

Land at Dyfed Powys Police Headquarters, Llangunnor, Carmarthen

Ecological Mitigation and Enhancement Plan

June 2025

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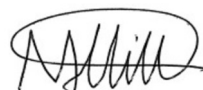
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This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

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P01	A01	18.06.2025	Sebastian Fitzgerald Director – Sabre Ecological Services Ltd	Rob Wallis Consultant 	Nick Jones-Hill Technical Director 

Comments

Comments

Comments

Revision		Status	
Pnn	Preliminary (shared; non-contractual)	S1	Coordination
Cnn	Contractual	S2	Information
		S3	Review & Comment
		S4	Review & Authorise
		S5	Review & Acceptance
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1. Introduction

Waterman Infrastructure & Environment Ltd (Waterman IE) have been commissioned by CBRE Ltd on behalf of the Police and Crime Commissioner for Dyfed Powys ("the client") to produce an Ecological Mitigation and Enhancement Plan to accompany a planning application at Land at Dyfed Powys Police Headquarters, Llangunnor, Carmarthen (hereafter referred to as the 'Site').

1.1 Site Setting

The Site (**Figure 1**) is approximately 0.96 hectares (Ha) in area and centred on Ordnance Survey Grid Reference SN 4295 1928. The Site is located within the south of the grounds of the Dyfed-Powys Police Headquarters.

The Site comprises an area of regularly managed semi-improved / other neutral grassland together with scattered immature trees, hedgerow and an area of native shrubs / scrub. The Site is immediately bordered by an access road to the north-west, further areas of regularly managed semi-improved grassland and buildings to the north, Hoel Llangynnwr to the south; and an area of unmanaged marshy grassland to the south-east and east.

Beyond this, this Site sits within a largely rural landscape with the town of Carmarthen located further west.

1.2 Background and Development Proposals

Proposals for the Site comprise the provision of Photovoltaic Panels (PVP) and Battery Storage at Dyfed Powys Police Headquarters (DPP HQ) (herein after referred to as the proposed 'Development').

1.3 Previous Ecological Assessments

A Preliminary Ecological Appraisal (PEA) was produced for the Site by Focus Environmental Consultants in 2024¹ (**Appendix A**), which comprised the following tasks:

- Ecological Data Search;
- Field Survey;
- Great Crested Newt *Triturus cristatus* Habitat Suitability Index; and
- Day Time Bat Walkover including a Ground Level Tree Assessment.

Following the above, an Ecological Impact Assessment (EclA) was produced by Waterman IE in June 2025², using the findings of the 2024 PEA and an update 'Extended' Phase 1 Habitat Survey also undertaken by Waterman IE in May 2025.

It should be noted that since the undertaking of the 2024 PEA the redline boundary for the Site has changed with the current redline boundary shown in **Figure 1**.

1.4 Objectives of this EMEP

The purpose of this EMEP is to:

- Set out those ecological mitigation measures that are to be implemented during the construction and operational phases of the proposed Development in order to appropriately protect ecological features

¹ Focus Environmental Consultants (2024): Preliminary Ecological Appraisal (inc. Third Party Data Search). Field 1 – Dyfed-Powys Police Estate HQ, Carmarthen. Ref. 3011

² Waterman IE (2025): Land at Dyfed Powys Police Headquarters, Llangunnor, Carmarthen. Ecological Impact Assessment. Ref. WIE21567-105-RP-XX-1-1_EclA

both on and immediately adjacent to the Site, as well as within the local area; and

- Set out those compensation and enhancement measures that are proposed to be implemented as part of the proposed Development to ensure compliance with relevant planning policies and nature conservation legislation (**Appendix A**).

1.5 Constraints and Limitations

All other contractors, designers and the client should be aware of the following: The design recommendations within this report are assessed to be the most effective ecological solution at this stage of the project. No other pre-construction information has been provided, obtained or referred to during the preparation of this report (including, but not limited to, services information, geotechnical reports and ordnance reports). In deciding whether and how to progress with this project, it will be incumbent upon the client, designers and contractors to obtain and refer to relevant pre-construction and maintenance information, as required by the Construction (Design and Management) Regulations to ensure compliance.

2. Baseline Information

2.1 Ecological Desk Study

An ecological desk study was undertaken as part of the 2024 PEA and 2025 EcIA, full details are provided within the 2025 EcIA and are summarised below.

2.1.1 Statutory Designated Sites

The Site is not subject to any statutory designations for nature conservation. Eight sites designated under the National Site Network (previously referred to as European designated Natura 2000 sites), are located within 20km of the Site, with a total of four Nationally designated sites (SSSIs) located within 2km of the Site. The Site does not fall within buffer zones (i.e. within 300m) of any SSSIs, as shown on Data Map Wales³.

The nearest of the above sites is the River Tywi Special Area of Conservation (SAC), located approximately 0.90km north-west of the Site. Though not directly connected to the Site itself, a watercourse which is present approximately 0.06km to the north of the Site is connect to this designated site approximately 1.31km downstream.

2.1.2 Non-Statutory Designated Sites

No Local Nature Reserves occur within 2km of the Site, and it is noted that no Sites of Importance for Nature Conservation (SINC's) have been formally identified within Carmarthenshire.

2.1.3 Ancient Woodland

A total of 18 areas of Ancient Woodland (comprising 9 areas of Ancient Semi Natural Woodland and 9 Restored Ancient Woodland Sites) are present within 2km of the Site. The nearest area of Ancient Semi Natural Woodland is present 0.25km north-west of the Site, with the nearest area of Restored Ancient Woodland Site present 0.55km north of the Site.

2.1.4 Notable / Priority Habitats

Four Habitats of Principal Importance (HoPI) listed under Section 7 of the Environment (Wales) Act 2016 are present within 2km of the Site. These comprise:

- Purple Moor Grass and Rush Pasture (the nearest of which is located approximately 0.2km west of the Site);
- Lowland Fen and Reedbed (the nearest of which is located approximately 1.5km north-east of the Site);
- Rivers (the nearest of which is the River Tywi located approximately 0.9km north-west of the Site); and
- Traditional Orchards (the nearest of which is located approximately 1km east of the Site).

The Site is not directly connected to any notable habitats returned from the ecological data search. The watercourse approximately 0.06km to the north of the Site it is directly connected to the River Twyi.

2.1.5 Buglife B-Lines

The Site itself falls within a Buglife B-Line.

³ Data Map Wales (2021): WOM21 Site of Special Scientific Interest (SSSI) / Special Area of Conservation (SAC) 100/300m Buffer

2.1.6 Ponds and Watercourses

A total of two ponds are present within 500m of the Site. The first of these ponds is present approximately 0.06km north of the Site and is a SUDs waterbody. The Second pond is located approximately 0.45km north of the Site.

A small flowing stream is present approximately 0.06km north of the Site and is connected to the above SUDs pond. A number of drains are also present within 500m, several of which appear to connect to the above stream.

2.1.7 Protected and Other Notable Species

A number of records for protected and other notable species including bats, great crested newt *Triturus cristatus*, common species of reptile, hazel dormouse *Muscardinus avellanarius*, badger *Meles meles*, otter *Lutra lutra*, and hedgehog *Erinaceus europaeus* were noted within the 2024 PEA as being returned within 2km of the Site from the West Wales Biodiversity Information Centre (WWBIC).

2.2 Field Surveys

2.2.1 Habitats

The following habitats were recorded as being present on and immediately adjacent to the Site as part of the 2024 and 2025 Field Surveys.

- Semi-improved / Other Neutral Grassland;
- Hedgerow;
- Scattered Trees;
- Scrub / Native Shrubs;
- Marshy Grassland.

The locations of these habitats are shown in **Figure 1**, with a full description provided within the 2025 EclA.

It is noted that the hedgerow present on Site is considered to meet the environmental criteria⁴ to qualify as a Habitat of Principal Importance (HoPI) under Section 7 of the Environment (Wales) Act 2016, however is not considered to be classified as 'Important' under the Hedgerow Regulations 1997.

2.2.2 Protected and Other Notable Fauna and Flora

The 2024 PEA and 2025 EclA provided an assessment for the Site to support the following protected and other notable species:

- Great Crested Newt;
- Bats;
- Birds;
- Reptiles;
- Hazel Dormice;
- Badgers;

⁴ BRIG (ed. Ant Maddock) (2008): UK Biodiversity Action Plan; Priority Habitat Descriptions (Updated Dec 2011).
<https://data.jncc.gov.uk/data/2728792c-c8c6-4b8c-9ccd-a908cb0f1432/UKBAP-PriorityHabitatDescriptions-Rev-2011.pdf>

- Riparian Mammals;
- Other Notable Mammals;
- Invertebrates;
- Notable Plants; and
- Invasive Plant Species.

Full details of the assessment are provided within the 2025 EcIA, however in summary, due to its highly managed nature the Site is considered sub-optimal for supporting amphibians, reptiles, hazel dormouse, badger, riparian mammals, other notable mammals, and invertebrates, though the hedgerow present to the south-west of the Site may provide a potential dispersal corridor.

The grassland present on Site and immature trees are likely to offer opportunistic foraging for bats only, with the adjacent hedgerow, native scrub / shrubs and marshy grassland offering greater foraging and commuting opportunities. Given that the Site is located within and connected to a rural wider landscape with arable and pasture fields present in the immediate surrounding area, the Site is assessed to be of 'Moderate' suitability for foraging and commuting bats.

The immature trees, hedgerow and native scrub / shrubs provide suitable foraging and nesting opportunities for common species of bird.

No notable plant species including Invasive Non-Native Species were recorded on Site.

3. Potential Impacts

Based on the results of the 2024 PEA, 2025 Field Survey and information received to date the 2025 EcIA identified Priority Habitat in the form of the hedgerow which is present on Site as being an Important Ecological (IEF) within the proposed Developments Zone of Influence with the potential to be significantly affected. All other ecological features were scoped out of assessment.

Further details as to the evaluation of the ecological features along with the rationale for scoping them in or out of assessment, together with an impact assessment of the proposed Development upon the IEF identified are provided within the 2025 EcIA.

In summary, the 2025 EcIA considered the proposed Development, in the absence of mitigation, to have the potential to result in a **direct, permanent adverse** effect of **minor** significance at the **Local** level upon a receptor of **National** value for Priority Habitats (hedgerow).

With the implementation of appropriate mitigation, the residual effect of the proposed Development upon this IEF was assessed to be '**not significant**'.

4. Mitigation Measures

4.1 Construction Phase

4.1.1 Construction Environmental Management Plan

In line with environmental good practice, and to mitigate those potential adverse effects identified within the EclA, a number of general protection measures shall be adopted to allow the proposed Development to be constructed whilst minimising adverse impacts on retained habitats and the species they support, both on Site and within the local area. Such measures shall be included within a Construction Environmental Management Plan (CEMP) and be implemented as part of Site preparation and construction activities. Measures that shall be incorporated within the CEMP comprise:

- The Contractor will ensure that all those working on the Site are aware of their obligations in relation to ecological legislation;
- The use of British Standards Best Practice Guidelines to reduce disturbance resulting from noise, surface run-off and vibration (including piling) during construction works;
- Careful siting and appropriate bunding of storage facilities for fuel and hazardous materials;
- Delivery of oils and fuels to be supervised at all times;
- Dust build up to be avoided and any stockpiled materials to be covered or stored within a contained area to enable run-off to be treated;
- Use of drip trays when filling smaller containers from tanks or drums to avoid spillage entering the ground or drainage systems;
- Works to be undertaken during daylight hours only. If night lighting is required, this is to be as minimal as possible and directed away from any semi-natural habitats, particularly the hedgerow, trees and native shrubs / scrub;
- The retained hedgerow and trees shall be appropriately protected as necessary in accordance with BS 5837:2012 - "Trees in relation to design, demolition and construction – Recommendations", or as recommended by an arboricultural consultant.
- Use of appropriate fencing as necessary to protect any other retained habitats on Site and within the local area from encroachment.
- The removal of any habitats of value to nesting birds shall be undertaken outside of the breeding bird season (March to August inclusive). If works cannot be undertaken outside the breeding bird season an experienced ecologist will be deployed to carry out an inspection at least within 48 hours prior to the clearance. If an occupied nest is detected, an appropriate buffer zone will be created around the nest (to be determined by the ecologist), and clearance of this area delayed until the young have fledged.
- Any small areas of taller vegetation requiring removal must be gradually reduced in height to allow resident wildlife to disperse. Vegetation should be reduced to 75-100mm and subsequently cut and maintained at a height of c.50mm.
- Any open pipework or trenches left overnight shall be capped or have a ramp / scaffolding board placed within them to prevent faunal species from becoming trapped. Trenches should be checked at the start of each working day and an ecologist notified if any faunal species are found.
- Should any protected or notable species be found, or are suspected of being present, during the undertaking of preparation and construction activities, works shall cease and an ecologist notified for further advice.

4.2 Operational Phase

4.2.1 Lighting

It is understood that no additional night lighting is to be provided as part of the proposed Development. Should proposals be subject to change a sensitive / wildlife friendly strategy shall be adopted to allow nocturnal species, such as foraging and commuting bats, to continue to utilise those habitats present on and within the vicinity of the Site. The lighting strategy shall be designed in accordance with the BCT and ILP Guidance Note GN08/23⁵.

⁵ BTC & ILP (2023): Guidance Note 08/23. Bats and Artificial Lighting at Night.

5. Compensation Measures

Whilst the majority of habitats present on Site are to be retained as part of the proposed Development, the overshadowing of the solar panels upon the semi-improved / other neutral grassland may lead to a decrease in condition / lowering of species diversity. Given that no significant effects have been predicted upon this grassland as a result of the proposed Development, no compensation measures are considered to be required in this instance.

The small area of native scrub / shrubs within the north-east of the Site is proposed to be removed to facilitate the proposed Development. To compensate for the loss of this area new native shrub planting is to be provided within the south-west and north-west of the Site. The new native shrub planting is to comprise dogwood *Cornus sanguinea*, hawthorn *Crataegus monogyna*, spindle *Euonymus europaeus*, wild privet *Ligustrum vulgare*, elder *Sambucus nigra* and guelder rose *Viburnum opulus*. The native shrubs are to be supplied at sizes from 60-80cm up to 80-100cm.

The Landscape Masterplan for the proposed Development is provided within **Appendix B**.

All other features are to be retained as part of the proposed Development and as such no further compensation measures are required.

6. Enhancement Measures

6.1 Habitats

The following habitat enhancements are to be provided as part of the proposed Development, as shown on the Landscape Masterplan provided within **Appendix B**.

6.1.1 New Tree Planting

New tree planting is to be provided within the south of the Site, both as individual trees and incorporated into a new hedgerow (see below). Tree species, or similar, to be included comprise birch *Betula pendula*, downy birch *Betula pubescens*, hornbeam *Carpinus betulus*, pedunculate oak *Quercus robur*, rowan *Sorbus aucuparia*, and small leaved lime and *Tilia cordata*. The trees are to be supplied at sizes from 8-10cm up to 16-18cm girth.

6.1.2 Native Woodland Planting

In addition to the native shrub planting set out within Section 5, areas of native woodland planting are also to be provided within the west and east of the Site. Species to be planted within these areas comprise field maple *Acer campestre*, birch, downy birch, hornbeam, hazel *Corylus avellana*, holly *Ilex aquifolium*, wild cherry *Prunus avium*, sessile oak *Quercus patraea*, pedunculate oak, rowan, wild service tree *Sorbus torminalis*, small leaved lime and guelder rose. The native woodland planting is to be supplied at sizes from 40-60cm up to 100-120cm.

6.1.3 Native Hedgerow Planting

New hedgerow planting is to be provided within the south of the Site, which will run parallel to the existing hedgerow. Species to be planted comprise field maple, dogwood, hazel, hawthorn, wild privet, dog rose and guelder rose. The hedgerow planting is to be supplied at 80-100cm height.

6.1.4 Meadow Grassland

The existing semi-improved / other neutral grassland beyond the solar array is to be scarified and overseeded within an Emorsgate Special General Purpose Meadow Mixture EM3, or similar. These areas will then be managed to promote wildflowers by cutting twice annually (one in late spring and again in late summer) and arising removed.

Species included within the Emorsgate Special General Purpose Meadow Mixture EM3 comprise yarrow *Achillea millefolium*, agrimony *Agrimonia eupatoria*, kidney vetch *Anthyllis vulneraria*, betony *Betonica officinalis*, common knapweed *Centaurea nigra*, greater knapweed *Centaurea scabiosa*, crossword *Cruciata laevipes*, wild carrot *Daucus carota*, viper's bugloss *Echium vulgare*, meadowsweet *Filipenula ulmaria*, hedge bedstraw *Galium album*, ladies bedstraw *Galium verum*, hedgerow cranes bill *Geranium pyrenaicum*, field scabious *Knautia arvensis*, meadow vetchling *Lathyrus pratensis*, oxeye daisy *Leucanthemum vulgare*, birds-foot trefoil *Lotus corniculatus*, musk mallow *Malva moschata*, ribwort plantain *Plantago lanceolata*, hoary plantain *Plantago media*, salad burnet *Poterium sanguisorba* ssp. *Sanguisorba*, cowslip *Primula veris*, meadow buttercup *Ranunculus acris*, yellow rattle *Rhinanthus minor*, red campion *Silene dioica*, ragged robin *Silene flos-cuculi*, tufted vetch *Vicia cracca*, common bent *Agrostis capillaris*, crested dogtail *Cynosurus cristatus*, red fescue *Festuca rubra*, and smooth-stalked meadow grass *Poa pratensis*.

6.1.5 Off-Site Plug Planting

In addition to those habitat enhancements which are to occur on-Site, the area of marshy grassland present to the east of the Site and outside of the Site boundary is also to be plug planted (100 no.) with additional species including birds-foot trefoil, black knapweed and devil's-bit scabious.

6.2 Protected and Other Notable Species

Those habitat enhancements will also provide enhancements for protected and other notable species of fauna, with additional artificial features to also be provided as shown within **Appendix B**. These enhancements are detailed further below.

6.2.1 Great Crested Newt

No specific enhancement measures for great crested newts are considered to be required in this instance. However, those habitat enhancements detailed above would provide enhanced terrestrial foraging and commuting habitat for this and other amphibians should they be present within the local area.

Two log piles created from untreated wood will also provide additional sheltering habitat for amphibian species. The log-piles will be a minimum of 1.5m x 1.5m x 1.5m in size and located within the north-western and south-western corners of the Site.

6.2.2 Bats

Those habitat enhancements detailed above would provide enhanced commuting and foraging opportunities for bats at the Site.

The provision of a Schwegler 1FF Bat Box, or similar, will also provide roosting opportunities for bats which the Site does not currently afford. The bat box is to be erected on a suitable retained tree at least 3m in height and face south-west to south-east and avoid areas of night lighting. If no suitable trees are available, the bat box shall be erected on a vertical timber post.

6.2.3 Birds

Those habitat enhancements detailed above would provide enhanced foraging and nesting opportunities for birds at the Site.

The provision of a Vivara Pro Seville 32mm WoodStone Nest Box, or similar, will also an additional nesting opportunity. The bird box is to be erected on a suitable retained tree at least 3m in height and face south-east to north-east. If no suitable trees are available, the bird box shall be erected on a vertical timber post.

6.2.4 Reptiles

No specific enhancement measures for great crested newts are considered to be required in this instance. Those habitat enhancements detailed above would provide enhanced foraging and dispersal opportunities for common reptile species. Two log piles created from untreated wood and the creation of grass piles from the arisings of the meadow grassland will also provide additional areas for shelter.

6.2.5 Hazel Dormice

No specific enhancement measures for hazel dormouse are considered to be required in this instance. However, the provision of a new native hedgerow and woodland planting will provide enhanced opportunities for this species.

6.2.6 Badgers

No specific enhancement measures for badger are considered to be required in this instance. However, those habitat enhancements detailed above would provide enhanced terrestrial foraging habitat for this species.

6.2.7 Other Notable Mammals

No specific enhancement measures for other notable mammals are considered to be required in this instance. However, those habitat enhancements detailed above would provide enhanced terrestrial foraging and commuting habitat for species such as hedgehog. Two log piles created from untreated wood will also provide additional sheltering habitat for this species.

6.2.8 Invertebrates

Those habitat enhancements detailed above would provide enhanced foraging and dispersal opportunities for invertebrate species and strengthen the Buglife B-Line within which the Site is located. The plug planting of the area of marshy grassland will also provide additional enhancements for invertebrates, including marsh fritillary *Euphydryas aurinia* which occurs within the wider area. Two log piles created from untreated wood will also provide additional habitat for invertebrates, including saproxylic species.

7. Conclusions

As a result of those mitigation, compensation and enhancements measures to be implemented as part of the proposed Development, as detailed within this EMEP, it is considered that there would be no significant adverse effects upon those IEFs identified as part of the 2024 PEA and 2025 EcIA. In addition, the proposed Development would also appropriately compensate for the loss of those habitats to be removed as well enhance the Site for biodiversity in line with relevant planning policy and legislative requirements (**Appendix A**).

This EMEP is relevant to the planning policies and legislation detailed in **Appendix A** at the time of writing. If there are any changes to planning policy and / or legislation prior to the proposed Development being completed, the advice within this report may require amending / updating in line with any such updates.

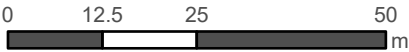
This EMEP has been produced based on the information provided by the project team to date. Should any of this information be subject to change, such as those measures to be implemented as part of the CEMP, or the Landscape Masterplan be amended, this EMEP will need to be updated accordingly.

Figures

Figure 1: Habitat Features Plan (Ref. 21567105-WAT-XX-XX-GS-N-750001)



- Site Boundary
- Marshy Grassland
- Other Neutral Grassland
- Native Shrubs
- Hedgerow
- Tree



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Appendices

A. Summary of Relevant Planning Policy and Wildlife Legislation

Planning Policy

Planning Policy Wales Edition 12 (2024)

The primary objective of Planning Policy Wales (PPW)⁶ is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

Section 6.4.4 states *“It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals.”* it further goes on to state that *“All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Planning Policy Wales Technical Advice Note 5: Nature Conservation and Planning (2009)

Technical Advice Note 5: Nature Conservation and Planning⁷ states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*

Future Wales: The National Plan 2040

Future Wales⁸ is the national development framework for Wales and has development plan status. It sets the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including developing strong ecosystems.

Policy 9 – Resilient Ecological Networks and Green Infrastructure states:

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

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

⁶ Welsh Government (2024): Planning Policy Wales. Edition 12. February 2024.

⁷ Welsh Assembly Government (2009): Planning Policy Wales. Technical Advice Note 5: NATURE CONSERVATION AND PLANNING. September 2009.

⁸ Welsh Government (2021): Future Wales. The National Plan 2040

Appendices

Planning authorities should include these areas and/or opportunities in their development plan strategies and policies in order to promote and safeguard the functions and opportunities they provide. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

Revised Carmarthenshire Local Development Plan 2018-2033

The Revised Carmarthenshire Local Development Plan (LDP)⁹ sets out proposals and policies for the future use of all land within the County (excluding the part contained within the Bannau Brycheiniog National Park) and is part of the development plan framework for Wales.

Preparation of the Revised LDP commenced in January 2018. On 31 January 2025, the Planning Inspectors who are conducting the Examination issued a letter Opens in a new tab to the Council instructing the requirement to find additional housing sites to be identified within the Revised LDP. The Council has undertaken that exercise, and we are now undertaking a consultation on those additional sites for comment.

Until the Revised Carmarthenshire Local Development Plan 2018-2033 is adopted, the Carmarthenshire Local Development Plan 2006-2021 (see below) remains the main policy document upon which planning decisions are based.

Notwithstanding the above, those policies of relevance to the Site in relation to nature conservation and biodiversity are set out below:

Policy PSD1: Effective Design Solutions: Sustainability and Placemaking states *inter alia* that:

'Development proposals shall demonstrate effective delivery of site-specific design and sustainability objectives. Development shall deliver quality design solutions which are appropriate to the specific site, local area, and nature of development.

Proposals shall clearly demonstrate: ...

b) High-quality design solutions which deliver: ...

- 2. efficient use of site area, whilst maximising the retention, protection and integration of existing landscape and ecological elements and features, as Green and Blue Infrastructure assets. ...*

d) Quality landscapes design solutions which:

- 1. maximise opportunities for; enhancement to the quality and extent of existing; and the creation of new, landscape and ecological elements and features, as Green and Blue Infrastructure assets. ...*

h) That design solutions are deliverable for the lifetime of the proposed development through effective maintenance and management proposals

i) It includes, where applicable, provision for the appropriate management and eradication of invasive species.'

PSD3: Green and Blue Infrastructure Network states:

⁹ Carmarthenshire County Council (2023): Carmarthenshire Local Development Plan. Revised 2018-2033. Second Deposit February 2023.

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'Development proposals shall demonstrate effective Green and Blue Infrastructure (GBI) design solutions which:

- 1. Maximise retention, protection, and integration of existing GBI assets and prioritise those of highest value, quality, and condition within and on the development site boundaries;*
- 2. Deliver overall enhancement to the value, quality, and condition; and extent, diversity, and connectivity of the GBI network within and on the development site boundaries;*
- 3. Deliver effective integration and maximise connectivity with existing GBI assets adjacent to the development site boundaries and with the wider GBI network;*
- 4. Maximise opportunities to achieve multi-functionality by integrating GBI functions to deliver combined objectives which benefit Biodiversity, Climate Change and Sustainability, Health and Wellbeing, Sense of Place, and Economy; and,*
- 5. Include long-term management and maintenance proposals to ensure that effective GBI design solutions are deliverable for the lifetime of the proposed development.*

Planning applications will require submission of surveys and assessments appropriate to the site and nature of development, to establish a baseline for GBI design solutions.

All planning applications for major developments will be required to submit a Green Infrastructure Statement to demonstrate how GBI design solutions have been considered and accommodated as part of the proposed development.'

Policy PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows states:

'Proposals for development shall:

- 1. Maximise retention, protection, and integration of existing trees, woodlands and hedgerows and prioritise those of highest value, quality, and condition within and on the development site boundaries through iterative site layout design which avoids potential impacts;*
- 2. Minimise potential impacts to retained trees, woodlands and hedgerows through site specific design, method statements and protection measures.*
- 3. Provide appropriate compensation planting for unavoidable loss of trees, woodlands, and hedgerows to deliver overall enhancement to extent and cover. Opportunities for translocation of existing hedgerows should be considered where feasible;*
- 4. Provide sufficient space and rooting volume within site layout and in relation to adjacent land uses to enable effective growth of existing and newly planted trees, woodlands, and hedgerows to maturity and to avoid potential challenges to retention for the lifetime of the development;*
- 5. Identify and deliver management works to improve the value, quality and condition of existing trees, woodlands, and hedgerows within and on the development site boundaries; and*
- 6. Deliver additional planting of trees, woodlands, and hedgerows appropriate to the site and development type that will deliver both long term landscape benefits and net benefits for biodiversity.'*

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Policy NE2: Biodiversity states:

'Development proposals must maintain and enhance biodiversity in accordance with Section 6 of the Environment (Wales) Act 2016.

Proposals will not be permitted where they would result in an adverse impact on priority species and habitats, and features of recognised importance to the conservation of biodiversity, except where it can be demonstrated that:

- i. All adverse impacts are addressed in accordance with the mitigation hierarchy;*
- ii. Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse impact upon biodiversity resulting from the proposals; and*
- iii. In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site. Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.'*

Policy NE3: Corridors, Networks and Features of Distinctiveness states:

'Development proposals will be expected to maintain and enhance ecological corridors, networks, and features of distinctiveness. Proposals which include provision for the retention and appropriate management of such features will be supported.

Proposals that result in an adverse effect on the connectivity or integrity of ecological corridors, networks or features of distinctiveness will only be permitted where:

- 1. All adverse impacts are addressed in accordance with the mitigation hierarchy;*
- 2. Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse effects upon biodiversity resulting from the proposals; and*
- 3. In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site.*

Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.'

Carmarthenshire Local Development Plan 2006-2021

The Carmarthenshire Local Development Plan 2006-2021 sets out the Authority's policies and proposals for the future development and use of land until the Revised Carmarthenshire Local Development Plan 2018-2033 is formally adopted.

Those policies of relevance to the Site in relation to nature conservation and biodiversity are set out below:

Policy GP1: Sustainability and High Quality Design states *inter alia* that:

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'Development proposals will be permitted where they accord with the following:

- f. It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;*
- i. It includes, where applicable, provision for the appropriate management and eradication of invasive species.'*

Policy EQ4 Biodiversity states:

'Proposals for development which have an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation, (namely those protected by Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006 and UK and Local BAP habitats and species and other than sites and species protected under European or UK legislation) will not be permitted, except where it can be demonstrated that:

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

Biodiversity Action Plans

UK Post-2010 Biodiversity Framework

The Environment Departments of all four governments in the UK work together through the Four Countries Biodiversity Group. Together they have agreed, and Ministers have signed, a framework of priorities for UK-level work for the Convention on Biological Diversity. Published on 17 July 2012, the 'UK Post-2010 Biodiversity Framework'¹⁰ covers the period from 2011 to 2020. This now supersedes the UK Biodiversity Action Plan (UK BAP)¹¹. However, many of the tools developed under UK BAP remain of use, for example, background information about the lists of priority habitats and species. The lists of priority species and habitats agreed under UK BAP still form the basis of much biodiversity work in the countries.

Although the UK Post-2010 Biodiversity Framework does not confer any statutory legal protection, in practice many of the species listed already receive statutory legal protection under UK and / or European legislation. In addition, the majority of Priority national (Welsh) BAP habitats and species are now those listed as Habitats of Principal Importance (HoPI) and Species of Principal Importance (SoPI) listed under Section 7 of the Environment (Wales) Act 2016, which supersedes those previously listed under Section 42 of the NERC Act 2006. For the purpose of this report, habitats and species listed under Section 7 of the Environment (Wales) Act 2016 are referred to as having superseded the NERC Act 2006 and UK BAP.

¹⁰ JNCC and DEFRA (on behalf of the Four Countries' Biodiversity Group) (2012): UK Post-2010 Biodiversity Framework.

¹¹ HMSO (1994): Biodiversity The UK Action Plan.

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Local Biodiversity Action Plan

As part of the action plan process, Local Biodiversity Action Plans (BAPs) have been produced by most Councils in the UK. The Carmarthenshire Nature Recovery Action Plan (CNRAP)¹². The CNRAP has a focus on ecological resilience with connectivity as a central theme. This is part of a vision to restore and create better connected networks of habitats within the county, as well as networks of information sharing to inform action by a range of participants.

Legislation

Specific habitats and species receive legal protection in England under various pieces of legislation, including:

- The Environment (Wales) Act 2016¹³;
- The Conservation of Habitats and Species Regulations 2017 (as amended)¹⁴;
- The Wildlife and Countryside Act (WCA) 1981 (as amended)¹⁵;
- The Natural Environment and Rural Communities Act 2006¹⁶;
- The Protection of Badgers Act 1992¹⁷
- Wild Mammals (Protection) Act 1996¹⁸

Further details of legislation in respect of legally protected and notable fauna of relevance to the Site are provided below;

Environment (Wales) Act 2016

The Biodiversity and Resilience of Ecosystems duty under Section 6 of the Environment (Wales) Act 2016 replaces the biodiversity duty in the NERC Act 2006 which required that public authorities must have regard to conserving biodiversity.

The Environment Act enhances the current NERC Act duty to require all public authorities, when carrying out their functions in Wales, to seek to “*maintain and enhance biodiversity*” where it is *within the proper exercise of their functions*. In doing so, public authorities must also seek to “*promote the resilience of ecosystems*”.

Amphibians

Common species of amphibian (smooth newt *Lissotriton vulgaris*, palmate newt *L. helveticus*, common frog *Rana temporaria* and common toad *Bufo bufo*) are partially protected by the WCA 1981 (as amended). This prohibits the trade (i.e. sale, barter, exchange, transporting for sale and advertising to sell or to buy) of these species.

Great crested newts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to:

- deliberately kill, injure, disturb or capture them.

¹² Carmarthenshire Nature Partnership (2020): The Carmarthenshire Local Nature Recovery Plan. Nature in Carmarthenshire ...our approach for local action 2020 – 2030

¹³ Welsh Government (2016): The Environment Act. Schedule 7A

¹⁴ HMSO (2019) The Conservation of Habitats and Species Regulations 2017 (as amended)

¹⁵ HMSO (1981) 'Wildlife and Countryside Act 1981 (as amended)'

¹⁶ ODPM (2006) 'Natural Environment and Rural Communities Act (2006)'

¹⁷ ODPM (1992) 'The Protection of Badgers Act'

¹⁸ HMSO. (1996). *Wild Mammals (Protection) Act*.

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- deliberately take or destroy their eggs.
- damage or destroy their breeding sites and resting places (even if GCN are not present).
- possess, control or transport them (alive or dead).

It is also an offence under the Wildlife and Countryside Act 1981 (as amended) to intentionally or recklessly:

- disturb GCN while they occupy a structure or place used for shelter or protection.
- obstruct access to a place of shelter or protection.

Badger

The Protection of Badgers Act 1992¹⁹ aims to protect badgers from persecution, rather than being a response to an unfavourable conservation status. As well as protecting the animal itself, the 1992 Act makes the intentional or reckless destruction, damage or obstruction of a badger sett an offence. Under this legislation it is an offence to:

- intentionally capture, kill or injure a badger.
- damage, destroy or block access to their setts.
- disturb badgers in setts.
- treat a badger cruelly.
- deliberately send or intentionally allow a dog into a sett.
- bait or dig for badgers.
- have or sell a badger, or offer a live badger for sale.
- have or possess a dead badger or parts of a badger (if obtained it illegally).
- mark or attach a marking device to a badger.

A sett is defined by law as “any structure or place which displays signs indicating current use by a badger”.

In addition, the intentional elimination of sufficient foraging area to support a known social group of badgers may, in certain circumstances, be construed as an offence by constituting ‘cruel ill treatment’.

Bats

All bat species are designated and protected as European Protected Species (EPS). EPS are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

Under this legislation it is an offence to:

- deliberately kill, injure, disturb or capture them.
- damage or destroy their breeding sites and resting places (even when bats are not present).
- possess, control or transport them (alive or dead).

Bats are also protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

Under this legislation it is an offence to intentionally or recklessly:

¹⁹ ODPM (1992): The Protection of Badgers Act

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- disturb bats while they occupy a structure or place used for shelter or protection.
- obstruct access to a place of shelter or protection.

Birds

The level of protection afforded to birds under the law varies from species to species. A few game and pest species may lawfully be hunted and killed, usually under licence, whilst the rarest species are listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) and are protected by special penalties for offences.

Statutory protection is given to all nesting birds in the UK under Schedule 2 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition to this, for species listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended), it is an offence to intentionally or recklessly disturb birds while they are nest building, or at or near a nest with eggs or young, or to disturb the dependent young of such a bird.

Hazel Dormice

Hazel dormice *Muscardinus avellanarius* are under the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to:

- deliberately kill, injure, disturb or capture them.
- damage or destroy their breeding sites and resting places.
- possess, control, transport (alive or dead).

It is also an offence under the Wildlife and Countryside Act 1981 (as amended) to intentionally or recklessly:

- disturb hazel dormice while they occupy a structure or place used for shelter or protection.
- obstruct access to a place of shelter or protection.

Otter

Otter *Lutra lutra* are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to:

- deliberately kill, injure, disturb or capture them.
- damage or destroy their breeding sites and resting places (even if otters are not present).
- possess, control or transport them (alive or dead).

It is also an offence under the Wildlife and Countryside Act 1981 (as amended) to intentionally or recklessly:

- disturb otters while they occupy a structure or place used for shelter or protection.
- obstruct access to a place of shelter or protection.

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Reptiles

Smooth snake *Coronella austriaca* and sand lizard *Lacerta agilis* are protected under The Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to:

- deliberately kill, injure, disturb or capture them.
- deliberately take or destroy their eggs.
- damage or destroy their breeding sites and resting places.
- possess, control or transport them (alive or dead).

For smooth snakes and sand lizards, it is also an offence under the Wildlife and Countryside Act 1981 (as amended) to intentionally or recklessly:

- disturb them while they occupy a structure or place used for shelter or protection.
- obstruct access to a place of shelter or protection.

Other native reptiles are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to kill or injure:

- adders *Vipera berus*.
- grass snakes *Natrix natrix*.
- common lizards *Zootoca vivipara*.
- slow worms *Anguis fragilis*.

Terrestrial and Aquatic Invertebrates

The majority of invertebrate species are not legally protected. However, a total of seventy-two terrestrial and aquatic invertebrate species are protected under the Wildlife and Countryside Act 1981 (as amended). Certain species of invertebrate, including the marsh fritillary *Euphydryas aurinia*, are also protected under The Conservation of Habitats and Species Regulations 2017 (as amended).

Water Vole

Water voles are protected under the Wildlife and Countryside Act 1981. It is an offence to intentionally:

- kill, injure or take them.
- possess or control them (alive or dead).

It is also an offence to intentionally or recklessly:

- damage or destroy a structure or place used for shelter or protection.
- disturb them in a place used for shelter or protection.
- obstruct access to a place used for shelter or protection.

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Invasive Non-Native Species

A number of Invasive Non-Native Species (INNS) of plant are listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to plant or otherwise cause any listed species to grow in the wild. In addition, any soil or plant material containing these species is classed as controlled waste under the Environmental Protection Act 1990.

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B. Landscape Masterplan (Ref. 13271-FPCR-XX-XX-DR-L-0001 S3 P02)

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Note 1: Trees

(Tree species below are indicative and not an exhaustive list. Trees in open space to prioritise UK native species. Supplied at sizes from 8-10cm up to 16-18cm girth. Oak and Lime to be located away from panel shading zone, to prevent future conflict.)
Betula pendula (Birch)
Betula pubescens (Downy Birch)
Carpinus betulus (Hornbeam)
Quercus robur (Oak)
Sorbus aucuparia (Rowan)
Tilia cordata (Small Leaved Lime)

Note 2: Native woodland planting

(Supplied at sizes from 40-60cm up to 100-120cm.)
Species mix to comprise:
Acer campestre (Field Maple) (15%)
Betula pendula (Birch) (9.5%)
Betula pubescens (Downy Birch) (5%)
Carpinus betulus (Hornbeam) (5%)
Corylus avellana (Hazel) (8%)
Ilex aquifolium (Holly) (5%)
Prunus avium (Wild Cherry) (7.5%)
Quercus patraea (Sessile Oak) (5%)
Quercus robur (Oak) (10%)
Sorbus aucuparia (Rowan) (10%)
Sorbus torminalis (Wild Service Tree) (5%)
Tilia cordata (Small Leaved Lime) (5%)
Viburnum opulus (Guelder Rose) (5%)

Note 3: Native shrub planting mix

(Supplied at sizes from 60-80cm up to 80-100cm.)
Species mix to comprise:
Cornus sanguinea (Common dogwood) (20%)
Crataegus monogyna (Hawthorn) (20%)
Euonymus europaeus (Spindle) (10%)
Ligustrum vulgare (Wild Privet) (20%)
Sambucus nigra (Elder) (10%)
Viburnum opulus (Guelder Rose) (20%)

Note 4: Native hedgerow planting mix

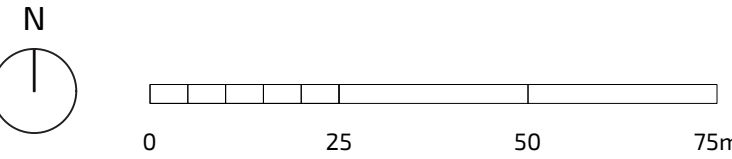
(Supplied at 80-100cm height)
Plant at 5 per linear metre in a double staggered row. To be protected with shrub guards. Temporary post and wire fencing will be installed to protect hedgerow from traffic whilst it establishes
Acer campestre (Field Maple) (7%)
Cornus sanguinea (Dogwood) (12%)
Corylus avellana (Hazel) (20%)
Crataegus monogyna (Hawthorn) (40%)
Euonymus europaeus (Wild Privet) (7%)
Rosa canina (Dog Rose) (7%)
Viburnum opulus (Guelder Rose) (7%)

Note 5: Meadow grassland
Emorsgate Special General Purpose Meadow Mixture EM3. Or similar approved. Sowing specification and moving regime to manufacturer's recommendations. Sowing rate 4g/m²

Wildflowers
Achillea millefolium (Yarrow) (1.2%)
Agrimonia eupatoria (Agrimony) (0.2%)
Anthyllis vulneraria (Kidney Vetch) (0.4%)
Betonica officinalis (Betony) (0.1%)
Centaurea nigra (Common Knapweed) (0.4%)
Centaurea scabiosa (Greater Knapweed) (0.5%)
Cruciata laevipes (Crosswort) (0.2%)
Daucus carota (Wild Carrot) (0.4%)
Echium vulgare (Viper's-Bugloss) (0.4%)
Filipenula ulmaria (Meadowsweet) (0.2%)
Galium album (Hedge Bedstraw) (0.8%)
Galium verum (Lady's Bedstraw) (1.2%)
Geranium pyrenaicum (Hedgerow Crane's-Bill) (0.1%)
Knautia arvensis (Field Scabious) (0.2%)
Lathyrus pratensis (Meadow Vetchling) (0.2%)
Leucanthemum vulgare (Oxeye Daisy) (0.4%)
Lotus corniculatus (Birdsfoot Trefoil) (0.1%)
Malva moschata (Musk Mallow) (2.4%)
Plantago lanceolata (Ribwort Plantain) (2%)
Plantago media (Hoary Plantain) (1%)
Poterium sanguisorba ssp. sanguisorba (Salad Burnet) (2%)
Primula veris (Cowslip) (0.2%)
Ranunculus acris (Meadow Buttercup) (1%)
Rhinanthus minor (Yellow Rattle) (1%)
Silene dioica (Red Campion) (1.4%)
Silene flos-cuculi (Ragged Robin) (0.5%)
Vicia cracca (Tufted Vetch) (0.1%)

Grasses
Agrostis capillaris (Common Bent) (18%)
Cynosurus cristatus (Crested Dogstail) (42%)
Festuca rubra (Red Fescue) (36%)
Poa pratensis (Smooth-stalked Meadow-grass) (24%)

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Key

- Site boundary
- Existing vegetation to be retained
- Existing retained trees
- Existing grassland retained and maintained under panels
- Hedgerow proposed to be removed subject to relevant permissions (refer to Arb Assessment)

Proposed

- Trees (Note 1)
- Native woodland planting (Note 2)
- Native shrub planting mix (Note 3)
- Native hedgerow planting mix (Note 4)
- Retained grassland to receive light scarification and overseeded with General Purpose 80/20 Meadow Mix (Note 5)
- Bird box (see notes)
- Bat box (See notes)
- Hibernacula log piles
- New fence line

Notes:

Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.

Bird and bat boxes to be added to existing trees where suitable (ecologist to confirm). Where no suitable trees are available, boxes to be installed on securely fixed timber amidst/screened by existing vegetation. Vertical timber post to achieve correct mounting height.

Do not scale from drawing. Contractor to make themselves aware of underground pipes and easements and ensure planting is set out on site to avoid utilities.

P02	10/06/25	Solar panel layout update	ERF	SGL
P01	21/05/25	First issue	ERF	SGL
rev	date	description	drn	chk

client
CBRE Ltd.

project
Land at Dyfes Powys Police Headquarters, Llangunnor Carmarthen

title	scale	
Landscape Masterplan	1:400 @ A1	
number	status	rev
13271-FPCR-XX-XX-DR-L-0001	S3	P02

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