Figure 3 -Dwellings of Traston Lane *

Figure 4 - Dwellings of Traston Lane *

Figure 5 - Traston Lane access

Figure 6 - Dwellings of Traston Road

Figure 7 - Dwellings of Traston Road *

Figure 8 - Traston Road pedestrian access

Figure 9 - Convenience store at Nash Road

Figure 10 - Supermarket at Nash Road

Figure 11 -Lliswerry High School at Nash Road

Figure 12 - Bus stop at Nash Road

Road and connecting to a wider pedestrian network. The single track route is an identified Public Right of Way (PRoW) (route 395/14/1) and provides a traffic free route for users to access the sport and recreation facilities to the south of the site.

2.10 A number of other PRoWs exist in the vicinity, connecting Traston Road with Nash Road and the A48.

2.11 Bus stops are located along Nash Road and the A48, the nearest of which is approximately 300m from the site at Liswerry High School. This serves bus route SJ14, whilst other services along Nash Road serve routes 42 and 43. A greater number of bus services are available along the A48, also serving routes SJ2, X74, and YG13.

2.12 These routes provide access to a number of destinations, including St Joseph's Roman Catholic High School, Friars Walk (Newport city centre), Chepstow, and Caerleon.

2.13 Newport bus station is located at Friars Walk, some 4km from the site bus accessible via bus routes 42 and 43. This provides access to a wider bus service network with a greater range of destinations.

2.14 Newport railway station is also 4.5km from the site, accessible in less than 30 minutes via bus route X74. It sits on a number of railway lines and provides services to dstinations such as Cardiff, Bridgend, Swansea, Bristol, and London.

Local facilities

2.15 The site is very sustainably located and is well related in terms of proximity to surrounding facilities, particularly with the Newport Retail Park District Centre and a number of industrial estates being located within walking distance.

2.16 The Active Travel (Wales) Act 2021 describes walkable and active neighbourhoods as those which are characterised by having a range of facilities within 20 minutes walking distance, which would equate to a distance of circa 1.6km.

2.17 A number of services and facilities exist within 1.6km of the site.

2.18 Of particular convenience, it is worth noting that a good retail and employment provision exists within the vicinity. The District Centre provides a number of retail opportunities, and supermarkets and smaller convenience stores exist within the vicinity.

2.19 Lliswerry High School is located on Nash Road, approximately 350m from the site. Lliswerry Primary School is also approximately 1km nonrth of the site.

Flooding

2.20 The enquiry site falls entirely within Flood Zone C2 of the Development Advice Map for Wales. As is explained in section 3 of this DAS, the site benefits from extant planning permission for a residential scheme of a similar scale and nature; a Flood Consequences Assessment prepared as part of that permission confirmed this flood zone context. This work determined that the finished floor levels must be raised above the existing ground levels to 6.80 AOD in order to avoid risk of flooding.

2.21 A Flood Consequences Assessment Technical Note has been prepared as an Addendum to this initial work, and has revealed that, as the flood risk at the site remains unchanged, adherence to these levels is still required.

Heritage context

2.22 The Cadw Heritage advice maps shows that the site does not contain, nor is it within close proximity to, any heritage asset.

Ecology

2.23 A Preliminary Ecological Appraisal Ecological Services undertook a walkover survey of the site on 9th September 2024.

2.24 The majority of the site comprises marshy grassland, which grades into tall ruderal vegetation and scrub. A tree lined boundary then follows the periphery of the majority of the site. A shallow ditch runs along the eastern edge of the site where it abuts Traston Lane, holding water of approximately 20cm.

2.25 In regard to fauna found on site, the survey made the following conclusions.

2.26 The potential for presence of great crested newts is unlikely, and further survey work is not considered pragmatic given the likely absence of the species in the area. A reptile mitigation strategy will be required which

includes two-stage vegetation cutting, ecological msupervision, and measures to be implemented should GCN be found during vegetation work.

2.27 The habitat within the site is considered sub-optimal for use by dormouse. The marshy grassland and tall ruderal vegetation cover the majority of the site and do not provide suitable commuting and foraging habitats for dormouse. The only suitable habitat within the site is fairly small in size and limited to the periphery. However, given its overall small size, the presence of dormouse within the boundary is considered unlikely and no further survey recommendations are made.

2.28 The habitat within the site is considered to have moderate suitability for use by commuting and foraging bats. The proximity of the site to the Solutia site SINC provides good habitat connectivity to the wider landscape. Whilst the habitats within the site boundary are likely to provide foraging habitat to a small number of bats, the site provides a dark vegetated parcel of land which bats may use to commute through from roost sites. Bat activity transect surveys are recommended for the site to gain an understanding of the site useage by bat species. A wildlife friendly lighting strategy will also be required as part of the development proposals to prevent light spill onto retained vegetation around the periphery of the site.

2.29 The site is considered sub optimal for otter hold or resting sites, however the potential presence of otter within the site boundary cannot be ruled out. A visual inspectin of scrub, trees and tall ruderal vegetation immediately prior to any vegetation clearance is recommended.

2.30 No evidence of badger presece was found during the site survey and the presence of a badger sett within or adjacent to the site is considered to be highly unlikely. However, they could use the site at least on aocation for foraging and commuting purposes. As a precaution, a visual inspection of scrub immediately prior to any vegetation clearance is recommended.

2.31 The tree lined and scrub around the periphery of the site are considered to besuitable for nesting use by birds. The remaining habitats within the site boundary are suitale foraging habitat for local bird species. A precautionary approach to the removal of habitat with bird nesting potential will be required. Compensation measures for the loss of bird foraging and nesting habitat will be required.

2.32 The closest reptile records avaialble via the data search are for slow worms which appear to be within the site boundary, with adult slow being found in 2020. The site is unsuitable for breeding amphibians due to there being no permanent waterbodies within the site itself, however it is likely used by common amphibian species during terrestrial life stages. The transitional structure of the vegetation within the development iste is suitable for reptile use. The variety of taller and shorter vegetation is suitable for commuting, foraging, and basing use by reptiles. The dense scrub and tree roots are suitable for reptile hibernation use. Reptile surveys are therefore recommended to support any future planning application for the proposed development site boundary if retention of a portion of the site cannot be achieved.

2.33 Hedgehog species are also likely to be present withint he site, at least on an occasional basis, for foraging and overwintering. The dense scrub, tall ruderal vegetation, and tree lines provide a variety of suitable areas for hedgehods to reside and forage. As such, consideration must be given to this species in any plans proposed for the site.

2.34 The site is considered to have potential to support common and widespread species of invertebrate only, and whilst no further survey work is recommended, steps should be incorporated tinto the new site design to create and enhance habitats that encourage invertebrate populations.

Trees

2.35 A Tree Survey and Tree Constraints Plan prepared by Treescene found that a number of trees and tree groups exist along the boundaries of the site. These include 38 category U trees, 20 category C trees, and four category B trees.