



Land east of Tan yr ally farm SN 61419 74954

Ecological Survey Report

For 'development'

Commissioned by RLH Architectural

Conducted By Crabb and Co. Ecology
Submission 28 April 2025

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1. Property, Applicant and Planner / Agent Details

Name of owners		Contact for owners
Unknown		unknown

Surveyor Name and Company	Email Address	Contact Number
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Agent Name and Company

RLH Architectural

Grid Ref	Local Authority
Land east of Tan yr ally farm SN 61419 74954	Ceredigion

Ecological Assessment Summary for Land east of Tan yr ally farm SN 61419 74954, SY23 4PJ

The following report is an ecological assessment of “Land east of Tan yr ally farm SN 61419 74954 SY23 4PJ” as requested by RLH Architectural, to inform a development plan for the ‘site’.

The report is informed by a local records centre data search within 2km of the location and a field survey within the ‘site’ boundary.

The survey identified the ‘site’ as improved pasture with low species diversity hedges. The site is heavily grazed by sheep. Notably there is a block Ancient Semi Natural Woodland along the southern boundary.

During the survey several birds were recorded in the woodland and hedges but very little ecological interest within the site boundary.

1. Introduction

The purpose of the following report is to document habitats and species present both from a desk-based survey and from field visits at ‘ Land east of Tan yr ally farm SN 61419 74954’ for a proposed development plan, details of which have not been given to Crabb and Co Ecology.

Therefore, this report is a Phase 1 habitat assessment within the site boundary, species and habitat record search, and assessment of subsequent sensitivities from a very general perspective; and does not relate to any specific known development.

The ‘site’ is 2.2 hectares (Grid ref SN 61419 74954) and forms part of a larger farm holding. The site consists of improved pastureland with hedges, and it is flanked by a block of woodland ‘Allt Y Gro’ to the south.

The terrain is flat (35m AOD), rising steeply outside the boundary to the south in the woodland. The site is located 340m from the River Ystwyth, but it is not hydrologically connected.

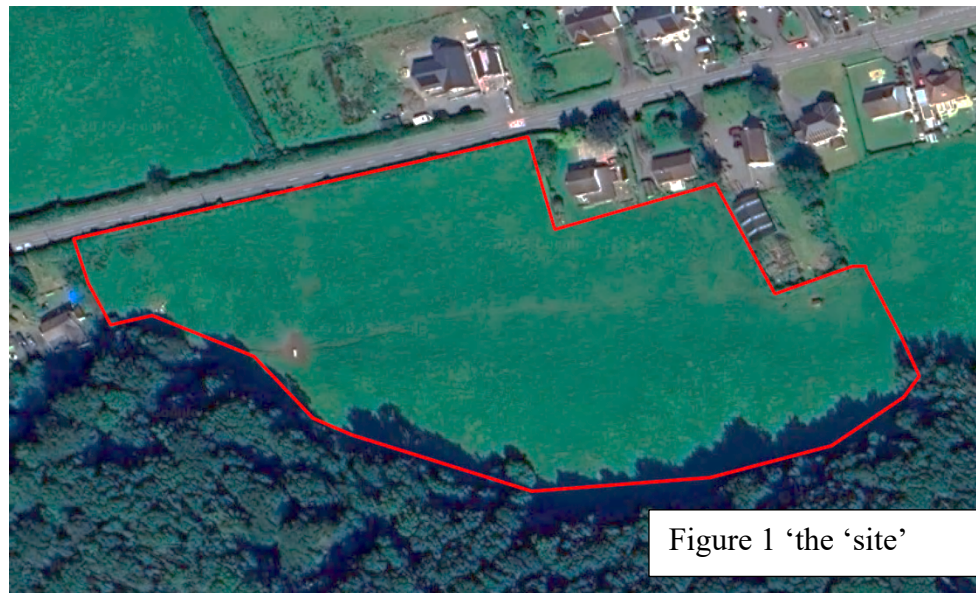


Figure 1 ‘the ‘site’

2. Methods

2.1 Desk Survey Methods

A desk study was conducted through BIS records centre, reviewing the records held within 2km of the 'Site'. Protected & Priority Species, Invasive species INNS, Statutory & Non-stat Sites were analysed.

2.2 Field Survey Methods

Field surveys were conducted on two dates 14th and 16th April 2025 by Grace Crabb MSc ACIEEM. A walkover enabled the collection of species and habitat data. Evidence of all priority habitats and species likely to be impacted were recorded within the site boundary.

2.3 Survey limitations

The weather was dry and clear on both visits. There were no obvious limitations to assessing the area within the site boundary.

3. Results

3.1 Desk based survey results summary

Abermad, Llanilar, Ceredigion, SY23 4PJ is in the county of Ceredigion on the A485, 5.5km from the coast (*Figure 2*)

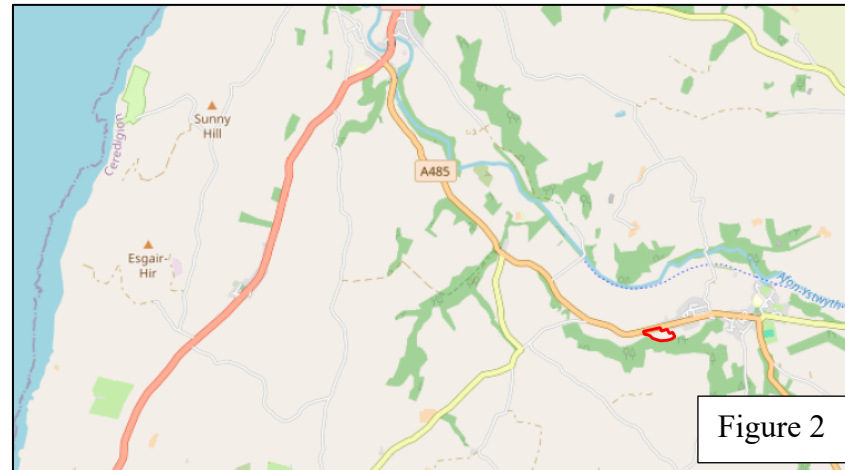


Figure 2

The site borders a Priority Ecological Network of Ancient Woodland (*source; NRW Data Map Wales*). (*Figure 3*)

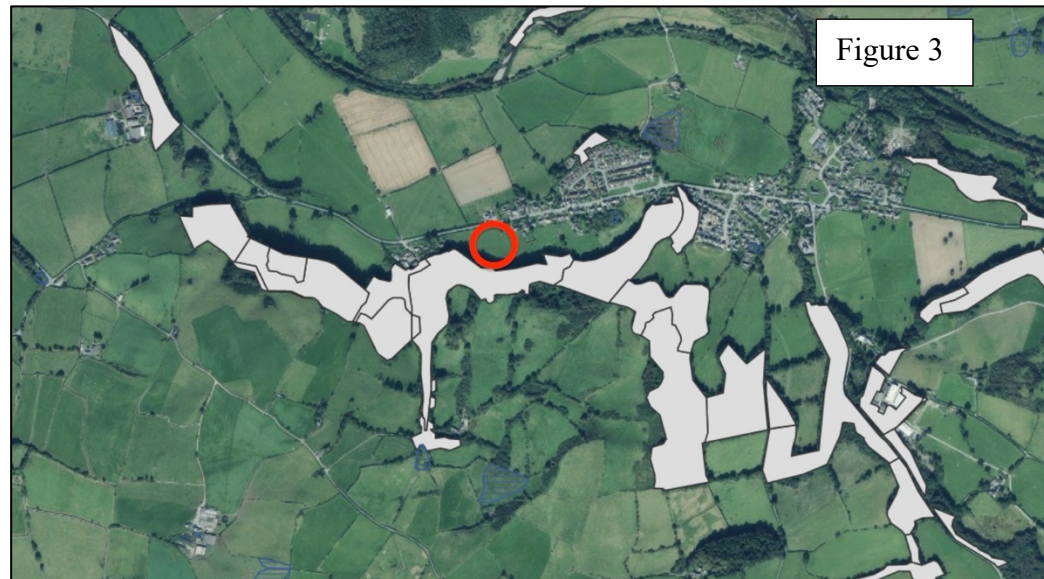


Figure 3

There are no records held within the site boundary at the local records centre (**West Wales Biodiversity Information Centre**). There are recent records of hedgehog, red kite and pipistrelle within 100m. Several relevant records are held for the 2km buffer. Relevant protected and priority species within the buffer include lapwing (2014) and several bat records. Within 1km there are records of invasive plant species.

Biodiversity Information Service records centre **relevant** search results summary within 2km

3.1.1 Mammals

Mammal Records held within 2km of the site, of species that could potentially be affected by land use change at the site See Appendix 1 for full list

Priority species

Pipistrelle roost (*Pipistrellus pipistrellus*) in building summer / winter roost 2005, 2008 within 100m
Brown long eared bat (*Plecotus auritus*) roost 2008 within 500m
Otter (*Lutra lutra*) 2009 1.2 km
Hedgehog 2020, 400m and 700m

Hare 2020 165m

3.1.2 Birds

Bird Records held within 2km of the site, of species that could potentially be affected by land use change at the site See Appendix 1 for full list

Priority species

Red kite nesting in adjacent woodland
Goshawk 2007(1200m)
Little Ringed Plover 2005 (1200m)
Willow tit (2013) 1200m
Lesser spotted woodpecker (2012)
Lapwing – 30 in 2014, 1.5km
Yellowhammer 1.2km 2000

3.1.3 Invasives

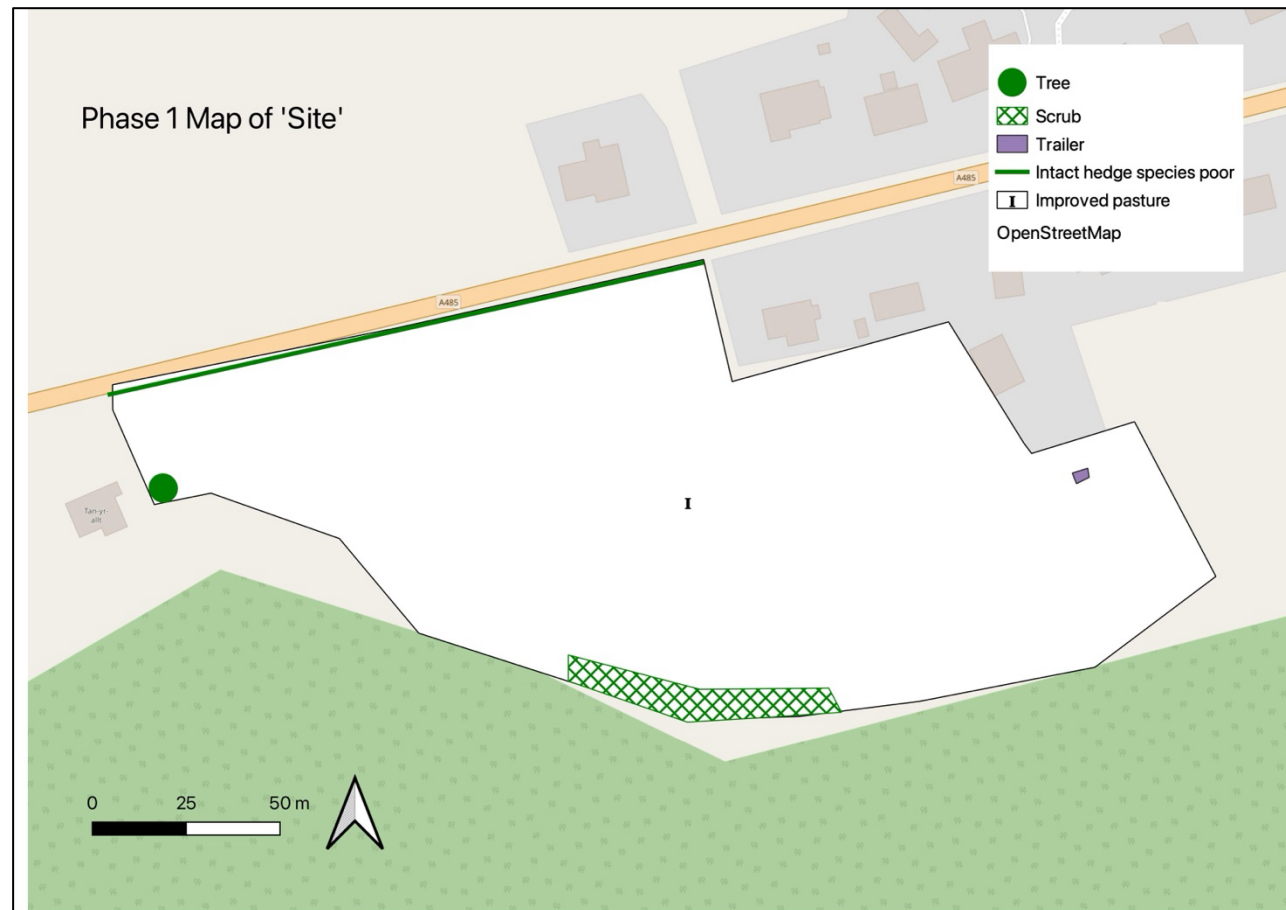
Table 3. Invasive species within 1km

None within site boundary. 400m distance several invasive plants have been recorded to include Himalayan Balsam *Impatiens glandulifera*, Japanese knotweed (*Reynoutria japonica* syn. *Fallopia japonica*) and gunnera (*Gunnera tinctoria*) at 800m distance.

3.2 Field based survey results

The site was surveyed for vegetation type and species composition, signs of insects, mammals and birds,

Subsequently a Phase 1 habitat map was created as shown in Figure 5.



Improved Pasture



Frequent

Dactylis glomerata, *Holcus lanatus*, *Lolium perenne*, *Agrostis stolonifera*, *Ranunculus repens*, *Phleum pratense*

Occasional

Taraxacum officinale, *Trifolium repens*, *Urtica dioica*, *Arrhenatherum elatius*, *Agrostis capillaris*, *Cirsium arvense*, *Rumex obtusifolius*

Rubus fruticosus at edges

Heavily grazed condition.

Mammals: Mole hills and badger (*Meles meles*) activity in woodland over boundary

Birds within boundary Crow (*Corvus Corone*), Rook (*Corvus Frugilegus*)

Priority bird recorded; Red Kite (*Milvus milvus*)

Scrub



An area of bramble dominated scrub encroaching on field with overhanging trees from the adjacent woodland; hazel, sycamore, hawthorn, willow and beech.

Rubus fruticosus, *Urtica dioica* dominant with *Galium aparine*, *Helix hedera*, *Crataegus monogyna*, *Corylus avellana*, *Salix caprea*.

Birds

House marten *Delichon Urbica*

Intact Hedge



A machine cut low diversity native hedgerow of

Frequent

Crataegus monogyna, *Corylus avellana*, *Rubus fruticosus*, *Urtica dioica*, *Galium aparine*, *Helix heder*

Occasional

Stellaria holostea, *Viola riviniana*, *Silene dioica*

Birds ;

House sparrow *Passer Domesticus*

4. Conclusion

Although the site has low ecological value within the boundary, attention must be drawn to the network of ancient woodland bordering the land.

The woodland bird and bat records within the locality (records such as lesserspotted woodpecker and willow tit, pipstrelle and long eared bat) suggest the need for a bat activity and breeding bird survey.

Although there are not significant areas of agricultural priority habitat in the locality, the priority birds dependent on agricultural fields e.g lapwing and yellowhammer, suggest a breeding bird survey would also need be undertaken over neighbouring fields to fully understand the population dynamics.

It is also apparent that badgers are using the woodland.

As this survey supports an outline application only, we recommend that a reserved condition be included, requiring a full and up-to-date survey of the path and site to be carried out at the full application stage. This is to ensure the ecology report remains valid, as it may expire prior to submission of the full application.

5. Recommendations

Further surveys would be needed to appropriately mitigate for the landscape wide effects of any development on bat and bird species using the surrounding fields and woodland for forage and commuting routes.

- Breeding bird survey of fields and ancient woodland surrounding the site.
- Bat survey of woodland and surrounding fields
- Badgers – evidence of badgers in the woodland require understanding of the commuting routes
- Otters – although the closest record is 1.2km it is possible the woodland is used as a resting site and commuting route across the landscape, therefore the impact of this must be considered. It may be negligible as there are already a number of developments but it

depends on the scale of the proposed development and its impact on the woodland and then on the otters that may be using it as a commuting route.

- Hedgehogs – survey for commuting routes in order to conserve or replace.