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From: Ecologist/Countryside Officer
Ask for: Matt Davies
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SUBJECT: P/19/0177 - 24 Land at the Paddocks, Nant-y-Fedw, Bedlinog, CF46 6UF

The proposed development is for a change of use of an area of land from farmland to a horse exercise area.

The land appears to be a field, partially horse-grazed and demarcated by a post and wire fence. There are some trees on the western boundary.

The field lies entirely within the Cwm Fedw Site of Interest for Nature Conservation (SINC).

There are priority and protected species within 500m (bats and birds, including Schedule 1 bird species).

The site will require a Preliminary Ecological Appraisal (PEA), the aim of which will be to provide sufficient information for the local planning authority to assess the ecological impacts of the proposed development, or to identify what further information is required before a full assessment is possible.

The PEA will include an assessment the general impact of the development on protected species and habitats, but also the specific impact of the development on the Cwm Fedw SINC.

The result of the PEA will therefore inform whether further surveys are required, or to establish the need for, and extent of, any mitigation or compensation measures required as part of the proposed development.