

Site Assessment Survey

PROJECT TITLE: Construction Of 2 No. Detached Bungalows

SITE ADDRESS: Land to the South of Cwrt Camlas, Rogerstone, Newport

DATE: 25th September 2025

From: Ecological Services Ltd

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The applicant is seeking planning consent for the construction of two detached residential dwellings on land adjacent to Cwrt Camlas, Rogerstone, within the county borough of Newport. The development site is centered at grid reference ST2809788247. Proposals indicate two detached bungalows positioned in the centre of the site, each with associated rear garden space and a small hardstanding parking area adjacent to each dwelling.

The site currently comprises of managed semi-improved grassland, an area of scrub, and four trees. An aerial image showing the development site within the context of the wider complex is provided in Appendix 1 at the end of this report. This report focuses on the land and habitats within the site boundary only.

Site Location

The site is approximately triangular in shape. It has a slight downwards gradient from the centre of the site to the north and western boundaries, a steeper bank is present at the northeastern boundary. A pavement forms the western and northern boundary, which runs from the west, alongside Cwrt Camlas, to Serennu Children's Centre on the eastern boundary. The northeastern boundary is marked by a two-bar wooden fence that separates the site from Serennu Children's Centre and its associated parking area.

The site is located in High Cross, on the edge of a residential area within Rogerstone, to the west of Newport. Topographically, the land slopes downward from west to east. To the immediate west and north, the boundary is defined by the residential roads of Fford Camlas and Cwrt Camlas, respectively. The gardens of residential properties situated on High Cross Road border the southern boundary.

High Cross Road (B4591) lies approximately 50 m south of the site. Agricultural fields of Pensarn Farm are present approximately 120 m to the north and northeast of the site. A tree-line/hedgerow lies approximately 80 m to the northeast of the site, separating the grounds of Serennu's Children's Centre and the agricultural fields of Pensarn Farm. Residential properties continue northwest for approximately 1.5 km.

The Monmouthshire and Brecon Canal is approximately 315 m to the north of the site, running latitudinally across the immediate landscape. High Cross Open Space lies approximately 250 m to the west of the site. An area of woodland lies approximately 250 m to the east/southeast, until it meets the M4 motorway approximately 420 m to the east/southeast of the site. The grounds of Rogerstone Football Club and Newport Fugitives Athletic Club lies approximately 130 m southwest of the site.

Moving westwardly, Cefn Woodland is present, followed by Wern Industrial Estate at a distance of approximately 840 m. Further north of the site, agricultural land gently slopes downward to meet Ynysfro Reservoirs, approximately 700 m north of the site. Coed y Glasllwch lies approximately 800 m southeast of the site, after which, the residential suburbs and commercial areas of Newport City continue southeastwards for approximately 3.3 km to the city centre.

There appear to be many waterbodies within 500 m of the site when reviewing OS maps. Figure 1 below illustrates the potential location of ponds within the context of the development site. The closest is, approximately 290 m to the northeast of the site, one of the ponds that make up the Fourteen Locks weir and pond formation. Then, approximately 340 m to the southeast of the site, lies an unknown pond.

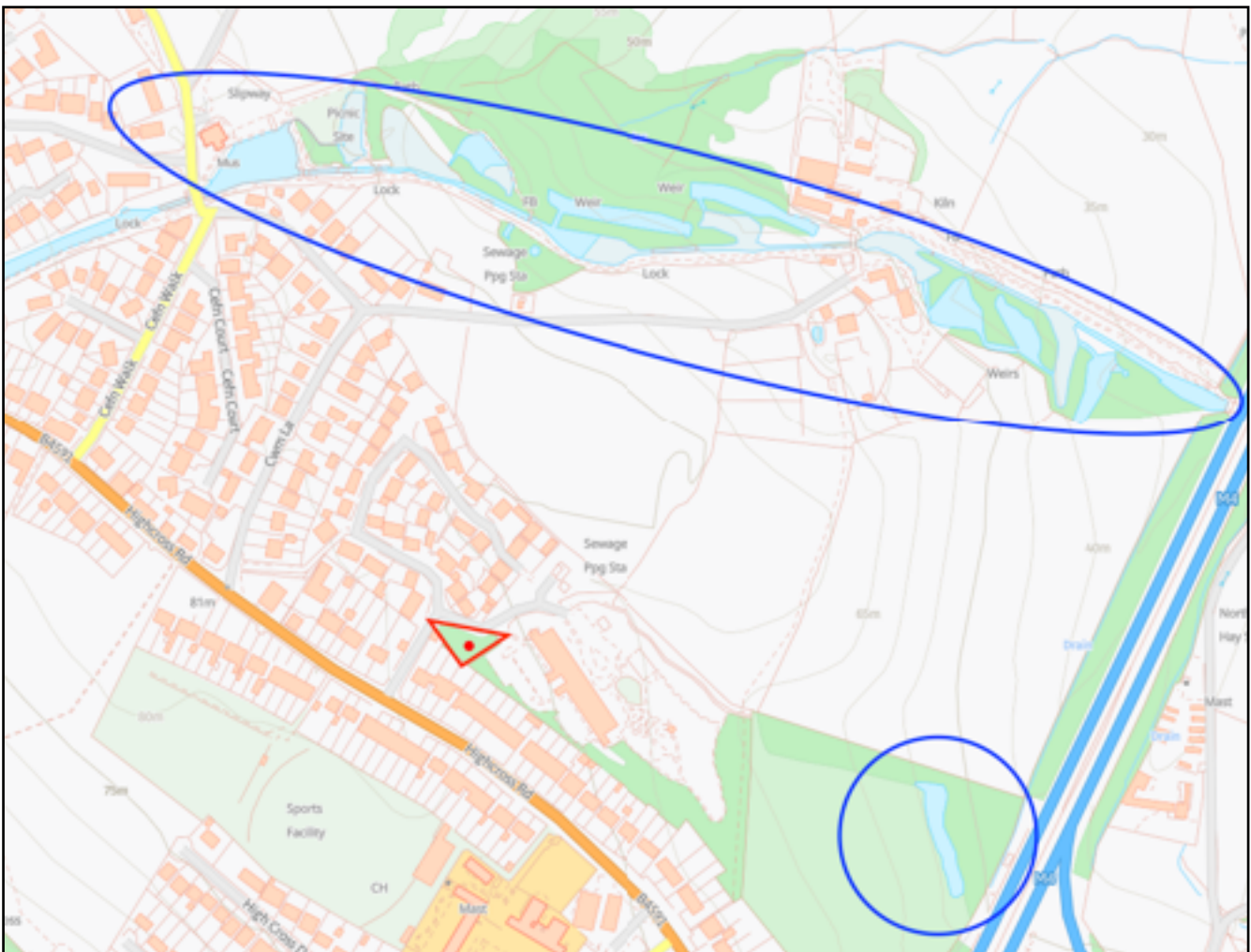


Figure 1. Location of waterbodies within 500 m of the proposed development site (outlined in red)

No other ponds appear to be present within 500m of the development site. However ponds within woodland areas and residential properties may not be visible on maps and aerial images.

Desktop Study

A data search was undertaken via Aderyn for the proposed development site and surrounding area (LERC reference: 0256-444). A 1 km buffer around a central point of the proposed development site was searched. **The site does not lie within or directly adjacent to a statutory protected site.**

- One Local Nature Reserves (LNR) is present within 1 km of the site. Allt-yr-yn LNR is located approximately 590 m northeast of the site.
- There are nine Sites of Interest for Nature Conservation (SINCs) within 1 km of the site. The closest is the Monmouthshire & Brecon Canal (Crumlin Arm) SINC located approximately 290 m to the northeast of the site. All other SINCs are listed below with their approximate distance from the site.
 - Ynys-y-fro Reservoir (West) (680 m)
 - Ynys-y-fro Reservoir (East) (700 m)
 - Allt-yr-yn (580 m)
 - Cefn Wood (West) (850 m)
 - Cefn Wood (East) (390 m)
 - Fourteen Locks Fields (420 m)
 - Afon Ebbw River (910 m)
 - Coed y Glasllwch (750 m)
- There is one Regionally Important Geological Site (RIGS) within 1 km of the site. Allt-yr-yn Quarry is located approximately 800 m to the northeast of the site.
- There are 16 areas of Ancient Semi Natural Woodland (ASNW) within 1 km of the site boundary. The closest area is located approximately 300 m north of the site. ASNW are broadleaf woodlands comprising mainly native tree and shrub species which are believed to have been in existence for over 400 years. The ground vegetation will reflect the naturalness of these woodlands and will frequently feature species which provide clear indication of long and continued woodland cover. They will have been woodland for centuries and contribute substantially to our natural and cultural heritage.
- There are 5 Plantation on Ancient Woodland Sites within 1 km of the site. The closest area is located approximately 350 m northwest of the site. These are sites which are believed to have been continuously wooded for over 400 years. They have been replanted with native or non-

native species, most commonly with conifers. They currently have a canopy cover of more than 50% non-native conifer tree species. They will have varying levels of remnant features of ASNW.

- There are 5 Natural Resources Wales (NRW) Priority woodland areas within 1 km of the site. The closest areas being approximately 350 m northwest of the site. NRW Priority habitat areas are large scale areas which were prioritised for targeted conservation work, based on factors including the habitats within them.

Protected species records of note returned within 500 m of the site include:

- Five records of Hedgehog (*Erinaceus europaeus*), closest record being approximately 120 m southeast of the site.
- One record of Badger (*Meles meles*) approximately 435 m southeast of site
- Eighteen records of foraging/commuting activity for; unknown bat species (*Chiroptera spp.*), Noctule (*Nyctalus noctula*), Pipistrelle species (*Pipistrellus spp.*), Common Pipistrelle (*Pipistrellus pipistrellus*) and Soprano Pipistrelle (*Pipistrellus pygmaeus*)
- Four records of bat roosting activity for; Common Pipistrelle, Noctule and Soprano Pipistrelle
- Six records of Common Frog (*Rana temporaria*), closest record being approximately 360 m northwest of the site.
- Eel (*Anguilla anguilla*) at approximately
- Common Carp at approximately
- Two records of Grass Snake (*Natrix helvetica*), closest record being approximately 340 m northeast of the site.
- Six records of invertebrates were returned within 500 m of the site for; Cinnabar (*Tyria jacobaeae*), September Thorn (*Ennomos erosaria*), Dusky Thorn (*Ennomos fuscantaria*), Physella gyrina and Grey Dagger (*Acrionicta psi*)
- Twelve bird species are listed under Section 7 of the Environment (Wales) Act 2016 (EWA 2016) within 500 m of the site. Species include; Bullfinch (*Pyrrhula pyrrhula*), Black-headed Gull (*Chroicocephalus ridibundus*), Dunnock (*Prunella modularis*), Starling (*Sturnus vulgaris*), Lesser Redpoll (*Acanthis cabaret*), Herring Gull (*Larus argentatus*), House Sparrow (*Passer domesticus*) and Skylark (*Alauda arvensis*).
- Six bird species are listed under Schedule 1 of the Wildlife & Countryside Act 1981 (WCA1.1) within the rest of the buffer zone, for; Peregrine (*Falco peregrinus*), Brambling (*Fringilla*

montifringilla), Firecrest (*Regulus ignicapilla*), Kingfisher (*Alcedo atthis*), Long-tailed Duck (*Clangula hyemalis*) and Redwing (*Turdus iliacus*).

Records of note returned for the rest of the 1 km buffer zone are detailed below:

- Otter (*Lutra lutra*)
- Badger
- Grey Squirrel
- Hedgehog
- One record of bat roosting activity for unknown bat species (*Chiroptera spp.*)
- Sixteen records of bat foraging and commuting activity for; Common Pipistrelle, Noctule, Nathusius's Pipistrelle (*Pipistrellus nathusii*), Soprano Pipistrelle and Daubenton's bat (*Myotis daubentonii*)
- Common Frog
- Grass Snake
- Smooth Newt (*Lissotriton vulgaris*)
- Rainbow Trout (*Oncorhynchus mykiss*)
- Florida Crangonyx (*Crangonyx pseudogracillis x floridanus*)
- Five records of invertebrates were returned within the rest of the buffer zone for species; Small Heath (*Coenonympha pamphilus*), Cinnabar, and Harlequin ladybird (*Harmonia axyridis*),
- Seventeen bird species were listed under Schedule 1 of the Wildlife & Countryside Act 1981 (WCA1.1) within the rest of the buffer zone for; Peregrine, Brambling, Common Scoter (*Melanitta nigra*), Fieldfare (*Turdus pilaris*), Firecrest, Goldeneye (*Bucephala clangula*), Goshawk (*Accipiter gentilis*), Green Sandpiper (*Tringa ochropus*), Kingfisher, Hobby (*Falco subbuteo*), Little Gull (*Hydrocoloeus minutus*), Long-tailed duck, Marsh Harrier (*Circus aeruginosus*), Mediterranean Gull (*Ichthyaetus melanocephalus*), Red Kite (*Malvus malvus*), Redwing (*Turdus iliacus*) and Slavonian Grebe (*Podiceps auritus*)
- Twenty-one bird species are listed under Section 7 of the Environment (Wales) Act 2016 (EWA 2016) within the rest of the buffer zone. Species include; Black-headed Gull, Bullfinch, Dunnock, Herring Gull, House Sparrow, Kestrel (*Falco tinnunculus*), Lapwing (*Vanellus vanellus*), Linnet (*Linaria cannabina*), Skylark, Song Thrush, Spotted Flycatcher (*Muscicapa striata*), Tree Pipit (*Anthus trivialis*) and Yellow Hammer (*Emberiza citrinella*).

Site Visit

A walkover survey of the site was completed on the **19th September 2025** by Abi Small of Ecological Services Ltd. Photographs of the site can be found in Appendix 2. A habitat map is provided within Appendix 3. **This report concentrates on the land within the proposed development boundary only.**

To the south, the site boundary is formed by heras fencing, close-board wooden fencing, a brickwork and wooden wall and the brickwork rear of a residential garage. There are street-lights along the northern and western boundaries. Ground engineering works are currently present in the eastern part of the site. There is a brush pile alongside the northern boundary which indicates that some clearance of the site has recently occurred.

The site is predominantly occupied by **semi-improved grassland**, species include: cocksfoot (*Dactylis glomerata*), creeping bent (*Agrostis stolonifera*), bent species (*Agrostis spp.*), creeping buttercup (*Ranunculus repens*), creeping cinquefoil (*Potentilla reptans*), dandelion (*Taraxacum spp.*), perennial rye grass (*Lolium perenne*), ribwort plantain (*Plantago lanceolata*), dock species (*Rumex spp.*), field bindweed (*Convolvulus arvensis*), Knapweed species (*Knautia spp.*), nettle (*Urtica dioica*) common ragwort (*Jacobaea vulgaris*), common sorrel (*Rumex acetosa*), and wood avens (*Geum urbanum*). The grassland appears to be regularly maintained and currently supports a short and even sward.

In the eastern part of the site, four **silver birch trees** (*Betula pendula*) are present and an area of **woody scrub**, dominated by **blackthorn** (*Prunus spinosa*) and **hawthorn** (*Crataegus monogyna*), which runs alongside the southern end of the eastern boundary and continues offsite into Serennu Children's Centre associated land. Scattered blackthorn, bramble (*Rubus fruticosus*), ivy (*Hedera helix*), rose (*Rosa spp.*) are present on the eastern and a small area of **bramble scrub** is present at the eastern end of the southern boundary. Unknown fungi species are present underneath the silver birch trees.

Legislation

Birds

All breeding birds are protected under schedule 1 of the Wildlife and Countryside Act (1981) as amended. Under this Act it is an offence to:

- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.
- Intentionally take or destroy the egg of any wild bird.

Enhanced protection is afforded to species listed on Schedule 1 of the Act, this additional protection makes it an offence to:

- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

Bats

All British bats are a European protected species and are protected under the Conservation of Habitats and Species Regulations 2017. In summary, they are protected from:

- Deliberate capture, killing and injuring,
- Deliberate disturbance of a breeding site or resting place,
- Damage or destruction of a breeding site or resting place.

Schedule 5 of The Wildlife and Countryside Act (1981) also protects all species of British bat and their roosting locations. British bats are protected from intentional or reckless disturbance and or obstruction of their roosting places. Barbastelle Bat (*Barbastella barbastellus*), Bechstein Bat (*Myotis bechsteini*), Noctule Bat (*Nyctalus noctula*), Brown Long-eared Bat (*Plecotus auritus*), Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Greater Horseshoe Bat (*Rhinolophus ferrumequinum*) and Lesser Horseshoe Bats (*Rhinolophus hipposideros*) are also listed in section 7 of the Environment (Wales) Act 2016 which makes them a key species to sustain and improve biodiversity.

Reptiles & Amphibians

Reptiles such as Slow Worm (*Anguis fragilis*), Common Lizard (*Zootoca vivipara*), Adder (*Vipera berus*) and Grass Snake (*Natrix natrix*) are protected under the Wildlife and Countryside Act 1981 (as amended) from killing injury and sale. All four common reptiles are also listed as 'Section 7' species in Wales. In Wales Sand Lizard (*Lacerta agilis*), Smooth Snake (*Coronella austriaca*), Adder, Grass Snake, Slow Worm and Common Lizard are listed in section 7 of the Environment (Wales) Act 2016 which makes them a key species to sustain and improve biodiversity.

The four widespread species of amphibian i.e. the Smooth Newt (*Lissotriton vulgaris*), Palmate Newts (*Lissotriton helveticus*), Common Frog (*Rana temporaria*) and Common Toad (*Bufo bufo*), are protected under the Wildlife and Countryside Act 1981 (as amended) by Section 9(5) of the Wildlife and Countryside Act 1981. This section prohibits sale of these species. Common Toad is listed in section 6 of The Environment (Wales) Act 2016.

Potential Development Impacts

Plans for the proposed development include two residential bungalows with associated gardens and parking areas to be created within the site boundary. The habitats within the site are considered to have biodiversity value at a local level only. The loss of the majority of the grassland within the site is expected to facilitate the development proposals, however the three out of the four trees will be retained for soft landscaping purposes. It is currently unknown whether either area of scrub will be effected by the proposals.

- The scrub and trees are considered likely to be suitable for used by **nesting birds**. Any vegetation removal of such features has potential to destroy nesting birds during the bird nesting season of March to August inclusive. All wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended).
- The proposed development will result in the loss of four ash trees within the site. A ground-level assessment of these trees for bat roosting suitability was undertaken during the survey visit (photographs provided in Appendix 2). None of the trees displayed potential roosting features (PRFs), and all were assessed as having **negligible suitability** for use by roosting bats. On this basis, the loss of one of the trees is not considered to pose a risk to roosting bats, and no further survey effort in relation to bats is required.
- The habitats within the site boundary are not considered suitable for use by common reptile species. The semi improved grassland is regularly mown and the site is fairly isolated from surrounding habitat which reptiles may use due to the presence of roads and adjacent residential housing.

Biodiversity Enhancements & Green Infrastructure Considerations

Chapter 6 of *Planning Policy Wales (version 12)*, paragraph 6.2.5 requires Green Infrastructure considerations to be included with all planning applications. Development proposals must detail how green infrastructure considerations which are proportionate to the scale and nature of the plans are being provided.

Green infrastructure features currently found within the site boundary are limited to a stand of mature scrub, managed semi-improved grassland and four trees. Current plans for the site would likely result in the loss of the majority of the grassland in the site and one of the trees.

Space within the development site is limited therefore opportunities to provide soft landscaping are few. The garden space within the grounds of the new dwellings could seek to plant a range of native pollinator friendly plant species. The plans will also provide bat and bird boxes within the newly built residential buildings, providing additional habitat for such species not currently found at site.

Planning Policy Wales - *Trees and Planning in Wales (January 2024 update)* advises that compensatory planting for trees lost should be sought at a ration of **3 for 1**. Compensatory planting must be equivalent to the quality, environmental and of ecological importance of the tree(s) lost - this must be preferably onsite or immediately adjacent to the site.

Native tree and hedgerow planting along with long term management would add to the variety of habitats within the site. To be considered enhancement features, tree and hedgerow planting must be above that required as habitat compensation for direct habitat loss.

Conclusions and Recommendations

Given the potential impacts of the proposed development the below mitigation measures are proposed:

- The areas of scrub and trees within the development site have the potential to be used by nesting birds. Vegetation removal must be completed outside of the **bird nesting season of March to August inclusive**. If this is not achievable an ecologist must inspect any trees or ground vegetation with the potential for birds to be present for active birds' nests prior to works beginning. If an active nest is identified a buffer zone of at least 5 m around the nest must be observed until the chicks have fledged. Only then can the vegetation be removed. Greater buffer zones around nests may be required depending on the species and habitat the nest is within.
- Ideally all excavations within the site will be securely covered over if left unattended. Any excavations that have a depth in excess of 0.5 m and that are left open overnight will have a means of escape left for any mammals (e.g. Hedgehog) that may fall into them. A wooden board or equivalent will be left from the bottom to the top of the hole at an angle no steeper than 45 °. This will allow any mammal to escape and avoid increased stress from being trapped.

The *Environment Act (Wales) 2016* places a duty on competent authorities such as Newport City Council to conserve and enhance biodiversity. The below bullet points are some simple measures that could be achieved to enhance the biodiversity of the site. At least two of the below features will be implemented to ensure an overall biodiversity gain is secured.

- It is proposed that one PRO UK Rendered Build-in Swift Box is installed at the eaves of each building. These boxes must be integrated into the brickwork during construction, positioned as high as possible, and no lower than eaves level. Care must be taken to ensure that the access hole remains unobstructed and open.
- It is proposed that one Vivara Pro Build-In Woodstone Bat Box is installed on the gable end of both dwellings. The bat boxes must be built into the brickwork during construction and

positioned as close to the gable apex as possible, at a height no lower than eaves level. The access hole must remain unobstructed and open. To prevent disturbance or exclusion of bats, no windows or external lighting should be installed within 2 m of any bat box location

- The use of soft landscaping to strengthen boundary features would be a welcome enhancement to the site. Native tree and hedgerow planting along with long term management would help to create screening around individual units for privacy and also integrate the development into the landscape.
- All fencing across the site must be hedgehog friendly in design. A friendly design is considered to allow passage of small animals across the site. Close board or mesh fencing should provide either a continuous gap between the bottom of the fence and ground of approximately 13 cm or 13 cm by 13 cm gaps cut every 3 m along fencing.

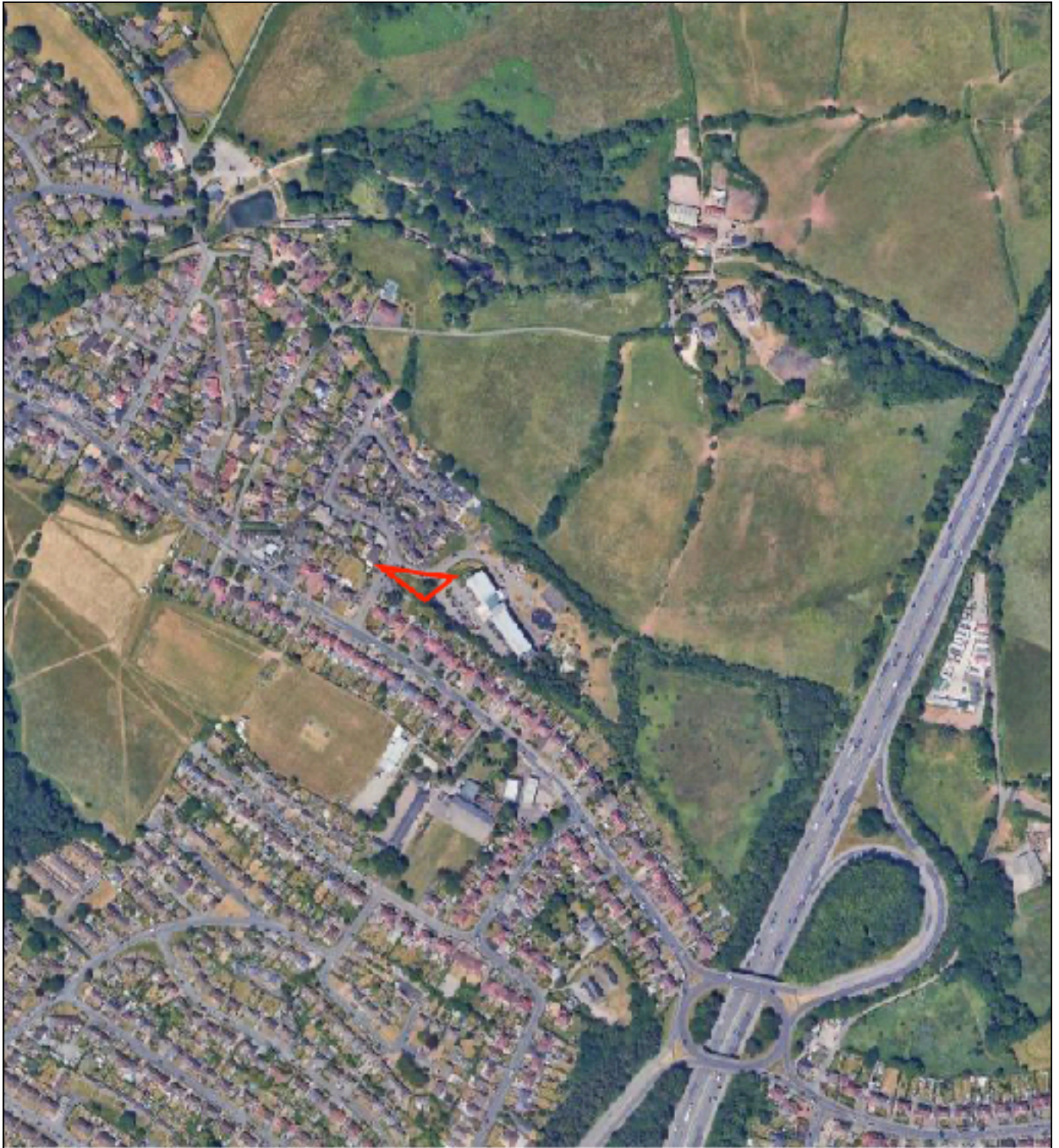
Best Wishes

Abi Small

Ecological Services Ltd

Signed: Abi Small Date: September 2025

Appendix 1 - Aerial View of Site Location



Appendix 2- Site Photograph



Photo 1. View of entire site



Photo 2. View from the west of the site



Photo 2. Central part of the site



Photo 3. Scrub in southeast corner of site



Photo 4. Southern boundary of site



Photo 6. Four silver birch trees & scrub along eastern boundary

Appendix 3- Habitat Map

CWRT CAMLAS, NEWPORT
Habitat Map
September 2025

