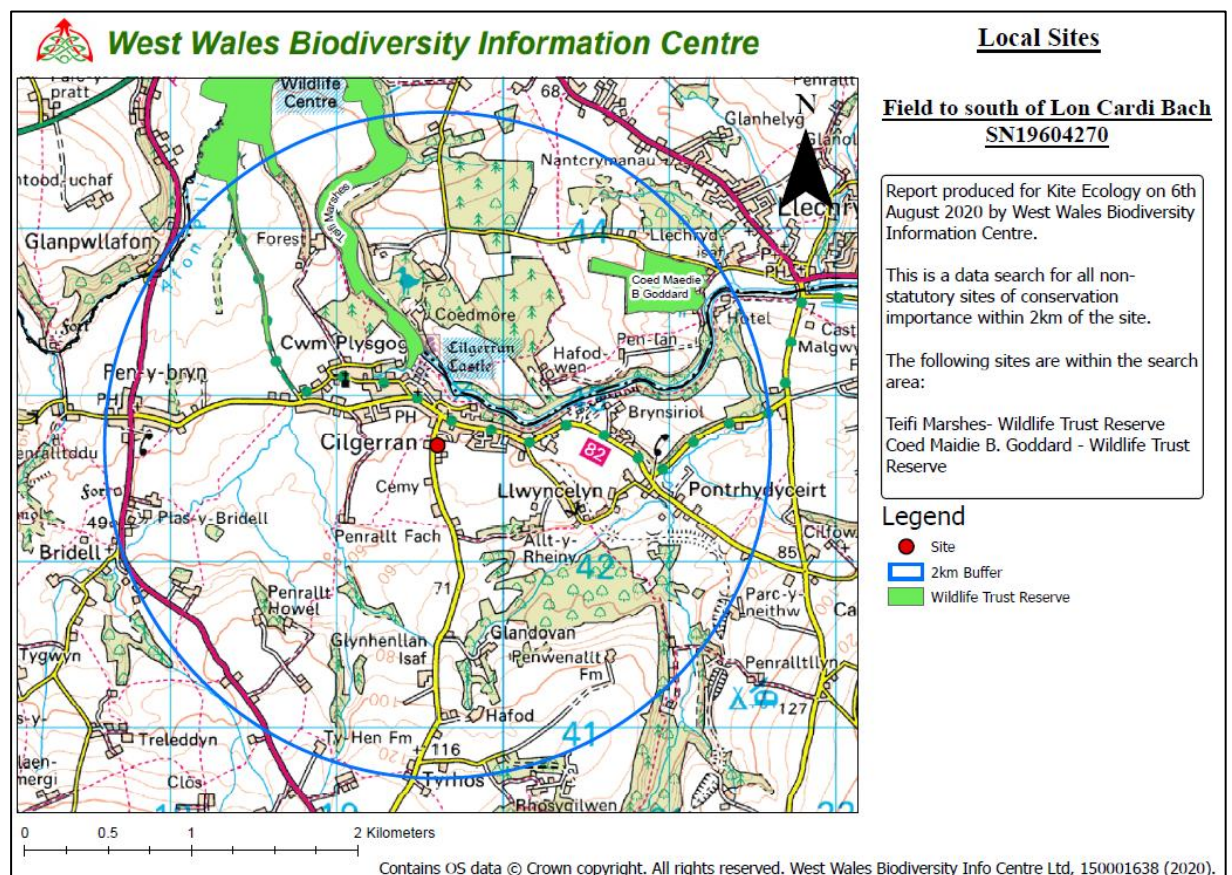


Figure 7. National Nature Reserve (Coedmor) in relation to the proposed development.



#### 4.4 On site surveys

##### 4.4.1 Phase 1

##### 4.3.1.1 H1 – western hedgerow

A roadside hedgerow c.2m wide and 2m high. It includes hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, sycamore *Acer pseudoplatanus*, ash *Fraxinus excelsior* and elder *Sambucus nigra*. There is also a mature oak *Quercus robur*. The hedgerow is dense and well maintained on its western side (immediately adjacent to the road).



Figure 7. H1 – eastern side of the western boundary hedgerow.

##### 4.3.1.2 H2 – northern boundary

This boundary is demarcated by a post and wire fence with occasional hawthorn, bramble *Rubus fruticosus* agg., alder *Alnus glutinosa* and privet *Ligustrum ovalifolium*. There are existing houses immediately to the north of this boundary feature, with all vegetation to the north of the fence, so within separate ownership.



Figure 8. H2 – northern boundary.

4.3.1.3 *H3 – eastern boundary*

The northern half of the eastern boundary is demarcated by a post and wire fence, with occasional bramble. The southern half includes hawthorn, blackthorn, bramble, hazel, oak and elder (Figure 9). All vegetation is to the east of the post and wire fence, so in separate ownership to the proposed development site.



Figure 9. H3. Southern half of the eastern boundary hedgerow.

4.3.1.4 *H4 – southern boundary*

A well maintained *leylandii* hedgerow, located to the south of a post and wire fence, so in separate ownership to the proposed development. The hedgerow is shown in Figure 10.



Figure 9. H4. Southern boundary hedgerow.

4.3.1.5 *Grassland*

The main section of the field (Figure 10) is improved grassland, left as fallow. It includes perennial rye grass *Lolium perenne*, Timothy *Phleum pratense*, rough meadow grass *Poa trivialis*, red clover *Trifolium pratense*, white clover *Trifolium repens*, broad leaved dock *Rumex obtusifolius* and common sorrel *Rumex acetosa*.





Figure 10. Overview of the field facing north eastwards.

The habitats are summarised in Figure 11.



#### 4.3.2 Badgers

There was no evidence of badgers on site, or within a 30m radius of the boundary.

#### 4.3.3 Bats

##### 4.3.3.1 Trees

There is one mature oak in H1 (visible in Figure 7). The tree lacked any features suitable for roosting bats and can be classed as being of low Bat Roosting Feature potential. It is however likely that the site would be used by foraging and commuting bats.

#### 4.3.4 Dormice

There are no known records for dormice within a 2km radius of the site. The only hedgerow on site that had potential for dormice was H1 (western roadside hedgerow). However, this is



isolated from the surrounding habitat by existing houses to the north and south, so it is considered unlikely to be utilised by this species.

**4.3.5 Birds**

House martin *Delichon urbicum*, woodpigeon *Columba palumbus*, buzzard *Buteo buteo* and crow *Corvus corone* were all seen or heard on site during the survey. It is likely that the hedgerows are used by nesting birds at appropriate times of year.

**4.3.5 Reptiles**

The uniformly short sward height of the vegetation on site makes it very unlikely to be used by reptiles.

**4.3.6 Other species**

No other species were recorded.

**5 Limitations to surveys**

- 5.1 The results and recommendations of the report are based on findings as they were at the time of the survey. Kite Ecology cannot be held responsible for any base line changes to the site that have occurred since the survey was carried out that may have any effect on the results and recommendations.

**6 Legislation and planning policy**

**6.1 Designated sites**

Special Areas of Conservation and Sites of Special Scientific Interest are strictly protected through the Conservation of Habitats and Species Regulations 2017.

**6.2 Bats**

All species of bat and their breeding sites or resting places (roosts) are protected under the Conservation of Habitats and Species Regulations 2017 which transcribes the EC Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and wild flora and fauna) into UK law. Bats are also protected under Section 9 of the Wildlife and Countryside Act 1981 (as amended). It is an offence for anyone intentionally to kill, injure or handle a bat, to possess a bat (whether live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. Licences are available from Natural Resources Wales to allow actions that would otherwise be unlawful.

**6.3 Birds**

All birds, their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended).

**6.4 Reptiles**

Common lizard, slow-worm, adder and grass snake are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it illegal to intentionally kill or injure these animals.

## 6.5 **Well Being of Future Generations (Wales) Act 2015**

The Well-being of Future Generations (Wales) Act is about improving the social, economic, environmental and cultural well-being of Wales. The Act places a duty on public bodies listed in the Act to carry out sustainable development.

## 6.6 **Environment (Wales) Act 2016**

The Environment (Wales) Act has been designed to complement the Wellbeing of Future Generations (Wales) Act by applying the principles of sustainable development to the management of Wales' natural resources. The Act puts the ecosystem approach into statute through a set of Sustainable Management of Natural Resources (SMNR) principles, which are based on the 12 principles (Ecosystem Approach principles) contained in the UN Convention on Biological Diversity (CBD).

## 6.7 **Natural Environment and Rural Communities Act 2006**

Section 40 of the NERC Act places a 'Biodiversity Duty' on local planning authorities as far as is consistent with the proper exercise of their functions. This replaces Section 74 of the Countryside and Rights of Way Act.

## 6.8 **Technical Advice Notes 5**

TAN 5 gives advice to local authorities on development control issues for Special Protection Areas (SPAs), Special Areas of Conservation (SACs), and Sites of Special Scientific Interest (SSSIs). It also covers the selection and designation of non-statutory nature conservation sites, such as local nature reserves, and the protection of species, commons and greens.

## 6.9 **Local Development Plan**

Policy GN.37 (Protection and Enhancement of Biodiversity) from the Pembrokeshire Local Development Plan states:

*'All development should demonstrate a positive approach to maintaining and, where ever possible, enhancing biodiversity. Development that would disturb or otherwise harm protected species or their habitats, or the integrity of other habitats, sites or features of importance to wildlife and individual species, will only be permitted in exceptional circumstances where the effects are minimised or mitigated through careful design, work scheduling or other appropriate measures.'*

## 7 **Discussion and key recommendations**

### 7.1 **Designated sites**

The proposed development lies adjacent to existing residential developments. However, as the site is adjacent to proposed developments, it is very unlikely to impact on the designations.

### 7.2 **Habitats**

7.2.1 The proposed development relates to the construction of new dwellings (shown on Figure 12). This will inevitably lead to the loss of the improved grassland, therefore any planting should utilise locally sourced, native species in all gardens and landscaping. Hedgerows could be used to demarcate property boundaries as these can also act as natural wildlife corridors.

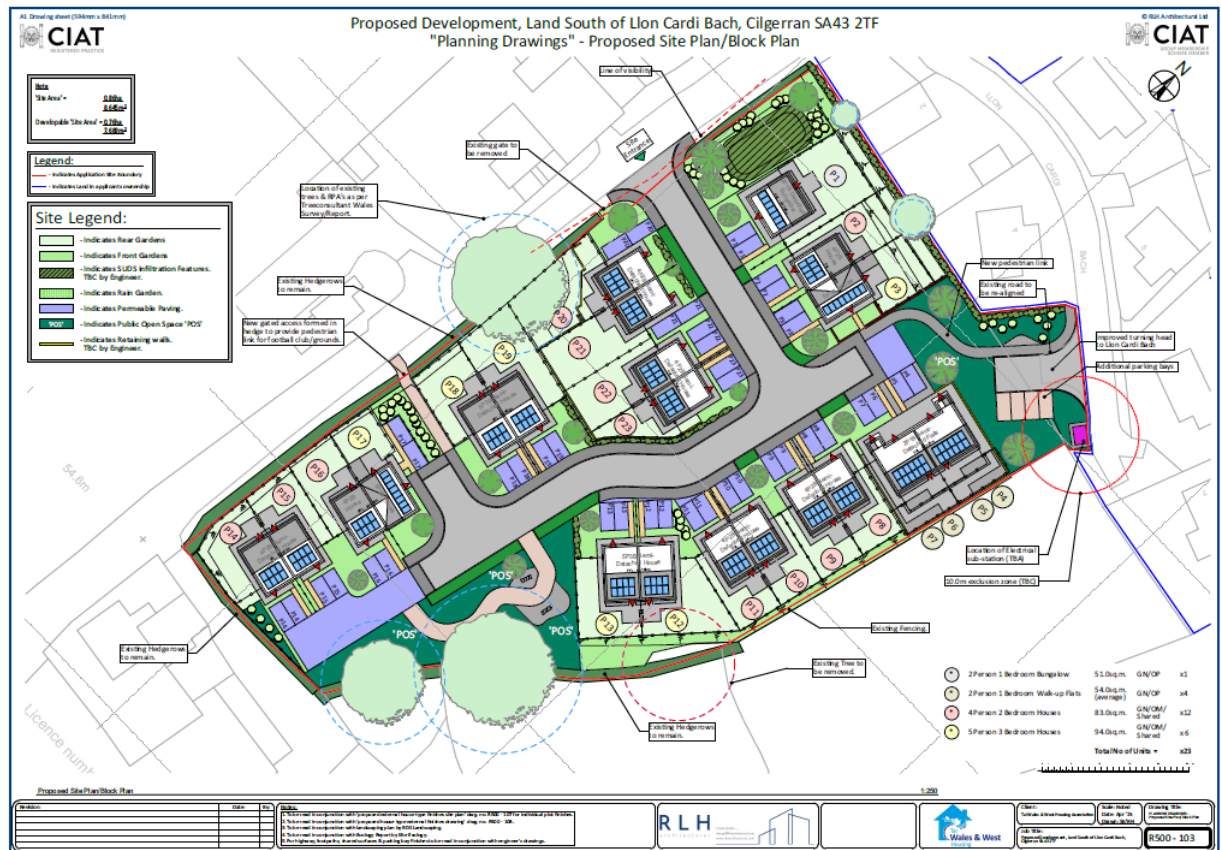


Figure 12. Proposed development.

7.3  
7.3.1

### Bats Habitats

Given that there are a number of known roosts in the area for a variety of species (pers comm.), it is very likely that the habitat would be used by foraging and commuting bats. Of particular importance are the hedgerows. Under the proposals, the existing boundary features are to remain unaffected. All lighting must be hooded and downward facing and positioned to avoid shining directly onto the features such as woodland edges and hedgerows. The lighting should also be PIR sensitive LED type which have a much more directional lighting range. An example is shown in Figure 13.



Figure 13. Example of PIR LED light.

#### 7.4 **Birds**

Any scrubby vegetation or tree removal will be restricted to the period between late August and early March in any year to avoid the bird nesting season. If it is necessary to carry out such work during the bird nesting season then initial works will be conducted carefully, and the presence of birds and their active nests checked for immediately before and throughout vegetation removal. If an active nest is discovered, then work in that area will cease and the nest protected until the young have fledged or the nest is no longer active.

### 8 **Additional recommendations**

#### 8.1 **Hedgerows**

##### 8.1.1 *Management*

- only cut each hedge every 2 years; this reduces maintenance and labour costs, creates a bushier hedge for wildlife and allows flower and berry production in the intervening years.
- hedges with slow growing species, such as hawthorn, can be cut on a 3 year cycle.
- do not cut back to the same height repeatedly, raising the cutting height each time will avoid placing the hedge under stress and allow it to regenerate more vigorously.
- cut hedges to a variety of shapes and sizes; “A” shaped hedges provide good stock proofing and shelter, create song posts for birds and enable hedgerow trees to develop if left untopped.
- leaving 1-2 metre (or wider) verges of tall grass by hedges provides nesting habitat for birds and protects hedgerows from pesticide or fertiliser spray drift.
- hedges can be trimmed, laid and coppiced from September to February but try and cut as late in the winter as possible so wildlife can take advantage of the nuts and berries produced in the autumn.

#### 8.2 **Enhancements**

##### 8.2.2 **Birds**

Bird boxes should be incorporated into the scheme to enhance the nesting potential of the site. Nest boxes which can be incorporated into the fabric of buildings themselves are recommended (Figure 14), although these should be sited high up on walls (immediately below the wall plates or soffit boxes) and avoid being positioned above windows or doors. These should be included on 20% of all buildings on site.



Figure 14. Example of a bird box which can be built into new buildings.

##### 8.2.3 **Bats**



Measures to allow bats to utilise the new buildings would enhance the roosting potential of the site. Such measures could include the incorporation of 'bat tubes' (Figure 15). These are prefabricated boxes which are built into the external wall structure. It is recommended that bat tubes are included on 20% of the new buildings (but different ones to the bird boxes). They should be positioned at least 3m above ground, but avoid being positioned above windows or doors.



**Figure 15.** Example of a bat tube.

#### 8.2.4 Hedgehogs

One of the reasons for a decline in hedgehogs is a loss of habitat and fragmentation of habitat. As hedgehogs have been recorded in the area, it would be beneficial if the boundary hedgerows could be retained as much as possible and new planting included so providing additional corridors around the site and surrounding habitat. Any property fences should include 'hedgehog highways', where a 15cm by 15cm hole is cut in the base of any fences to allow hedgehogs to move between gardens, so increasing their access to foraging and nesting sites. An example of such a 'hedgehog highway' is included in Figure 16.



**Figure 16.** Hedgehog highway included in base of fence to allow hedgehog movement.

**9 Conclusions**

While there was no evidence of protected species on site, there are records in the area for a number of mobile species which may on occasion utilise the site. It is considered unlikely that the development would impact on the biodiversity of the area, particularly if the recommendations of this report are included in the scheme.

**10 References**

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