

# Ecological Assessment



Tyler  
Grange

**Aldi, Porthcawl**  
**29<sup>th</sup> July 2021**

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## Summary

- S.1. This report has been prepared by Tyler Grange Group Ltd for Planning Potential on behalf of Aldi Stores Limited to inform a planning application for the construction of an Aldi store with associated hardstanding and landscape planting on a parcel of land to the west of Eastern Promenade, Porthcawl. The site is centred on National Grid Reference SS 82042 76921 (hereafter referred to as the site).
- S.2. There are five statutory and nine non-statutory sites within the zone of influence of the site. Due to the intervening habitats, type and scale of development, there are no anticipated direct significant impacts to statutory or non-statutory designated sites. Furthermore, the site has been designed to be in conformity with the mitigation measures outlined within the Habitat Regulations Assessment produced for the Adopted Local Development Plan (LDP) 2006-2021, which this development forms part of the allocated site.
- S.3. These mitigation measures will include the production and adherence to a Construction Environmental Management Plan (CEMP) that can be controlled by appropriately worded planning controls. The CEMP will include measures for air pollution control (namely dust) and surface run off.
- S.4. The site comprises an area of managed, poor semi-improved grassland, areas of hardstanding (including section of gravel carpark), small areas of bramble scrub and a single tree, all of negligible ecological importance. The site is currently used for access into the adjacent car park and as a walking route to and from the beach.
- S.5. Habitats on site provide very limited opportunities for protected or priority species to be present, and as such no further surveys have been undertaken. Precautionary methods of working for badger, nesting birds and hedgehog will be implemented during construction activities.
- S.6. Within the proposed development, ecological enhancements have been provided through the provision of a landscape planting scheme that provides native coastal hedging, scattered trees, and shrub planting that is of benefit to pollinators and is suitable for the coastal environment, as well as the provision of a coastal meadow mix around the eastern boundary and within the rain garden SuDS design. The coastal meadow grassland will undergo relaxed management to increase the benefit to biodiversity, which will be controlled by appropriate planning controls to ensure the production and implementation of the Landscape Ecological Management Plan (LEMP). The provision of the above landscape scheme, which will include installation of four bird boxes, is considered to provide a net gain to biodiversity within the site.
- S.7. With the mitigation and enhancement measures outlined within this report, it is considered that the proposals will be in conformity with relevant local and national planning policy and providing vegetation clearance follows the advice provided within this report, legislation surrounding protected and priority species, namely common nesting birds and hedgehog, will not be triggered.



# Section 1: Introduction

## Introduction

1.1. Tyler Grange Group Ltd (TG) was instructed by Planning Potential on behalf of Aldi Stores Limited in April 2021 to undertake an Ecological Assessment of a parcel of land to the west of Eastern Promenade, Porthcawl, hereafter referred to as the 'site.'

1.2. A full planning application is to be submitted to Bridgend County Borough Council following the Pre-application consultation (PAC) process, for redevelopment of the site for a new Aldi store, with associated access, landscaping and parking. The site is centred on National Grid Reference SS 82010 76908, and the extent of the site is shown in **Figure 1**.



**Figure 1: Site Context and Boundary (Aerial Imagery  
© Google 2021)**

1.3. The purpose of this report is to:

- Use background data and results of a field survey, describe and evaluate the ecological features present within the likely 'zone of influence' (Zoi)<sup>1</sup> of the proposed development;
- Assess ecological issues and opportunities as a result of development; and
- Where appropriate, describe mitigation and enhancement proposals, together with planning controls to ensure their delivery, to ensure conformity with policy and legislation.

## Site Context

1.4. The site is primarily an area of poor semi-improved grassland located to the east of Porthcawl town, adjacent to the promenade and Sandy Bay beach. It is bound to the north and east by Eastern Promenade and Coney Beach amusement park, to the west, Portway roundabout and to the south by a continuation of the poor semi-improved grassland and hardstanding present on site, used as a car park.

1.5. The site forms part of the wider 'Porthcawl Waterfront Regeneration Area' as defined by the Local Development Plan Policy PLA3(8)<sup>2</sup>, an area allocated for mixed use development in the Bridgend Local Development Plan (2013)<sup>3</sup> and is the subject of the Seven Bays Project - Porthcawl Waterfront - Supplementary Planning Guidance (SPG) 2007<sup>4</sup>.

<sup>1</sup> Defined as the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities (CIEEM, 2018. Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Winchester. Version 1.1 - Updated September 2019)

<sup>2</sup> <https://www.bridgend.gov.uk/media/1305/pla3-8.pdf>

<sup>3</sup> [bridgend.gov.uk/residents/planning-and-building-control/development-planning/existing-bridgend-local-plan-2013/](https://www.bridgend.gov.uk/residents/planning-and-building-control/development-planning/existing-bridgend-local-plan-2013/)

<sup>4</sup> <https://www.bridgend.gov.uk/media/1862/view-the-adopted-porthcawl-waterfront-planning-guidance.pdf>



## Section 2: Methodology

- 2.1 Detailed methods are provided at **Appendix 1**. This Ecological Assessment has been informed by the following:
- Detailed data search including purchase of biological records; and
  - 'Extended' Phase I habitat survey undertaken on 8<sup>th</sup> April 2021<sup>5</sup>.
- 2.2 The above scope of work has informed the description and assessment of importance of ecological features - in line with Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines<sup>6</sup>, the consideration of opportunities and constraints to development, and mitigation and enhancement requirements to ensure conformity with legislation and policy (see **Appendix 2**).
- 2.3 The level of importance of ecological features has been considered within a defined geographic context, based on the following frame of reference, international, national, regional, county and local.

### Quality Assurance

- 2.4 This report has been through a two-stage technical review process, with the final sign off being undertaken by an Associate or Full member of CIEEM. All CIEEM members are bound to abide by the Institute's Code of Professional Conduct.

### Limitations

- 2.5 Owing to the timing of the surveys, some plant species may not have been visible. Where this affects the assessment of importance of features, this is stated.

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<sup>5</sup> 2010, JNCC. Handbook for Phase I Habitat Survey –A technique for Environmental Audit

<sup>6</sup> CIEEM, 2018. *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Winchester. Version 1.1 – Updated September 2019



## Section 3: Ecological Features and Evaluation

- 3.1 Ecological features within the site and Zol (See **Footnote 1** for definition) are described below, together with an assessment of their importance using a geographical frame of reference advocated by CIEEM.

### Designated Sites

#### *Statutory sites*

- 3.2 The site is not covered by any statutory or non-statutory sites designated for nature conservation importance. Three European designated sites and two nationally designated sites lie within the study areas (defined in **Appendix 1**). These sites are summarised in **Table 2.1** below:

**Table 2.1: Statutorily designated sites within the study area**

Site Name	Designation	Distance and Direction from site	Description/Summary of Reason for designation
Kenfig / Cynffig (2 sites)	Special Area of Conservation (SAC)	1.6 km E and 3.7 km NW	Series of dune slacks and comprising a variety of habitats including mud flats, salt marshes, coastal sand dunes, shingle, sea cliffs, heath, scrub and broadleaved deciduous woodland. Annex I habitats present: <ul style="list-style-type: none"> <li>fixed coastal dunes with herbaceous vegetation;</li> <li>dunes with <i>Salix repens</i> ssp. <i>Argentea</i>; and</li> <li>humid dune slacks and shallow lake system with benthic vegetation of <i>Chara</i> spp.</li> </ul> Annex II species present: <ul style="list-style-type: none"> <li>Petalwort <i>Petalophyllum ralfsii</i></li> <li>Fen orchid <i>Liparis loeselii</i>.</li> </ul>
Glaswelltiroedd Cefn Cribwr / Cefn Cribwr Grasslands	SAC	5.3 km NE	Site with extensive stands of Annex I habitat <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils ( <i>Molinion caeruleae</i> ). Heath, scrub, grassland and broad-leaved deciduous woodland also present. Annex II species present include: <ul style="list-style-type: none"> <li>marsh fritillary butterfly <i>Euphydryas aurinia</i>.</li> </ul>
Dunraven Bay	SAC	7.6 km SE	Bay with shingle, sea cliffs, dry grassland steppes, improved grassland and broadleaved deciduous woodland. The site is designated for the presence of Annex II species: <ul style="list-style-type: none"> <li>Shore dock <i>Rumex rupestris</i>.</li> </ul>



Site Name	Designation	Distance and Direction from site	Description/Summary of Reason for designation
Merthyr Mawr	Site of Special Scientific Interest (SSSI)	1.7 km E	Comprises part of the Kenfig/Cynffig SAC but is a sand dune system that is geographically separate. Designated due to presence of fixed coastal dunes with herbaceous vegetation and dunes with <i>Salix repens</i> var. <i>argentea</i> ( <i>Salicion arenariae</i> ).
Lock's Common	Local Nature Reserve (LNR)	0.9 km W	The site is designated for its limestone pavement scattered over two hectares. Supports rare species including salad burnet <i>Sanguisorba minor</i> , eyebright <i>Euphrasia</i> and squinancywort <i>Asperula cynanchica</i> . The site is also a Regionally Important Geological Site (RIGS).

- 3.3 SAC sites are part of a European network of important, high-quality conservation sites, known as Natura 2000 sites. By virtue of their designation as important sites on account of their ecological interest, they are of **international ecological importance**. SSSIs are sites designated within the UK and as such are of **national ecological importance**.
- 3.4 LNRs can be designated on account of their ecological importance and/or the opportunities they provide for enjoyment of the countryside by the public. As such, Lock's Common LNR is considered to be of **local ecological importance**, as it has not been designated at the County scale.

#### *Non-statutory sites*

- 3.5 Non-statutory designated sites are summarised in the **Table 2.2** below. They are known as Sites of Importance for Nature Conservation (SINC) in Wales. Nine confirmed SINC lie within the study area:

**Table 2.2: Non statutorily designated sites within the study area**

Site Name	Designation	Distance and Direction from Site	Description/Summary of Reason for Designation
Trafalgar Wood	SINC	0.5 km W	Broad-leaved scattered trees woodland.
The Wilderness	SINC	0.5 km N	Urban greenspace with lake, amenity grassland, improved grassland, broad-leaved plantation around the lake and broad-leaved semi-natural woodland on the islands.
Rych Point	SINC	0.7 km SE	Rocky shoreline.
Lock's Common	SINC	0.9 km W	Limestone pavement along coast with range of habitats including amenity grassland, semi-improved calcareous grassland, continuous bracken ( <i>Pteridium</i> ), dense scrub, sand dune, dry heath/acidic grass mosaic and basic inland cliff.
Pwll-y-waun	SINC	0.9 km NE	Lake with broadleaved plantation and improved grassland habitats.
Nottage Court Wood	SINC	1.2 km N	Ancient woodland with unimproved neutral grassland and improved grassland field in the northern corner of the site.
Newton Point	SINC	1.3 km SE	Rocky shoreline.
Newton Burrows	SINC	1.7 km E	Open dune and dune grassland. Range of habitats including amenity grassland, a small



Site Name	Designation	Distance and Direction from Site	Description/Summary of Reason for Designation
			section of spoil, scattered scrub and small areas of broad-leaved semi-natural woodland.
Manor Farm Fields	SINC	1.8 NE	Grazed agricultural fields with hedgerows.

3.6 SINC's are selected on the basis that they meet the criteria for selection of sites of importance at a county level. They are therefore of **county ecological importance**.

3.7 According to the Government's mapping website MAGIC<sup>7</sup>, no priority habitats<sup>8</sup> exist on or adjacent to the site.

## Habitats

3.8 Habitat descriptions and their ecological importance can be found in **Table 2.3** below. The site supports the following habitats:

- Bramble *Rubus fruticosus* scrub;
- Hardstanding;
- Poor semi-improved grassland; and
- Trees.

## Protected and Priority Species

3.9 Protected and priority species with potential to be present on site, and their ecological importance are included in **Table 2.4** below. This includes potential for nesting birds within suitable, woody vegetation, including bramble and the whitebeam tree on site.

<sup>7</sup> <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>8</sup> UK priority habitats and species are those subject to conservation action and referred to as Species of Principal Importance (SoPIs) or Habitats of Principal Importance (HoPIs). They are listed at Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006. Habitat types of priority for conservation in Wales are listed under section 7 of the Environment (Wales) Act 2016.



**Table 2.3: Habitat descriptions and evaluation**

Habitat	Description	Site photograph	Ecological Importance
Bramble scrub	<p>Small sections of bramble scrub are located at the north west corner and northern boundary along the fence line, extending around the north west corner of the site. This area of habitat is small in scale and isolated from other areas of similar habitats. Bramble scrub is common and widespread.</p> <p>It has potential to be used by protected and priority species, described separately below.</p>	<p><b>Photograph 1: Bramble scrub</b></p> 	Negligible
Hard standing	<p>The site includes part of the adjacent 7 Eastern Promenade gravel car park, as well as small patches of gravel within the grassland that are used as footpaths within the site.</p> <p>Aerial imagery indicates a large area of hard standing present within the western area of the site. At the time of the survey, this hard standing was not present.</p> <p>Hardstanding is of no inherent ecological importance.</p>	<p><b>Photograph 2: Hard standing and grassland</b></p> 	Negligible



Habitat	Description	Site photograph	Ecological Importance
Poor Semi-improved grassland	<p>The majority of the site comprises managed, species-poor, semi-improved grassland. The grassland is dominated by perennial rye-grass <i>Lolium perenne</i>, Yorkshire fog <i>Holcus lanatus</i> and cock's foot <i>Dactylis glomerata</i>. Forbs noted include; clover <i>Trifolium spp.</i>, broad-leaved dock <i>Rumex obtusifolius</i>, creeping buttercup <i>Ranunculus repens</i>, dandelion <i>Taraxacum sp.</i>, Buck's-horn plantain <i>Plantago coronopus</i>, ribwort plantain <i>Plantago lanceolata</i>, yarrow <i>Achillea millefolium</i> and common ragwort <i>Jacobaea vulgaris</i>.</p> <p>The grassland is lacking in structure due to the management and areas that are regularly used as a pedestrian through route to the beachfront from the town.</p> <p>The western area of the site has, historically, been disturbed, with this area shown on aerial imagery as hard standing from 2018. At the time of the survey, this area was grassland and is likely to have been re-seeded.</p> <p>Although the survey was done at a sub-optimal time of year, it is not considered to affect the assessment of this feature, given the nature of the habitat and management.</p> <p>The grassland on site is dominated by a low diversity of common and widespread species and comprises a widespread habitat type within the local area.</p>	<p><b>Photograph 3: Semi-improved grassland</b></p> 	Negligible
Trees	<p>There is one whitebeam <i>Sorbus sp.</i> tree on site, along the northern boundary. The tree is covered in ivy <i>Hedera helix</i>, which is likely to be impacting the trees growth.</p> <p>This tree is isolated on site and is not a mature specimen, which would otherwise be difficult to replace in the short to medium term.</p>	<p><b>Photograph 4: Tree along eastern boundary</b></p> 	Negligible



**Table 2.4: Protected and priority species potential and evaluation.**

Species/Group	Records within 2 km	Description	Ecological Importance
<b>Amphibians</b>	<p>One record of common toad <i>Bufo bufo</i> has been returned from Aderyn Local Environmental Records Centre (ALERC) c. 1.3km east of the site from 07/03/2020.</p> <p>No great crested newt <i>Triturus cristatus</i> records were returned from ALERC.</p>	<p>There are no waterbodies on site, and none identified within 500m of the site. Therefore, there are no breeding opportunities for amphibians within the vicinity of the site, reducing their potential to be present.</p> <p>Habitats on site are considered poor suitability to support amphibians within their terrestrial phase, with the grassland being regularly managed and disturbed. Furthermore, although there is an area of grassland to the south of the site, this area is bound by busy roads and urban development and therefore fragmented and isolated from off-site habitats that would provide greater opportunities for these species, if present.</p> <p>The site is not considered suitable to support amphibians and would therefore not maintain a local population.</p>	N/A
<b>Bats</b>	<p>Records of common pipistrelle <i>Pipistrellus pipistrellus</i>, soprano pipistrelle <i>Pipistrellus pygmaeus</i>, Brown long-eared bat <i>Plecotus auritus</i>, Natterer's bat <i>Myotis nattereri</i> and noctule <i>Nyctalus noctula</i> were returned from ALERC within 2km of the site.</p> <p>Lesser horseshoe bats <i>Rhinolophus hipposideros</i> are present within 2km of the site with the closest being c.1.7km north east.</p>	<p>There are no roosting opportunities present on site.</p> <p>Habitats on site provide limited opportunities for both foraging and community bats due to the management and habitats present. Small sections of bramble scrub on site are isolated and the grassland is species-poor, so the invertebrate prey population on site is not likely to be large or diverse to be used by bats for foraging. In addition, the site is bound by roads with street lighting which is likely to create light spill onto site.</p> <p>Species such as lesser horseshoe bats are unlikely to be present on site as the habitats do not provide optimal foraging habitats and the light levels on site would be considered unsuitable.</p> <p>Any bat species present on site would be expected to be more common, light tolerant species, such as common or soprano pipistrelle or noctule, commuting over the site.</p>	Negligible
<b>Badgers</b>	<p>One record of Eurasian badger <i>Meles meles</i> was returned, c.1.7km north of the site.</p>	<p>No evidence of badgers was noted during the site visit.</p> <p>Whilst there may be potential for badgers to be present off-site, to the south of the site within the scrub, considering the use of the site and fragmentation of the site from more suitable habitats, badgers are considered likely absent, and the site is not considered integral to maintain a local population.</p>	Negligible



Species/Group	Records within 2 km	Description	Ecological Importance
<b>Birds</b>	<p>Several records of birds were returned from ALERC within a c. 2km radius of the site.</p> <p>Records of Red listed Birds of Conservation Concern (BoCC) were returned from ALERC including ringed plover <i>Charadrius hiaticula</i> and herring gull <i>Larus argentatus</i>.</p> <p>Records of Amber BoCC were returned from ALERC including Turnstone <i>Arenaria interpres</i>, sanderling <i>Calidris alba</i>, knot <i>C. canutus</i>, purple sandpiper <i>C. maritima</i>, black-headed gull, <i>Chroicocephalus ridibundus</i>, oyster-catcher <i>Haematopus ostralegus</i>, common gull <i>Larus canus</i>, lesser black-backed gull <i>L. fuscus</i>, great black-backed gull <i>L. marinus</i>, gannet <i>Morus bassanus</i>, grey plover <i>Pluvialis squatarola</i>, Manx shearwater <i>Puffinus puffinus</i>, common tern <i>Sterna hirundo</i>, redshank <i>Tringa totanus</i>, and guillemot <i>Uria aalge</i>.</p>	<p>During the survey only carrion crow <i>Corvus corone</i> were noted on site.</p> <p>Opportunities for nesting birds are limited to a small area of bramble scrub. Denser areas of scrub, off-site, to the south provide greater opportunities. The grassland habitats would provide a foraging resource for small number of common birds, but it is not expected that the site would be important in maintaining the assemblage of common bird species within the area.</p> <p>A number of records for BoCC species have been recorded within the adjacent field. Most of these species are more likely to have been recorded passing over site, rather than utilising the site; however, gulls would be expected to use the site due to the presence of people, food and litter. They would also utilise the surrounding urban environment.</p> <p>The site is not expected to form part of the key foraging ground of the BoCC recorded adjacent to the site due to the regular disturbance by the general public. The grassland off-site to the south, could, however, be used as shelter in strong winds due to the grass bank present.</p> <p>Given the levels of disturbance the site is unlikely to be fundamental in the maintenance of conservation status of the local BoCC.</p>	Negligible
<b>Hedgehog</b>	Several records of western European hedgehog <i>Erinaceus europaeus</i> were returned within 2km of the site, with the closest being c.200m north of the site.	Habitats on site are limited to support hedgehog; however, habitats to the south of the site with denser areas for scrub may provide suitable habitats. Hedgehogs are considered to be likely absent from the site.	Negligible
<b>Invertebrates</b>	Records of centre-barred sallow <i>Atethmia centrugo</i> , broom moth <i>Ceramica pisi</i> , dusky thorn <i>Ennomos fuscantaria</i> , autumnal rustic <i>Eugnorisma glareaosa</i> , rustic moth <i>Hoplodrina blanda</i> , rosy rustic <i>Hydraecia micacea</i> , lackey moth <i>Malacosoma neustria</i> , buff ermine <i>Spilosoma lutea</i> , blood-vein <i>Timandra comae</i> and shaded broad-bar <i>Scotopteryx</i>	<p>Owing to the habitats present and lack of plant species diversity on the site there are limited opportunities for invertebrates to be present.</p> <p>Of the species identified by the data search, there is potential for shaded broad-bar to be present, as this species inhabits a range of open habitats and larvae feed on clover, which is present on site. In addition, there is potential for rustic moth found in grassland habitats, for which cock's foot, recorded on site, is a food plant for the caterpillars.</p>	Negligible



	<i>chenopodiata</i> , were returned from ALERC within 2km of the site.	Species noted as priority species, listed on Section 7 under the Environment (Wales) Act 2016, although they are relatively common and widespread, and would not be restricted to habitats present on site.	
<b>Reptiles</b>	Records of common lizard <i>Zootoca vivipara</i> and slow worm <i>Anguis fragilis</i> , adder <i>Vipera berus</i> were returned within 2 km of the site, with the closest being c.650m north-east of the site.	Both species noted adjacent are priority species, listed on Section 7 under the Environment (Wales) Act 2016, but are relatively common and widespread, and would not be restricted to habitats present on site. Habitats on site are considered sub-optimal to support reptiles due to the management and disturbance within the site, lack of habitats for hibernation as well as the site being fragmented and isolated from more suitable habitats off-site. As a result, reptiles are considered likely absent from the site.	N/A



## Section 4: Impacts, Mitigation and Enhancement Strategy

### Site Proposals

- 4.1 The proposals for the site include the construction of a new Aldi Store with associated car parking, access, landscape planting and SuDS (see **Appendix 3 and 4**).
- 4.2 Given the negligible ecological importance of habitats present on the site, these were not considered a priority for retention and protection. As such, the proposals have been designed to provide ecological enhancements on the site, including new tree and hedgerow planting.

### Potential Impacts and Requirements for Mitigation and Enhancement Strategy

- 4.3 The Natural Environment and Rural Communities Act (NERC) 2006 gives the importance of conserving biodiversity a statutory basis, requiring government departments (which includes Local Planning Authorities) to have regard for biodiversity in carrying out their obligations (which includes determination of planning applications) and to take positive steps to further the conservation of listed species and habitats. In addition, the Environment (Wales) Act 2016 requires the Welsh Ministers to identify living organisms and types of habitats of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales. In exercising their functions under this section, the Welsh Ministers must apply the principles of sustainable management of natural resources. These articles of legislation require Bridgend County Borough Council to take measures to protect species or habitats from the adverse effects of development, where appropriate, by using planning conditions or obligations.

### European / National Designated sites

- 4.4 The site forms part of the wider re-generation of Porthcawl (PLA3(8)) which is part of the Adopted Local Development Plan (LDP) 2006-2021. As part of the LDP a Habitat Regulations Assessment<sup>9</sup> was produced and the redevelopment of Porthcawl was considered against Kenfig Burrows SAC and Merthyr Mawr Warren SAC. The sites allocated at Porthcawl were not considered against Cefn Cribwr SAC. The key considerations from the HRA include the following;
- Water quality (groundwater);
  - Water quantity (groundwater);
  - Human impact; and
  - Coastal change.
- 4.5 The assessment concluded that PLA3(8) and the Porthcawl Regeneration Area, which includes this site, is not likely to have a significant impact, but confirms the need for site-by-site consideration. The following sub-heading include extractions from the HRA Assessment that relate to the Regeneration of Porthcawl, which include the site.

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<sup>9</sup> <https://www.bridgend.gov.uk/media/1891/habitats-regulations-assessment-of-the-adopted-bridgend-local-development-plan.pdf>



## Water Quality

- 4.6 Potential for impacts upon the Kenfig SAC through ground water change are present as the water bodies of the SAC are reliant on groundwater supply and changes to the quality of groundwater are considered to have a likely adverse impact upon the SAC, thus, adversely impacting on the continued integrity of the site.
- 4.7 In accordance with the HRA of the adopted Bridgend Local Plan, mitigation measures for the regeneration of Porthcawl (including the site) PLA3(8) must include; *'All new development that shares a catchment with the Kenfig SAC will need to avoid adverse impacts to ground and surface water. This will include the need to avoid mobilisation of pollutants in the construction and operation of development. Specific mitigation of site impacts could include sustainable drainage systems. It will also be essential to ensure that there is capacity at waste water treatment works to serve all new development, prior to new homes / businesses being occupied.'*
- 4.8 The design of the site has implemented the following mitigation measures in order to ensure there are no likely significant effects on water quality;
- Implementation of the 'Flood Consequences Statement and Drainage Strategy'<sup>10</sup> which includes the provision of SuDS to address water quality, to an appropriate standard, agreed with Bridgend CBC SuDS Approval Body (SAB) alongside the planning application; and infiltration features meaning there will be no change to water quantity to the existing situation;
  - Production and implementation of a Construction Environmental Management Plan (CEMP) that can be controlled by appropriately worded planning controls. The CEMP must include measure for air pollution control (namely dust) and surface run off; and
  - The store will include three toilets, two for staff use only and one for public use. At a pre-development enquiry, Welsh Water has confirmed that there is capacity for foul waste to be treated within the surrounding foul sewers north of the site. In addition, it is expected that staff at the store will be local residents and therefore their use of the facilities would create a net increase in the effluent entering the water system.

## Water Quantity

- 4.9 Potential for impacts upon the designated sites through over abstraction of groundwater in the catchment to serve development could adversely affect the integrity of the Kenfig SAC. Individually developments may not have an adverse impact on the site but there could be cumulative impacts. Very low water tables could also lead to the sites becoming very saline as salt water intrudes the site.
- 4.10 In accordance with the HRA of the adopted Bridgend Local Plan, mitigation measures for the regeneration of Porthcawl (including the site) PLA3(8) state that; *'Natural Resources Wales is responsible for granting consents licensing for abstraction and discharge. The summary from a review of consents that could potentially impact on Kenfig SAC is: "We are confident that the proposed modifications to the discharge consents and waste management licences, along with*

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<sup>10</sup> Aldi Store – Land at Salt Lake North, Porthcawl. Flood Consequences Statement and Drainage Strategy. Craddys, May 2021.



*changes to the way operators practise, will prevent further impact to the plants, animals and habitat which make Kenfig SAC so unique." Therefore, all planning decisions may need to be made with the agreement of Natural Resources Wales advice. Site by site mitigation could include incorporating water efficiency technologies into all new residential and industrial development. Monitoring for adverse change may also be necessary, triggering review of LDP policy.'*

- 4.11 Within the site, no water abstraction is required as part of the application, and the potable water consumption within an Adli store is low and therefore considered to be of negligible impact upon the water supply. It is therefore considered that the site will not have a likely significant effect upon the Water Quantity within the SAC.

#### *Air Quality*

- 4.12 The Kenfig SAC is shown in to be at particular risk of in-combination impacts of air and water pollution causing nutrient enrichment that adversely impact on the dune slacks, where the petalwort and fen orchid are normally located, and this could cause accelerated rates of vegetation change. Traffic impacts of new residential and mixed-use development may have an adverse impact on the SAC. At the time the HRA was carried out, air quality, was currently not at levels that would adversely impact on the SAC, although trends need to be monitored.
- 4.13 In accordance with the HRA of the adopted Bridgend Local Plan, mitigation measures for the regeneration of Porthcawl (including the site) PLA3(8) state that; *'Impacts will predominantly be mitigated through implementation of strategies and other policies of the LDP that aim to reduce car dependence. New industrial development needs to be compatible with location and avoid water and air quality impacts.'*
- 4.14 Given the site is a small supermarket, it is not expected that it would create additional traffic and footfall, as visitors would predominantly be locals and people who are already visiting the area for recreation. The proposals are therefore unlikely to result in a direct increase in number of visitors to the area and the surrounding designated sites.
- 4.15 The design of the site has implemented the following mitigation measures to encourage other modes of transport to the site in order to help reduce air quality issues and to ensure that there are no likely significant effects on air quality These include;
- Installation of Electric vehicle charging points;
  - Installation of a bike racks within the site;
  - Provision of pedestrian access routes to the site; and
  - Provision of nitrogen absorbing plants within the landscape design (such as *Elaeagnus* and sea buckthorn *Hippophae rhamnoides*);

#### *Human Impact*

- 4.16 The allocations provide for increased number of homes and people within close proximity to the SAC. This means there may be more recreational use of Merthyr Mawr Warren and Kenfig Burrows. Recreational impacts come from litter, fires and coarse fishing, and have the potential to



cause habitat degradation. Recent evidence shows that the sites may be damaged by recreational use of vehicles.

- 4.17 In accordance with the HRA of the adopted Bridgend Local Plan, mitigation measures for the regeneration of Porthcawl (including the site) PLA3(8) state that *'Implementation of access management plans for the two areas will help in avoiding impacts to the sites. Alternative recreation sites will also help reduce some use on the site, for instance informal recreation space for dog walking.'*
- 4.18 Given the site is a small supermarket, it is not expected that the presence of the food store alone would increase visitors to the area for recreational purposes. Furthermore, at the time of the survey, the site itself did not appear to be used by dog walkers and so the presence of the food store would not result in dog walkers re-locating to Merthyr Mawr or Kenfig Burrows for alternative routes. The mitigation measures outlined within the HRA are measures that will need to be implemented by the Council; however, litter bins will be installed within the site, to help reduce the potential for an increase in litter, as a result of the development. The proposals are therefore unlikely to result in a direct increase in number of visitors to the area and the surrounding designated sites.

#### *Coastal Change*

- 4.19 The mixed-use development area in Porthcawl is on the waterfront, which includes the site. The dune system is dynamic, changes in coastal processes stop sand accumulating, causing the dunes to stop growing and become eroded and stops growth of species that favour more bare sand. This cessation of new sediment could be caused by development impacts west along the coast and potentially by development in this location.
- 4.20 In accordance with the HRA of the adopted Bridgend Local Plan, mitigation measures for the regeneration of Porthcawl (including the site) PLA3(8) state that *'Coastal development needs to be managed in keeping with a shoreline management strategy to avoid adversely impacting on coastal processes that are essential for maintaining the dunes. The natural roll of the dune systems needs to be maintained avoiding hard infrastructure that prevents accretion on the seaward site and inland migration on the landward side.'*
- 4.21 A Shoreline Management Plan<sup>11</sup> appears to have been produced, but at the time of this assessment, the plan was not accessible. The site is located c.70m from the coastline and will therefore have no direct or indirect impact upon the current coastal wall or the dune systems. It is therefore considered that the proposals are unlikely to result in a direct or indirect impact to the current coastal wall or the dune systems.
- 4.22 With the above mitigation measures, it is considered that the proposed site would not have a likely significant impact upon the surrounding Statutorily designated sites and would be in conformity with the HRA produced as part of the LDP.

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<sup>11</sup><https://www.bridgend.gov.uk/residents/recycling-waste-and-environment/environment/flooding/shoreline-management-plan/>



- 4.23 A revised LDP is going through consultation and as part of that a Sustainability Appraisal (SA) Scoping Report<sup>12</sup> has been produced, which forms part of the Sustainability Appraisal of the entire redevelopment and has included a HRA screening report, but nothing further has been uploaded onto the council website. The SA scoping report identified similar impacts to those identified within the HRA and it is therefore considered that, with the above mitigation measures, there will be no requirement to modify the approach set out above.

## Local Designated Sites

- 4.24 It is not considered that the proposals would have a direct or indirect impact upon the local designated sites, providing a CEMP is produced and adhered to, which will avoid impacts through pollution (surface water and dust) as well as the site drainage strategy and SuDS provision.

## Habitats

- 4.25 The proposals would result in the loss of all the habitats within the site including the small area of bramble scrub. However, they are of negligible ecological importance and therefore the proposals will have the potential to provide ecological enhancements to the site, through the provision of appropriately designed landscape planting within the site.
- 4.26 The Planning Development brief for Salt Lake North<sup>13</sup> which is a document relating directly to the redevelopment of the site for a food store and the Bridgend Waterfront Planning Guidance<sup>14</sup> highlights the requirement for specific landscaping within the site to allow for visual and physical cohesion across the masterplan area, whilst also being of low maintenance. This includes the provision of:
- Semi-mature deciduous tree planting along the access road;
  - Avoidance of low hedgerows;
  - Low maintenance hedgerows; and
  - Landscape planting including planting suitable for the coastal environment.
- 4.27 Within the landscaping plans the following has been included:
- Forty trees including; holm oak and whitebeam *Sorbus aria*;
  - Mixed native coastal hedging around the eastern boundary of the site including; sea buckthorn, privet *Ligustrum vulgare*, hawthorn *Crateagus monogyna* and blackthorn *Prunus spinosa*; and
  - Landscape planting that includes specimens suitable for a coastal environment, including; *Berberis*, *Elaeagnus*, *Tamarix*, *Cistus* and *Lavandula*.
- 4.28 In addition to the above the landscape design has been designed to be of benefit for wildlife. This includes coastal meadow seed mix around the eastern area of the site, adjacent to the loading bay, which will be grasscrete, and within the rain garden SuDS design. Native species-rich hedgerow, native tree planting and a planting pallet that includes numerous specimens know to

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<sup>12</sup>

[https://democratic.bridgend.gov.uk/documents/s16973/Appendix%201%20Bridgend%20LDP%20Review%20SA%20Scoping%20Report\\_FINAL%20Post%20Consultation%20Update.pdf?LLL=0](https://democratic.bridgend.gov.uk/documents/s16973/Appendix%201%20Bridgend%20LDP%20Review%20SA%20Scoping%20Report_FINAL%20Post%20Consultation%20Update.pdf?LLL=0)

<sup>13</sup> <https://www.bridgend.gov.uk/media/9342/planning-development-brief-salt-lake-north.pdf>

<sup>14</sup> [bridgend.gov.uk/media/1862/view-the-adopted-porthcawl-waterfront-planning-guidance.pdf](https://bridgend.gov.uk/media/1862/view-the-adopted-porthcawl-waterfront-planning-guidance.pdf)



be of benefit for pollinating insects, including *Lavandula*, *Hebe*, *Escallonia*, *Pyracantha* and *Berberis*, will also be provided.

- 4.29 The area of meadow grass seed is managed in a relaxed manor and not heavily mown. This will allow flowering species to grow and be of greater benefit for biodiversity. This could be controlled by appropriate planning controls to ensure the production and implementation of a Landscape Ecological Management Plan (LEMP).
- 4.30 With the above included within the landscaping plans, it is considered that the site is in conformity with the Planning Development Brief for the site and the proposals would provide an overall ecological enhancement and would provide a gain to biodiversity within the landscape, compared with what is currently present on site. It is considered that the landscape plans are in conformity with PPW Edition 11 and Planning Policy ENV5 of the Bridgend Local Plan.

### Protected and Priority Species

- 4.31 Habitats on site offer limited opportunities for protected and priority species to be present; however, in order to ensure legal compliance and best practice during the construction phase of work, the following precautionary methods of work must be undertaken;
- It is recommended that a pre-commencement check for badgers is undertaken within 3 months of work commencing on site. In the unlikely event recent signs of badger activity, primarily excavation of setts are recorded on site prior to construction activities, including earth works commencing, further advice from an ecologist should be sought. To ensure badgers are protected from accidental harm during construction, exposed trenches will be covered or have an inclined plank in them overnight, to offer a means of escape, should badgers be commuting across the site.
  - To avoid triggering the legislation protecting nesting birds, removal of woody vegetation should be timed outside the nesting bird season (generally taken as March to August, inclusive) or be preceded by a check for active nests by an ecologist. If a nest is found an appropriate buffer will need to be left undisturbed until the chicks have fledged and/or the nest is no longer active, as confirmed by an ecologist.
  - Precautionary works regarding hedgehogs involving a check of the bramble, prior to clearance. Any hedgehogs found prior to clearance or during the works will be carefully moved, by gloved hand, out of harm's way, away from the site works and within suitable habitat, such as the scrub to the south of the site.
- 4.32 The site will be enhanced for protected and priority species following completion of the proposed development, through the provision of landscape planting that has been described above.
- 4.33 In addition to the landscape planting the provision of bird boxes will be included on newly planted trees or fencing adjacent to suitable planting, to provide cover, to be confirmed on site, with consultation with an Ecologist. Recommended boxes, or similar to be approved, include;
- 2 x Avianex Wall Nest Box 1MR<sup>15</sup>
  - 2 x Madrid Swift nest box<sup>16</sup>

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<sup>15</sup> <https://www.wildcare.co.uk/avianex-wall-nest-box.html>

<sup>16</sup> <https://www.wildcare.co.uk/madrid-swift-nest-box.html>



- 4.34 With the above mitigation and compensation measures, it is not considered that the proposals would trigger legislation surrounding protected species and the landscape planting would encourage biodiversity within the site and provide a gain to biodiversity through the provision of wildlife beneficial planting and habitats of greater ecological importance than those proposed to be lost.



## Section 5: Conclusion

- 5.1 The mitigation principles outlined within the Habitat Regulations Assessment that was produced as part of the Adopted Local Development Plan (LDP) 2006-2021, which this site forms part of, have been followed within the proposals. Therefore, providing the mitigation measures outlined within this report are implemented then it is considered that there would be no likely significant impacts and a separate HRA is not expected to be required.
- 5.2 The mitigation and enhancement strategy could be controlled by appropriately worded planning controls in order to:
- Secure production and implementation of a CEMP to ensure adoption of best practice pollution control measures, such as control of dust and surface run off during construction activities;
  - Secure production and implementation of a LEMP to ensure appropriate management of created habitats, including bird box installation to allow their establishment and maximise their biodiversity value; and
  - Ensure that the precautionary methods of working in relation to badgers, nesting birds and hedgehog are adopted during construction activities on site.
- 5.3 It is not considered that the proposals will have a significant detrimental impact upon biodiversity and, it is considered that the proposed works will not trigger current legislation and will provide a gain to biodiversity, compared to what is currently present on site, and will therefore be in conformity with both local and national planning policy as outlined **Appendix 2**.



# Appendix 1: Survey Methodology

## Data Search

- A1.1. A desk-based study was conducted whereby records of designated sites and records of protected and priority species were purchased and interrogated for the site and the surrounding landscape. The following resources were consulted / contacted:
- Multi-Agency Geographic Information for the countryside (MAGIC) website<sup>17</sup>;
  - Aderyn Local Environmental Records centre (ALERC)<sup>18</sup>;
  - Bridgend County Borough Council (CBC) website<sup>19</sup>;
  - Joint Nature Conservation Committee (JNCC) website<sup>20</sup>;
  - Natural Resources Wales (NRW) sites website<sup>21</sup>;
  - The Local Biodiversity Action Plan (LBAP) known as 'Bridgend County Borough Local Biodiversity Action Plan: Biodiversity and Ecosystem Services Assessment and Revision 2014'<sup>22</sup>;
  - Ordnance Survey mapping; and
  - Google Maps, including aerial photography.
- A1.2. The following areas of search around the boundary of the site (the 'study area') were applied as there is potential for sites within this study area to be within the Zol of the proposed development:
- 2km for protected and priority species;
  - 2km for non-statutory and statutorily designated sites; and
  - 10km for European statutorily designated sites.

## Phase I Habitat Survey

- A1.3. An 'extended' Phase I habitat survey of the site was conducted on the 8<sup>th</sup> April 2021 by Stephanie Coward who is an experienced field ecologist and Associate member of CIEEM. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey. This technique provides an inventory of the habitat types present and dominant species. Note was taken of the more conspicuous fauna and any evidence of, or the potential for, the presence of protected or priority flora and fauna.
- A1.4. The weather conditions for the survey were dry and sunny with clear skies. Daytime air temperature was 10°C, calm with light precipitation.

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<sup>17</sup> <https://magic.defra.gov.uk/>

<sup>18</sup> <https://aderyn.lercwales.org.uk/>

<sup>19</sup> <https://www.bridgend.gov.uk/>

<sup>20</sup> <http://jncc.defra.gov.uk/ProtectedSites/>

<sup>21</sup> <https://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/protected-areas-of-land-and-seas/?lang=en>

<sup>22</sup> [https://www.bridgend.gov.uk/media/8721/bridgendlbapandes\\_v2-1.pdf](https://www.bridgend.gov.uk/media/8721/bridgendlbapandes_v2-1.pdf)



## Appendix 2: Planning and Legislation

### Legislation

- A2.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
  - The Conservation of Habitats and Species Regulations 2017 (as amended);
  - The Countryside and Rights of Way (CROW) Act 2000;
  - The Natural Environment and Rural Communities Act (NERC) 2006;
  - The Hedgerows Regulations 1997; and
  - The Protection of Badgers Act 1992.
- A2.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017 (as amended).
- A2.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests and eggs are protected under the Act, which makes it illegal to knowingly damage or destroy the nest site during the nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A2.4. Schedule 12 of the CROW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) by the introduction of a new offence of 'reckless' disturbance of certain listed birds and animals at their place of rest or shelter.

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

- A2.5. This piece of legislation is to plan and manage Wales' natural resources. The key area that is relevant to the proposals relates to the sustainable management of the Welsh Natural Resources, the principles of which are outlined below:
- Building resilience-A resilient ecosystem is one that is healthy and functions in a way that is able to address pressures and demands placed on it and is able to deliver benefits over the long term to meet current social, economic and environmental needs.
  - Managing multiple benefits -Our ecosystems provide us with a wide range of services and benefits. We need to take all of these into account when we make decisions about how we use them , so that they provide multiple benefits for the long term. This includes taking into account their intrinsic value.



- Adaptive management -Ecosystem processes and functions are complex and variable, and our approach will be adaptive with a focus on active learning derived from monitoring and outcomes and taking into account the time lags and feedback times for ecosystems to respond to interventions. It is about 'learning by doing'.
- Long term -It is also important to take account of the short, medium and long-term consequences of actions, and consider time lags and feedback times for ecosystems to respond to any interventions.
- Evidence -This means gathering information and considering all the social, economic and environmental evidence (including evidence in respect of uncertainties) from a wide range of experts and stakeholders at the local, regional and national level as appropriate, both to identify priorities and opportunities for their management and also in delivering the management actions.
- Collaboration and co-operation -It is about having a two-way communication across local, regional, national and international levels and being interconnected between policy, process and people to break down silo ways of working. This approach supports the development and implementation of the new, innovative solutions that are needed.
- Working at the right scale -An ecosystem is a functioning unit that can operate at any scale depending on the problem or issue being addressed.

## National Planning Policy

### *Planning Policy Wales (PPW) Edition 11*

A2.6. Chapter 6 of the PPW (Distinctive and Natural Places) includes the following commitments and what they relate to where they are applicable to this site:

- 6.2: Green Infrastructure – The planning system should protect and enhance green infrastructure assets and networks because of [their] multi-functional roles. The protection and enhancement of biodiversity must be carefully considered as part of green infrastructure provision...The quality of the built environment should be enhanced by integrating green infrastructure into development.
- 6.4: Biodiversity and Ecological Networks – Promoting biodiversity by enhanced biodiversity and resilience of ecosystems duty (as set out in The Environment (Wales) Act 2016. The Nature Recovery Action Plan supports this legislative requirement to reverse the decline in biodiversity, address the underlying causes of biodiversity loss and increase the resilience of ecosystems.

A2.7. Development plan strategies, policies and development proposals must consider the need to:

- support the conservation of biodiversity, in particular the conservation of wildlife and habitats;
- ensure action in Wales contributes to meeting international responsibilities and obligations for biodiversity and habitats;



- o ensure statutorily and non-statutorily designated sites are properly protected and managed;
  - o safeguard protected and priority species and existing biodiversity assets from impacts which directly affect their nature conservation; interests and compromise the resilience of ecological networks and the components which underpin them, such as water and soil, including peat; and
  - o secure enhancement of and improvements to ecosystem resilience by improving diversity, condition, extent and connectivity of ecological networks.
- Biodiversity and Resilience of Ecosystems Duty (Section 6 Duty) – Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity. In doing so planning authorities must also take account of and promote the resilience of ecosystems.
- Designated sites - Planning authorities must have regard to the relative significance of international, national and local designations in considering the weight to be attached to nature conservation interests.
- Protection and Management of Designated Sites - Statutorily designated sites must be protected from damage and deterioration, with their important features conserved and enhanced by appropriate management.
- Maintaining and Enhancing Biodiversity - Planning authorities must follow a stepwise approach to maintain and enhance biodiversity and build resilient ecological networks by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for; enhancement must be secured wherever possible.
- Protected species - The presence of a species protected under European or UK legislation, or under Section 7 of the Environment (Wales) Act 2016 is a material consideration when a planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat and to ensure that the range and population of the species is sustained.
- Trees, woodlands and hedgerows - Planning authorities should protect trees, hedgerows, groups of trees/...woodland where they have ecological value, contribute to the character or amenity...or perform a beneficial...green infrastructure function.

*Technical Advice Note 5 (TAN 5), Nature Conservation and Planning (2009)*

A2.8. The purpose of Technical Advice Note (Wales) 5 (TAN5) is to supplement the information provided in PPW. This provides advice for local planning authorities on:

- The key principles of positive planning for nature conservation;



- Nature conservation and Local Development Plans;
- Nature conservation in development management procedures;
- Development affecting protected internationally and nationally designated sites and habitats; and
- Development affecting protected and priority habitats and species.

## Local Planning Policy

### *Bridgend Local Development Plan 2006-2021*

- A2.9. The Bridgend Local Development Plan<sup>23</sup> is the key planning document within the Local Development Framework (LDF) which will set out the long-term vision for the area and the policies needed to deliver sustainable communities in the period up to 2031.
- A2.10. The policy which makes reference to ecology and nature conservation issues within this document and are of relevance to the site is:

### **Strategic Policy SP2 – Design and Sustainable Place Making**

- A2.11. All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment by:
- 1) Complying with all relevant national policy and guidance where appropriate;
  - 2) Having a design of the highest quality possible, whilst respecting and enhancing local character and distinctiveness and landscape character;
  - 3) Being of an appropriate scale, size and prominence;
  - 4) Using land efficiently by: (i) being of a density which maximises the development potential of the land whilst respecting that of the surrounding development; and (ii) having a preference for development on previously developed land over greenfield land;
  - 5) Providing for an appropriate mix of land uses;
  - 6) Having good walking, cycling, public transport and road connections within and outside the site to ensure efficient access;
  - 7) Minimising opportunities for crime to be generated or increased;
  - 8) Avoiding or minimising noise, air, soil and water pollution;
  - 9) Incorporating methods to ensure the site is free from contamination (including invasive species);
  - 10) Safeguarding and enhancing biodiversity and green infrastructure;
  - 11) Ensuring equality of access by all;

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<sup>23</sup> <https://www.bridgend.gov.uk/media/1899/written-statement.pdf>



- 12) Ensuring that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected;
- 13) Incorporating appropriate arrangements for the disposal of foul sewage, waste and water;
- 14) Make a positive contribution towards tackling the causes of, and adapting to the impacts of Climate Change; and
- 15) Appropriately contributing towards local, physical, social and community infrastructure which is affected by the development.

#### **Strategic Policy SP4 – Conservation and Enhancement of the Natural Environment**

A2.12. Development which will conserve and, wherever possible, enhance the natural environment of the County Borough will be favoured.

A2.13. Development proposals will not be permitted where they will have an adverse impact upon:

- The integrity of the County Borough's countryside;
- The character of its landscape;
- Its biodiversity and habitats; and
- The quality of its natural resources including water, air and soil.

A2.14. Areas having a high and/or unique environmental quality will be protected and the following strategically important areas within the County Borough will specifically be protected from inappropriate development which directly or indirectly impacts upon them.

- SP4(1) Natura 2000 Network Sites (including Special Areas of Conservation (SACs);
- SP4(2) Sites of Special Scientific Interest (SSSIs);
- SP4(3) Kenfig and Merthyr Mawr National Nature Reserves (NNRs); and
- SP4(4) The Glamorgan Heritage Coast.

#### **Policy ENV4 Local/Regional Nature Conservation Sites**

A2.15. Development within or adjacent to a:

- ENV4(1) Local Nature Reserve (LNR);
- ENV4(2) Site of Importance for Nature Conservation (SINC); or
- ENV4(3) Regionally Important Geodiversity Site (RIGS);

A2.16. should be compatible with the nature conservation or scientific interest of the area, whilst promoting their educational role. Developments which would have an adverse impact on these sites will not be permitted unless the benefits associated with the development can be demonstrated to outweigh the harm and/or the harm can be reduced or removed by appropriate mitigation and/or compensation measures.



## **Policy ENV5 Green Infrastructure**

A2.17. Green infrastructure will be provided through the protection and enhancement of existing natural assets and the creation of new multi-functional areas of green space. Green infrastructure corridors will connect locations of natural heritage, green space, biodiversity or other environmental interest. They will be safeguarded through:

1. Not permitting development that compromises their integrity and therefore that of the overall green infrastructure framework;
2. Using developer contributions to facilitate improvements to their quality and robustness;
3. Investing in appropriate management, enhancement and restoration, and the creation of new resources.

## **Policy ENV6 Nature Conservation**

A2.18. Proposals for development or redevelopment will be required to:

1. In the first instance, retain, conserve, restore and enhance wherever possible existing:  
a) Woodland; b) Trees; c) Hedgerows; d) Wetlands; e) Watercourses; f) Ponds; g) Green Lanes/Wildlife Corridors; h) Geological Features; i) Other Natural Features or Habitats.
2. Where this is demonstrated not to be possible, suitable mitigation or compensatory measures will be required to secure biodiversity including future management programmes.
3. Avoid or overcome harm to nature conservation assets and/or species of wildlife which may be either resident, in-situ or which can be demonstrated to have frequented habitats within the site on a migratory basis.



## Appendix 3: Soft Landscape Proposals



This document should not be relied on or used in circumstances other than those for which it was prepared and for which Tyler Grange was appointed.

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- Site Boundary
- Proposed Semi-Mature Tree
- Proposed Extra-Heavy Standard Tree
- Proposed Multi-Stem Tree
- Proposed Specimen Shrub
- Proposed Ornamental Planting Area
- Proposed Mixed Native Coastal Hedgerow
- Proposed Ornamental Hedgerow
- Proposed Coastal Meadow Seed Mix (British Wildflower Seeds - Sowing Rate 4g/m<sup>2</sup>)
- Proposed Turf

Rev Description Date



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Project title  
ALDI, Porthcawl

Drawing title  
Soft Landscaping Proposals

Scale  
Date 1:200 @ A0  
20.07.2021

Drawing number  
15901/P02

Revision  
B

0 10m



#### Planting Schedule

Number	Species	Height	Girth	Specification
10	Quercus ilex	300-350cm	12-14cm	Extra-heavy standard; RB: Clear Stem min. 150cm
5	Quercus ilex	min. 500cm	50-55cm	Semi-Mature; 4x; RB: Clear Stem min. 175cm
2	Sorbus aria 'Majestica'	300-350cm	30-35cm	Extra-heavy standard; RB: Clear Stem min. 150cm
10	Sorbus aria 'Majestica'	500-600cm	30-35cm	Semi-Mature; 4x; RB: Clear Stem min. 200cm
Total: 27				

Number	Species	Height	Girth	Specification
8	Pinus nigra var. austriaca	600-700cm	30-35cm	7x; Semi-mature; 200-300cm spread; clear stem minimum 200cm
6	Pinus pinea	250-300cm		Multi-stem; 3 stems minimum; RB
Total: 14				

Number of Plants	Species	Height	Pot Size	Specification	Density
5	Phormium tenax 'Variegatum'	80-100cm	15-25L	Triple Crown; C	Counted
6	Tamarix tetrandra	80-100cm	25L	Branched; 7 brks; C	Counted
14	Tamarix aestivialis	80-100cm	25L	Bushy; 7 brks; C	Counted
Total: 25					

Number	Species	Height	Pot Size	Specification	Density
85	Berberis thunbergii	40-60cm	3L	Branched; 5 brks; C	2/m <sup>2</sup>
151	Berberis x ottawensis 'Superba'	30-40cm	2L	Branched; 3 brks; C	3/m <sup>2</sup>
149	Cistus 'Graywood Pink'	20-30cm	2L	Bushy; 3 brks; C	4/m <sup>2</sup>
498	Cistus 'Silver Pink'	20-30cm	2L	Bushy; 3 brks; C	4/m <sup>2</sup>
14	Cortaderia selloana	10L	Full Pot; C		1/m <sup>2</sup>
63	Elaeagnus x ebbingei	60-80cm	5-7.5L	Branched; 4 brks; C	1/m <sup>2</sup>
287	Erica carnea 'Pink Spangles'	2L	Bushy; C		6/m <sup>2</sup>
220	Erica carnea 'Springwood Pink'	2L	Bushy; C		6/m <sup>2</sup>
152	Escallonia 'Apple Blossom'	40-60cm	5L	Bushy; 4 brks; C	3/m <sup>2</sup>
52	Escallonia 'Donard Radiance'	40-60cm	5L	Bushy; 5 brks; C	2/m <sup>2</sup>
44	Escallonia rubra 'Crimson Spire'	60-80cm	5L	Bushy; 5 brks; C	2/m <sup>2</sup>
452	Euonymus fortunei 'Emerald Gaiety'	20-30cm	2L	Bushy; 5 brks; C	4/m <sup>2</sup>
87	Griselinia littoralis	60-80cm	5-7.5L	Bushy; 5 brks; C	1/m <sup>2</sup>
50	Griselinia littoralis	60-80cm	5-7.5L	Bushy; 5 brks; C	4/m <sup>2</sup>
167	Hebe 'Amy'	20-30cm	2L	Bushy; 3 brks; C	3/m <sup>2</sup>
240	Hebe 'White Gem'	20-30cm	2L	Bushy; 3 brks; C	3/m <sup>2</sup>
208	Lavandula angustifolia 'Hidcote'	15-20cm	2L	Bushy; 5 brks; C	4/m <sup>2</sup>
94	Leymus arenarius	2L	Full Pot; C		4/m <sup>2</sup>
25	Pyracantha 'Orange Glow'	40-60cm	2L	Leader with Lateral; 2 brks; C	2/m <sup>2</sup>
Total: 3016					

Number	Species	Height	Specification	Density	Percentage Contribution
54	Alnus glutinosa	60-80cm	1+1; Transplant - seed raised; Rabbit spiral & cane 0.5Cr Double Staggered at 0.3m offset	15%	
103	Crataegus monogyna	60-80cm	1+1; Transplant - seed raised; Rabbit spiral & cane 0.5Cr Double Staggered at 0.3m offset	50%	
54	Ligustrum vulgare	60-80cm	1+1; Transplant - seed raised; Rabbit spiral & cane 0.5Cr Double Staggered at 0.3m offset	15%	
54	Prunus spinosa	60-80cm	1+1; Transplant - seed raised; Rabbit spiral & cane 0.5Cr Double Staggered at 0.3m offset	15%	
90	Rosa canina	60-80cm	1+1; Transplant - seed raised; Rabbit spiral & cane 0.5Cr Double Staggered at 0.3m offset	25%	
Total: 360					

Number	Species	Height	Pot Size	Specification	Density
41	Crambe cordifolia	2L	Full pot		3/m <sup>2</sup>
Total: 41					

## Appendix 4: SUDS Drainage Strategy

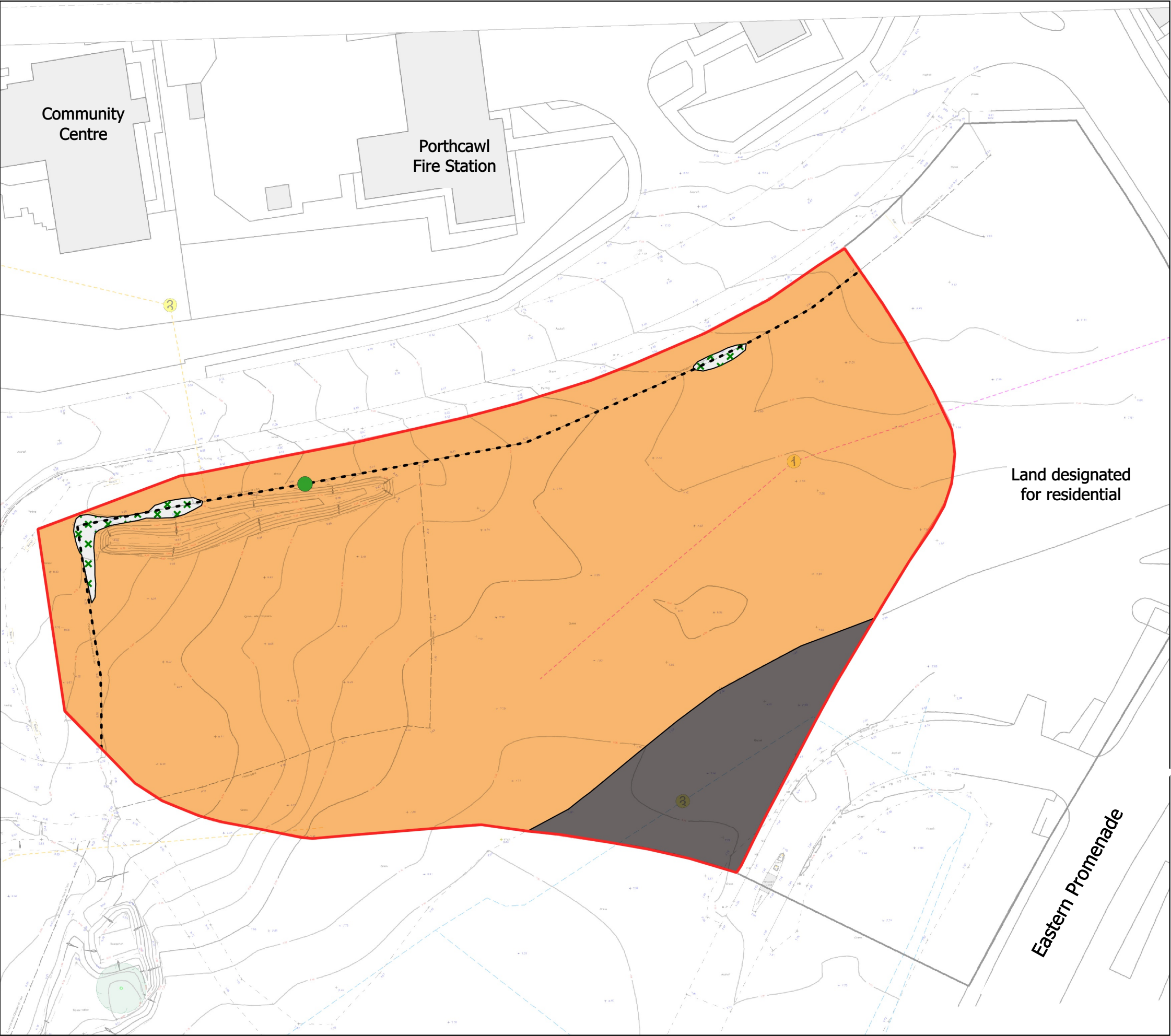




## Plans:

13901/P01: Habitat Features Plan





- Site Boundary
- Grassland (Poor Semi-improved)
- Hardstanding
- Scrub (Scattered)
- Fence
- Tree (Semi-mature)



Project	Aldi, Porthcawl
Drawing Title	Habitat Features
Scale	As Shown (Approximate)
Drawing No.	13901/P01
Date	May 2021
Checked	LJM/SC



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