

239 MONNOW WAY, BETTWS, NEWPORT BIODIVERSITY ENHANCEMENT PLAN 2026



Produced for Nathaniel Morris on behalf of Mr B Ash

QUALITY ASSURANCE

Author	Revision	Date Issued
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Revision	Notes

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SUMMARY

A biodiversity enhancement plan was commissioned by Nathaniel Morris on behalf of his client in respect of condition 2 of the planning permission to build a small single storey extension to the rear of an existing building at Monnow Way.

The development site consists of the rear garden of 239 Monnow Way, Bettws and has a relatively small footprint.

No ecological surveys were undertaken to fulfil the planning application needs as the site was thought to have negligible value for biodiversity in terms of the habitats present and the potential for protected species. Therefore, no ecological mitigation was required.

Enhancement measures have been requested in line with local authority policy and include the provision of one wall mounted bat box for the gable end of the existing building and two bird boxes will be installed to attract house sparrows on the extended wall at the ground floor eaves level. A small amount of pollinator attracting planting will be needed as well as access for hedgehogs to pass between gardens.

The future management of the bat and bird features are included in the plan.

SITE DESCRIPTION

239 Monnow Way, Bettws, Newport NP20 7RX lies at an approximate National Grid Reference: **ST 28553 90218** with the relative position shown in figure 1. The owners have obtained planning permission from Newport City Council to extend the dwelling under reference 25/1082: The work will involve clearing a small area of the rear garden and constructing a single storey rear lean-to extension and restoring the garden.

External work does not require the removal or damage of any habitats of importance or habitat thought to be suitable for protected species. There are no anticipated impacts on biodiversity from the development.

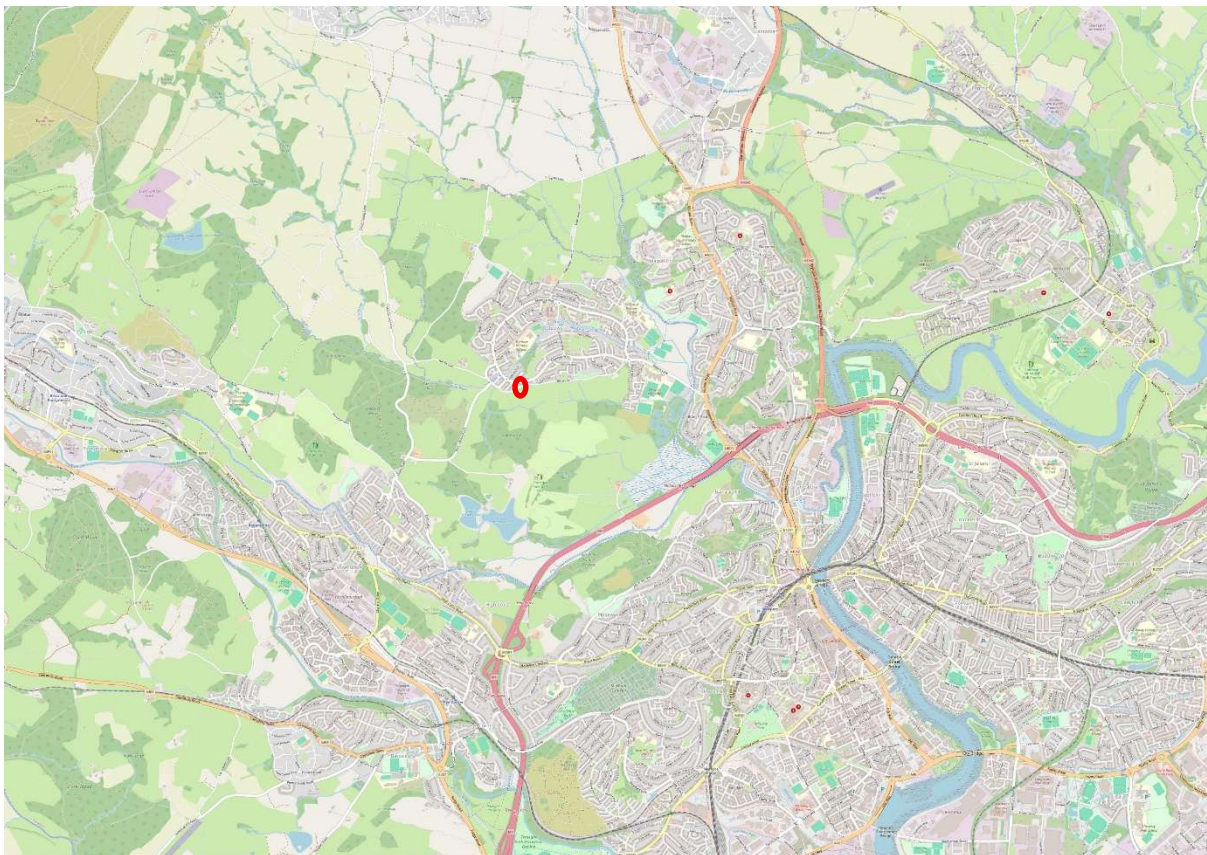


Figure 1 Location Plan Open Street Map 2026

In order to satisfy a condition 2 of the planning permission a biodiversity enhancement plan must be submitted and agreed by the council. Its purpose is to comply with council policy:

'Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.'

'In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015)'

No preliminary ecological appraisal was undertaken nor were any other types of ecological survey as the domestic garden in a built-up setting was not thought to hold any biodiversity interest.

Aerial photography of the rear garden shows several sheds and hard standing with a small conservatory addition. More recent photos taken by the applicant show a prepared plot with hard landscaping for a large portion of the garden in blockwork. The only vegetation is thought to be that of the rear hedge which borders Bettws Hill (lane).

No statutory sites lay at or near to the development to be affected by the proposals, the nearest being the Afon Wysg/River Usk SSSI approximately 2.77Km away in Brynglas. No local level designations for habitats or biodiversity were located near enough to the development to be affected negatively. The nearest Site of Importance for Nature Conservation was thought to be Barrack Hill.

LEGISLATION AND POLICY

Conservation of Species and Habitats Regulations 2017 (as amended)

All bats found in the UK are High Level Protected Species (HLPS) being protected under the Conservation of Habitats and Species Regulations 2017, known as the 'Habitats Regulations'. Under the Habitats Regulations, it is an offence to:

- Deliberately capture, injure or kill any wild animal of an HLPS,
- Deliberately disturb wild animals of any such species,
- Damage or destroy a breeding site or resting place of such an animal.

Disturbance is defined as that which is likely:

1. To impair the animal's ability:
 - to survive, to breed or reproduce, or to rear or nurture their young, or
 - in the case of animals of a hibernating or migratory species (e.g. bats), to hibernate or migrate; or
2. To affect significantly the local distribution or abundance of the species to which they belong.

Other offences also exist relating to possession, transport and sale.

Wildlife and Countryside Act 1981

Section 9 of the Wildlife and Countryside Act 1981 (as amended) offers varying degrees of protection to species including otter, bats, dormice, amphibians and reptiles. Animals listed on Schedule 5 of the Act are protected against one or more of the following:

- intentional killing, injuring or taking (not applicable to bats due to other protecting legislation);
- intentional or reckless damage or destruction, or obstruction of access to any structure or place which any wild animal included in Schedule 5 uses for shelter or protection;
- disturbance of any such animal while it is occupying a structure or place which it uses for that purpose;
- sell, offer or exposes for sale, or has in his possession or transports for the purpose of sale, any live or dead wild animal included in schedule 5, or any part of, or anything derived from such an animal.

Part 1 section 1 (1) protects wild birds. It is an offence to deliberately

- Kill, injure or take any wild bird (with a few exceptions)
- Take, damage or destroy the nest of any wild bird (with a few exceptions) while it is in use or being built
- Take or destroy an egg of any wild bird (with a few exceptions)

Part 1 Section 1 (5) provides barn owl with additional protection where it is an offence to deliberately or recklessly;

- Disturb a barn owl while it is building or in a nest, near or on a nest containing eggs or young
- Disturb a barn owls dependent young

Environment Act (Wales) 2016

Section 7 of the Environment (Wales) Act has replaced the Section 42 of the NERC Act 2006 in Wales. Section 7 lists the living organisms and types of habitat in Wales which are considered to be of key significance to sustain and improve biodiversity in relation to Wales. The Act states that Welsh Ministers must take all reasonable steps to maintain and enhance the living organisms and types of habitat included in any list published under this section, and encourage others to take such steps.

Planning Policy (Wales) 2024

Section 6.4.3 of Planning Policy Wales states that: 'The planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement¹²⁴. Recognising that development needs to take place and some biodiversity may be impacted, the planning system should ensure that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced well-being'

Well-Being of Future Generations (Wales) Act 2015

Places a duty upon public bodies to produce well-being objectives, in addition, the Act also establishes Public Service Boards for each Local Authority area in Wales, who must prepare and publish a local Well-Being Plan, setting out objectives and how the board or its individual members will achieve them.

Newport City Council Policy GP5

- **Avoid Negative Impacts:** The primary requirement is to avoid impacts on the natural environment, including international, national, and local nature conservation designations.
- **Mitigation and Compensation:** Where negative impacts cannot be avoided, developers must provide mitigation and compensation measures, depending on the legal protection of the species or habitat involved.
- **Ecological Connectivity:** The policy requires consideration of ecological connectivity to ensure habitat integrity.
- **Environmental Protection:** It covers the protection of water quality, avoidance of the loss of valuable agricultural land, maintenance of landscape quality, and control of the loss of trees, woodlands, or hedgerows.

The Wildlife and Development SPG (updated in 2025/2026) supports Policy GP5 by providing specific details on:

- Required ecological survey work and seasonal timings.
- Measures for protection, mitigation, compensation, and net enhancement of biodiversity.

ENHANCEMENT

Hedgehogs

In order to enhance the garden space for hedgehogs access must be maintained or created. The hedge to the rear of the plot must be maintained as such and if fencing is used also a 15 x 15cm hole must be provided at the base to allow hedgehog movement from the rear lane into the garden. Additionally similar holes of the same size must be provided into the two adjacent gardens. On completion photographs will be sent to the ecologist at Newport City Council.

Birds

In order to improve opportunity for bird nesting over the current situation two types of durable bird boxes will be added, targeting house sparrows. These will be positioned at the eaves of the extension facing southwest in the positions indicated in Figure 2. A minimum of two bird boxes will be needed but other boxes may be added if desired. Bird boxes will remain in perpetuity. Photographic evidence of the enhancement features will be submitted to the local planning authority by the applicant following installation.

The property owner holds the responsibility to ensure that bird boxes remain unobstructed and in good useable condition for the duration of their ownership.

Table 1. Bird boxes

	Woodstone sparrow nest box or
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	Eco sparrow tower
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Sparrow nest boxes

https://gardenature.co.uk/products/product-build-in-house-sparrow-nest-box?variant=40567792238776¤cy=GBP&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic&gclid=Cj0KCQjwwwilBhCFARIsADvYi7LbPR-nwSUEiqhY9LKJUyqxlBpT19nOgijHqFh_x2W-eCNxlfG0GMcaAkgsEALw_wcB

https://www.nhbs.com/eco-sparrow-tower?bkfno=241641&ca_id=1495&adlocale=uk&gclid=Cj0KCQjwwwilBhCFARIsADvYi7JOZ1vimQQwE4XO7a8j2aucM56UFs0da3hKCHT4tPhfjP3oC0EeEiQaAg9yEALw_wcB

Bats

One enhancement bat box will be placed on the side gable (facing southwest) of the existing building. The box will be suitable for generalist bat species and will be made of a durable material such as woodcrete. The Beaumaris mini box would be suitable and fixed to the existing southwest gable end of the main house. The box must be positioned at least 3m from the ground away from any potential predator perches and windows with minimal light spill. Figure 2 illustrates a suitable location for the bat box. There is a responsibility on the landowners to maintain this over time and to ensure that it does not become obstructed or degraded. Once in place photographic evidence will be sent to the council ecologist at Newport City Council.



https://www.birdfood.co.uk/beaumaris-bat-box-small?gad_source=1&gclid=Cj0KCQiAi_G5BhDXARIsAN5SX7qDq0LA_tKJR75rgAJszgcV5kY3uEiqxxL7S_IsJCB9ATux0FMP7V8aAi9fEALw_wcB

No exterior lighting must be allowed to spill onto the bat box entrance and the specification for any lighting will meet guidance document 08/18 Bats and Artificial Lighting in the UK produced by the ILP and Bat Conservation Trust. <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>.

Lighting models if used will be of a downlit type with LED bulbs of a colour that avoids the cool-white part of the colour spectrum i.e. <4,000K preferably with a peak wavelength of >550nm and not exceeding 700 lumens. Luminary design must ensure no upward light spill and use cowls or a downlighting design to restrict the lit area.

PIR sensors must be used and set to a maximum of 1 minute and will be angled to prevent accidental triggering. Light spill will not reach adjacent scrub or trees wherever possible.

Planting

To enhance the pollen availability in the rear garden 4 plants must be used either as part of the rear hedge or in beds/planters.

One honeysuckle *Lonicera periclymenum* and one jasmine *Jasminum officinale* are recommended for night scent and will climb up support of through the existing shrubs of the rear hedge. While flowering current *Ribes sanguineum* provides early blooms and any heather *Erica* species which flower later in the season. One of each will be required.

Other Species

If any other protected or priority species are found during the work such as amphibians and reptiles or small mammals, work must stop in the relevant area until advice is sought from an ecologist. Any higher-level protected species found within the grounds are likely to require mitigation and a licence from NRW before work may resume.



Figure 2. Position of bat (red) and bird (blue) enhancements adapted from Morris
 Architectural Design drawing NM/0604/2520 – 200-05

TIMETABLE OF WORK

Timing	Work Element	Persons responsible
March 2026	Purchase of Beaumaris bat box and sparrow terrace	Applicant
March - Sept 2026	Installation of bat box and sparrow terrace	Contractor/Applicant
July 2026	Submit photographic evidence of installed boxes to NCC	Applicant

REFERENCES

Bat Conservation Trust (2018) Guidance note 08/18 Bats and artificial lighting in the UK. Bat Conservation Trust, Quadrant House, 250 Kennington Lane

Natural Resources Wales (2026) Areas of Protected Land and Sea
<https://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/protected-areas-of-land-and-seas/find-protected-areas-of-land-and-sea/?lang=en>

Reason P.F and Ray, S.(2023) Bat Mitigation Guidelines. a guide to impact assessment, mitigation and compensation for developments affecting bats. CIEEM

