



TECHNICAL NOTE

Subject	25/0458 Retrospective application for a pond at Cefn Mabley Farm Park		Date	13/08/25
Ref	Cefn Mabley		Previous versions:	
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Reviewed	Beth Evans	Date	13/08/25	
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Previous applications on or adjacent to the site

19/0902 RETENTION OF AGRICULTURAL ACCESS TRACK, Land East Of Cefn Mably Farm Park Began Road Cardiff South Wales

BE Ecological Ltd was asked to visit land to the east of Cefn Mably Farm Park to assess the impacts of the proposed scheme on habitats and protected species.

The Proposed Scheme comprises the formation of a pond for agricultural purposes. The pond is located within an area of the site which appears to have comprised of open ground since approximately 2015 (Google Earth Pro, 2025).

It appears that no trees have been present since 2015 as above. It is likely that habitats comprised of ground flora only such as semi-improved grassland and tall ruderal based on adjacent habitats.

It is impossible to assess full impacts as the work has now been undertaken, therefore a GI statement has been produced in order to compensate for any impacts. The statement can be found below. TR33 have produced a report that states impacts on trees are unlikely and that ongoing monitoring will determine if any impacts are present.

ASSESSMENT AGAINST POLICY -PLANNING POLICY WALES: STEPWISE APPROACH AND GREEN INFRASTRUCTURE STATEMENT

This report should be read in conjunction with the TR33 Arboricultural Report dated 2025

On the 11th October 2023, ahead of PPW12 being published, the new Chapter 6 came into force with immediate effect. Net benefit must be secured via planning applications using the step-wise approach, including the acknowledgement of off-site compensation measures and the need to consider enhancement and long- term management. Green Infrastructure Statements will be used to demonstrate the step wise approach. The following information will be used in order to show compliance with policy.

Please note, this GI Statement has been compiled based on habitats that were present prior to clearance of the site. Therefore the statement contained herein will refer to habitats that would have been present.

Proposed Development: Retention of pond, land east of Cefn Mabley

Site description: Pond excavated likely on tall ruderal, scrub and semi-improved grassland habitats

Surrounding Area description: The site is set within a rural landscape. Aerial photography has revealed that the site would have been made up of grassland, scrub and tall ruderal. There is broad-leaved woodland immediately adjacent to the site and around the sites boundaries.

Step wise approach

Step 1- Avoidance- Impacts cannot be avoided on existing habitats due to the application being retrospective. Habitats have already been removed.

Step 2- Minimise- Impacts cannot be minimised on existing habitats due to the application being retrospective. Habitats have already been removed. That said, when constructing the site, boundary vegetation and mature trees have been retained. No tree removal has occurred as a result of the installation of the pond.

Step 3- Mitigate/Restore- Site boundaries will be retained in their entirety. A hibernaculum will be included within the final design. Monitoring works have been proposed as per TR33's report. Please see TR33, 2025 for details. This will ensure that the remaining trees within the site boundary remain unharmed. There will be no impact on the remaining trees as a result of this.

Wildflower meadows will be planted within the boundaries of the site. A hibernaculum for reptiles will be included within the design.

Step 4- Compensation on site

Biodiversity Enhancements Proposed

It is proposed that the wildflower meadow is managed and enhanced to benefit wildlife. In the first year, the selected areas will be scarified, with the seed sown in the autumn or spring at a sowing rate of 4grams/m². In the first year. The areas will be mown once every 8 weeks in the first year using hand tools and to a height of 40-60mm with the cuttings removed if dense. If the seed is sown in the autumn and overseeded with yellow rattle, spring and summer cuttings should be avoided in the first year. Species such as dock will be dug out from the planted areas. Following this, these habitats will be cut twice per year, using hand tools once in March/April and again no earlier than 15th July in order to mimic hay meadow management and improve the site for reptiles and other species groups.

Native tree planting will be included with the final design. This will be managed for a minimum of 5 years. Management plans will be provided.

Bat and bird boxes will be included within the final design. Two woodcrete bat boxes suitable for crevice dwelling species will be mounted on retained trees. The boxes will face south or east and be at least 3m in height.

Two woodcrete bird boxes suitable for mounting in trees will be erected on the site. The boxes will face north or west and be mounted at least 3m in height

In addition to the above, it should be noted that over time, the pond will provide biodiversity enhancements itself.

Thank you,

Beth Evans

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Appendix 1- Photograph of pond

