

COLEG GWENT KNOWLEDGE QUARTER, NEWPORT

Ecological Appraisal

for

WEPCo

August 2026

THE **Landmark**
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**D denotes a Draft version*

The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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EXECUTIVE SUMMARY

The Landmark Practice (TLP) was commissioned by WEPCo in 2025 to undertake an Ecological Appraisal to inform a planning application for a vocational college at land at Kingsway, Newport, NP20 1UH.

This report describes ecological survey work undertaken and considers the potential for ecological features to be present within the Site and the surrounding area in relation to the Proposed Development.

A desk study was undertaken to find details of designated sites within the Zone of Influence of the site. A UK Habitat Classification survey was conducted of the Site on the 29th of October 2025 to map the habitats present and highlight potential for protected species to occur.

The following statutory designated sites for nature conservation with the potential to be impacted by the proposals were found to be within the Zone of Influence:

- Designated Sites:
 - River Usk / Afon Wysg Special Area of Conservation (SAC)
 - River Usk (Lower Usk) / Afon Wysg (Wysg Isaf) Site of Special Scientific Interest (SSSI)
 - Severn Estuary Ramsar
 - Severn Estuary SAC
 - Severn Estuary Special Protection Areas (SPA)

The Site was found to comprise the following habitats:

- Building
- Hardstanding
- Modified grassland
- Scattered trees

The Site is considered to offer potential to support the following protected/notable species:

- Birds (nesting)

Other species such as foraging and commuting bats, badgers, invertebrates and hedgehogs may occasionally traverse the Site but given the overall lack of vegetated habitat, it would be on an extremely irregular basis.

Based on the results of the UK Habitat Classification Survey and the protected species scoping, no further surveys are required to inform the assessment.

Statement to Inform Habitat Regulation Assessment (sHRA) has been prepared (TLP, 2026a), and it has been determined that in the absence of mitigation or detailed assessment there is potential for Likely Significant Effect (LSE) on the River Usk SAC and the Severn Estuary Ramsar, SAC and SPA.

At the Stage 2 Appropriate Assessment concluded that the threats and potential impacts to the Habitat Sites can be mitigated through dust control measures and water pollution measures. It is recommended that these should be secured through planning conditions.

This report provides recommendations in relation to the constraints and opportunities identified on the Site in line with best practice, planning policy and legislation (please refer to **Section 2**).

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APPENDIX A: SITE LAYOUT**APPENDIX B: LEGAL AND PLANNING CONTEXT****FIGURE 1: SITE LOCATION****FIGURE 2: DESIGNATED SITES****FIGURE 3: UKHAB MAP**

1.0 INTRODUCTION

- 1.1 The Landmark Practice (TLP) was commissioned by WEPCo in 2025 to assess the potential ecological impacts associated with the Proposed Development at land at Kingsway, Newport, NP20 1UH hereafter referred to as the 'Site.'

Site Location and Description

- 1.2 The Site broadly comprises buildings, hardstanding, modified grassland, ruderal/ephemeral vegetation and four scattered trees over an area of approx. 0.9 ha. To the south and west lie commercial and residential areas, while to the east and north lies the River Usk.
- 1.3 The Site is located in Newport, Wales (approximate central grid reference ST 31418 87896, **Figure 1**). The local planning authority (LPA) is Newport City Council (NCC).

Proposed Development

- 1.4 The Proposed Development received outline planning consent in 2022 (ref: 22/0814) for the 'demolition and redevelopment of the site for circa 54,000 square metres of flexible floorspace for educational use, or any other use within use classes A1 (shops), A2 (financial and professional services), A3 (food and drink), B1 (business), C1 (hotels), D1 (non-residential institutions) and D2 (assembly and leisure), with all matters reserved'. The proposals are shown in **Appendix A**.
- 1.5 TLP produced an Ecological Appraisal (ref: 3556_The Newport Centre_Ecological Appraisal_fv) in 2022 which was supported by the following surveys:
- UK Habitat Classification Survey in 14th of June 2022
 - Protected Species Assessment 14th of June 2022
 - Preliminary Roost Assessment on buildings and trees 14th of June 2022
 - Single evening emergence bat survey on the 10th of August 2022.
- 1.6 No roosting bats were recorded during the bat surveys. Recommendations were made to increase the ecological value of the Site as part of the proposals.
- 1.7 Subsequent to the planning permission, the majority of the buildings on the Site have been demolished.

Scope of Assessment

- 1.8 This Ecological Appraisal (EA) sets out the findings of the desk based and field-based ecological assessment, undertaken by TLP during 2025. This report considers the potential for ecological impacts to occur as a result of the Proposed Development and outlines opportunities for avoidance, mitigation and enhancement measures in the context of relevant legislation and planning policy.
- 1.9 The purpose of this EA is to:
- Identify the likely ecological constraints associated with a project.
 - Identify any mitigation measures likely to be required following the 'Mitigation Hierarchy'¹.

¹ BS 42020:2013 Clause 5.2

- Identify the opportunities offered by a project to deliver ecological enhancement.

2.0 LEGAL AND PLANNING CONTEXT

2.1 A range of habitats and species that may actually or potentially be present at the Site are afforded legal protection under domestic and European legislation (Appendix B).

2.2 In summary, the following legislation is relevant to the Proposed Development:

- The Hedgerow Regulations 1997
- The Wildlife and Countryside Act 1981 (as amended)
- The Protection of Badgers Act 1992
- Habitats Regulations 2017 (as amended)
- Natural Environment and Rural Communities Act 2006
- The Environment (Wales) Act 2016
- Well-being of Future Generations (Wales) Act 2015

2.3 National and Local Planning Policy has been considered within the assessment. The relevant policies are reproduced in **Appendix B**.

- Newport Local Development Plan 2011-26, produced by Newport City Council, adopted in January 2015. The following policies are applicable:
 - Policy GP5 – General Development Principles – Natural Environment;
 - Policy CE3 - Environmental Spaces and Corridors;
 - Policy CE8 – Locally Designated Nature Conservation and Geological Sites.
- Wildlife and Development, Supplementary Planning Guidance (2025) Newport City Council
- Newport Local Nature Recovery Action Plan
- Planning Policy Wales, Edition 12 (2024) Welsh Government
- Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) Welsh Assembly Government
- TAN 12: Design (2016) Welsh Government

3.0 METHODS

- 3.1 The method for carrying out this assessment follows standard guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2017).
- 3.2 The assessment has been undertaken by appropriately qualified ecologists using recognised best practice methodologies wherever possible and where these exist. Reasons for any deviation from best practice methodologies are provided below, but usually relate to timing of instruction, access restrictions and/or application of professional judgement, as appropriate.

Zone of Influence

- 3.3 The Zone of Influence (Zoi) for a project is the area over which ecological features may be affected by biophysical changes as a result of the Proposed Development and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries.
- 3.4 Based on the scale and nature of the Proposed Development, it has been assessed that the Zoi arising from these works is as described below.
- 3.5 The habitat survey area focussed on the Site. Adjacent land was viewed where possible. As referenced in industry guidance, Important Ecological Features (IEF) that are present or potentially present on and off the site which may be impacted by the Proposed Development have been considered.

Desk Study

- 3.6 The desk study involved the collation and review of contextual information such as designated sites and past records of protected and priority species occurring within the potential Zoi of the Site.
- 3.7 The desk study involved collating information from the following sources:
- Multi-Agency Geographic Information for the Countryside (MAGIC)
 - Data Map Wales
 - Aderyn Local Records Centres Wales
 - Aerial photography
- 3.8 The desk study was undertaken during February 2026 and involved obtaining the following information:
- International statutory designations (5km radius)
 - National statutory designations (2km)
 - Non-statutory designated sites (1km)
 - Section 42 Habitats of Principal Importance (1km)
 - Protected/notable species records (2km)
 - Bat species records (2km)
- 3.9 In light of the scope of the Proposed Development, the above-mentioned search areas are considered sufficient to cover the potential Zoi of the Proposed Development in relation to designated sites, habitats and species.

- 3.10 Geological designated sites have not been included as these are not relevant to ecological assessment. Only biological records that are no more than 10 years old have been included.

Field Surveys

UK Habitat Classification (UKHab) Survey

- 3.11 A UKHab survey was conducted of the survey area on 29th of October 2025 by a suitably experienced ecologist from TLP. Conditions during the survey were wet, 10°C, 80% cloud cover, wind Beaufort Scale 1.
- 3.12 UKHab is a unified and comprehensive approach to classifying habitats, designed to provide a simple and robust approach to survey and monitoring for the 21st century. The classification, which covers terrestrial and freshwater habitats, is flexible enough for use in a wide range of survey types from walkover surveys of small urban sites to regional and national scale rural habitat mapping.
- 3.13 Each identifiable and definable land parcel was assigned a Primary Habitat, using the professional edition of the hierarchy, at a minimum of a Level 4 habitat (where applicable) using the UKHab Habitat Definitions as a guide. Once a Primary Habitat was assigned, Secondary Codes were added where appropriate to further define the habitat type.
- 3.14 Dominant plant species present were recorded in accordance with plant species nomenclature in Stace (2019). This level of survey does not aim to compile a complete floral and faunal inventory for the site.
- 3.15 The appropriate scale of mapping was determined to be a fine scale Minimum Mapping Unit (MMU), meaning no areas of habitats less than 25m² or 5m in length (if a linear feature) were recorded.

Assessment of the Likely Importance of Protected / Priority Species

- 3.16 As part of the appraisal the Site was assessed for its potential to contain protected or notable species. The assessment was based on the habitats present on-site and their suitability for protected species. Further information on the legal protection of these species is presented in **Appendix B**. Relevant protected species assessed for were:
- badgers (*Meles meles*)
 - bats (foraging / commuting and roosting)
 - hedgehogs (*Erinaceus europaeus*)
 - notable birds
- 3.17 The Site is not suitable for amphibians (including great crested newts (*Triturus cristatus*)), beavers (*Castor fiber*), otters (*Lutra lutra*), water vole (*Arvicola amphibius*), white clawed crayfish (*Austropotamobius pallipes*), reptiles, notable invertebrates, brown hare (*Lepus europaeus*), dormice (*Muscardinus avellanarius*) and fish. This is due to the lack of suitable aquatic and terrestrial habitats on and near the Site as well as the highly urbanised location. These species are not considered further in this EA.
- 3.18 In addition, a search was made for evidence of invasive non-native species.

Bats - Daytime Bat Walkover*Categorisation of Habitat Suitability for Bats*

- 3.19 Following the UKHab survey, the habitat on Site was categorised according to its likely value for bats (on a scale of none, negligible, low, moderate or high suitability for commuting and foraging bats). The categories are based on the observations and information set out in **Table 1**, which is based on current good practice guidelines (Collins, 2023).

Table 1 - Categorisation of Foraging Habitat

Potential Suitability	Description of Potential Flight Paths and Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Preliminary Roost Assessment

- 3.20 The external inspection was undertaken during daylight hours from ground level using binoculars and a high-powered torch. The following evidence was sought:
- The presence of potential access and egress routes for bats into and out of likely roosting sites and evidence of the use of such potential access points by bats such as scattered droppings or urine staining.
 - Corpses or skeleton.
 - Feeding remains.
 - Bat droppings; and

- Any other signs of use by bats including the presence of bats themselves.

3.21 Bats regularly utilise specific areas within buildings, such as:

- Dividing walls/chimney breasts.
- Underneath ridge beams.
- Beneath hip joints.
- Timber/wall joints, and/or
- Gaps underneath ridge tiles.

3.22 Roosting bats and signs of their presence are not always visible, so any potential bat roosting locations were also noted during the survey.

3.23 The buildings/structures were then placed in one of the following bat roost suitability categories (**Table 2**), based on current best practice guidelines (Collins, 2023).

Table 2 - Categorisation of Bat Roosting Suitability of Buildings

Potential Suitability	Rationale
None	No habitat features on site likely to be used by any roosting bats at any time of the year.
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used in a regular basis or by a large number of bats.
Moderate	A structure with one or potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only such as maternity and hibernation - the categorisation described in this table is made irrespective of species conservation status which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roost, e.g. maternity or hibernation.

Ground level tree assessment

3.24 Ground Level Tree Assessment (GLTA) of trees on site was conducted concurrently with the UKHab survey by a suitably experienced ecologist from TLP, in compliance with the Bat Conservation Trust's Good Practice Guidelines (Collins, 2023).

3.25 The inspections were undertaken during daylight hours from ground level. Binoculars were used to identify potential roost features (PRFs). These include, but are not limited to:

- Woodpecker holes.
- Rot hollows.
- Cracks and splits.
- Loose and flaking bark.
- Thick-stemmed ivy.
- Hollows and cavities.
- Bird and bat boxes.

3.26 Following the GLTA, each tree was categorised according to good practice survey guidelines (Collins, 2023). Criteria for each category are set out in **Table 3** below.

Table 3 - Criteria for the Categorisation of Bat Roosting Suitability of Trees

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

Notes and Limitations

3.27 UKHab surveys can be undertaken at any time of the year; however, the optimum time of year for these surveys to be undertaken is between April and September (inclusive). This survey was undertaken in October which is outside the optimal time of year. However, due to the habitats recorded being predominantly developed, sealed surface it is not considered a limitation to the assessment.

3.28 The survey area was visited over the period of one day. As such seasonal variations could not be observed and it is likely that only a selection of all species that occur within the Site will have been recorded.

Longevity of Baseline Data

3.29 The evidence set out in this report describes the characteristics of the Site at the time at which the survey was undertaken. Many species of wildlife are highly mobile by nature and will routinely take advantage of new opportunities, which arise within their home ranges (CIEEM, 2019). Over time this will alter the baseline conditions present at the Site. Should there be delays in the delivery of this project, it is possible that the baseline ecology will change. In the event of a significant delay (12-18 months) between the baseline survey and commencement of works at the application site, advice on the implications of potential changes at the Site should be sought from a suitably experienced ecologist.

Nomenclature

3.30 Plant species nomenclature follows New Flora of the British Isles 4th Edition (Stace, 2019) and bird species nomenclature follows the British Ornithologists' Union (BOU) English vernacular names in The British List: A Checklist of Birds of Britain (9th edition, 2017). Mammal nomenclature follows Mammals of the British Isles: Handbook 4th Edition (Harris and Yalden, 2008).

4.0 RESULTS

- 4.1 This section details the baseline ecological conditions within the Site's ZoI and evaluates the value of identified potential IEF, which are relevant to the assessment in the context of the Proposed Development.

Designated Sites

Statutory Designated Sites

- 4.2 Statutory designations often represent the most significant ecological receptors, being of recognised importance at an international and/or national level. International designations include Special Protection Areas (SPAs), Special Areas of Conservation (SACs, including marine components), Marine Conservation Zone (MCZ) and Ramsar sites. This includes those designated as 'possible'. Whilst national designations include Site of Special Scientific Interest (SSSI), National Nature Reserves (NNRs) and Local Nature Reserves (LNR).
- 4.3 The Site is not covered by any such designation. There are, however, areas covered by such designations within the Site's ZoI, described in **Table 4** below and shown in **Figure 2**.

Table 4 - Statutory Designated Sites within the Site's Potential Zone of Influence

Name of Site and Designation	Approximate Distance/Direction from Site (km)	Feature(s) of interest.
International		
River Usk SAC	60m E	The site supports the following Annex II species that are the primary reason for its selection: sea lamprey (<i>Petromyzon marinus</i>), brook lamprey (<i>Lampetra planeri</i>), river lamprey (<i>Lampetra fluviatilis</i>), twaite shad (<i>Alosa fallax</i>), Atlantic salmon (<i>Salmo salar</i>), bullhead (<i>Cottus gobio</i>), otter (<i>Lutra lutra</i>). The site also supports the following Annex I habitats (though these are not a primary reason for its selection): Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation. Annex II species present as a qualifying feature, but not a primary reason for site selection include allis shad.
Severn Estuary Ramsar	3.6km S	The site is of particular importance for hosting internationally important populations of several species of waterfowl -including Bewick's swan (<i>Cygnus Columbianus bewickii</i>), European white-fronted goose (<i>Anser albifrons</i>), dunlin (<i>Calidris alpina</i>), redshank (<i>Tringa tetanus</i>), shelduck (<i>Tadorna tadorna</i>), gadwall (<i>Anas strepera</i>) - as well as its fish species migrating between the sea and rivers via the estuary.
Severn Estuary SAC	3.6km S	Site supports the following Annex I habitats (primary reason for selection): estuaries, mudflats and sandflats not covered by seawater at low tide, Atlantic salt meadows. Site supports the following Annex II species (primary reason for selection): sea lamprey, river lamprey, twaite shad.

		Site also supports the following Annex I habitats (not primary reason for selection): sandbanks which are slightly covered by sea water at all times, reefs.
Severn Estuary SPA	3.6km S	Contains wetland habitats that regularly support over 20,000 wintering waterfowl, with qualifying wintering populations of Bewick's swan, European white-fronted goose, shelduck, gadwall, dunlin and redshank, and nationally important populations of a further 10 bird species. In addition, the estuary supports nationally important breeding populations of lesser black-backed gull (<i>Larus fuscus</i>) and, during passage periods, nationally important numbers of ringed plover (<i>Charadrius hiaticula</i>), dunlin, whimbrel (<i>Numenius phaeopus</i>) and redshank.
National		
River Usk (Lower) SSSI	0.06km E	The lower Usk represents a rare example of a large mesotrophic lowland river which has not been subject to significant modification by man. A wide floodplain with a complex and active system of meanders, cut off and back channels is present, which contribute to the biological interest and diversity of the site. Species for which the SSSI are designated include: sea lamprey, brook lamprey, river lamprey, allis shad, twaite shad, Atlantic salmon, bullhead, otter and a group of rare crane flies (<i>Tipuloidea</i> sp.). The River Usk (Lower Usk) is also noted for other habitats that contribute to the special wildlife interest. These include woodland, grassland, swamp and marginal vegetation, bracken, mudflats and saltmarsh.
Allt-yr-yn LNR	1.7km NW	Contains areas of ancient woodland, semi-natural woodland, a 5-acre ancient meadow managed for wildflowers, grassland, and ponds, supporting a range of wildlife.

Non-Statutory Designated Sites

- 4.4 Non-statutory designations are 'local sites' which are commonly of at least County level importance and which receive protection under local planning policy only. In Newport these sites are referred to as Local Wildlife Sites (LWS), Sites of Importance for Nature Conservation (SINCs) and B-Lines (in partnership with BugLife).
- 4.5 According to the data search, the Site falls within a B-Line. There are, however, no LWS or SINCs within the Site's Zol.

Priority Habitats

- 4.6 The desk study identified no priority habitats under Section 7 of the Environment Act (Wales) 2016 as amended, or ancient woodland present within the Site. However, the priority habitat 'saltmarsh' is 0.18km northeast of the Site, located within the River Usk.

Habitats

- 4.7 The principal habitats within and around the Site, together with their dominant/characteristic plant species, were identified during the UKHab survey. The distribution of different habitat types within the Site is mapped in **Figure 3**.

4.8 Habitats recorded within the footprint of the Site were:

- u1b – developed land, sealed surface
- u1b5 – buildings
- g4 – modified grassland

4.9 The following secondary codes were recorded:

- SC 32 - scattered trees
- SC 81 - ruderal or ephemeral
- SC 82 – vacant / derelict land

u1b – developed land, sealed surface

4.10 The Site is currently vacant (SC 82) and was dominated by developed land, sealed surface, comprising a mosaic of pavement (**Photo 1**), tarmac (**Photo 2**) and compacted gravel (**Photo 3**).

4.11 Small areas of ruderal ephemeral (SC 81) plants were starting to colonise in cracks of the pavement (**Photo 4**) and in gravelled areas. Species recorded included buddleia (*Buddleja davidii*), corn salad (*Valerianella locusta*), annual meadow grass (*Poa annua*), chickweed (*Stellaria media*), creeping buttercup (*Ranunculus repens*), broad-leaved dock (*Rumex obtusifolius*), dandelion species (*Taraxacum spp.*), prickly sow thistle (*Sonchus asper*), and coltsfoot (*Tussilago farfara*).

4.12 Four scattered cherry trees (SC 32, **Photos 5 and 6**) are present adjacent to the southern boundary.

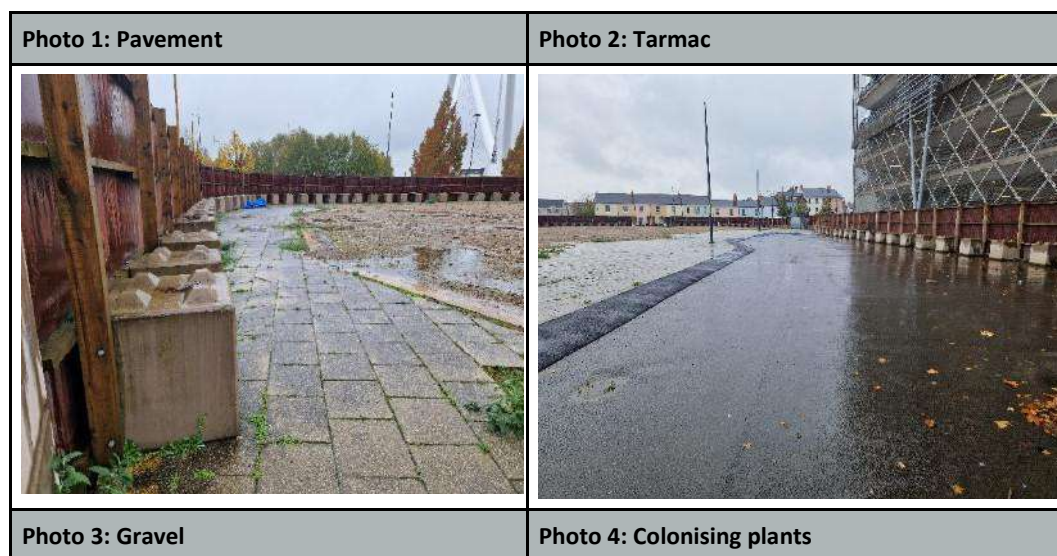




Photo 5: Cherry tree



Photo 6: Cherry tree



Photo 7: Substation

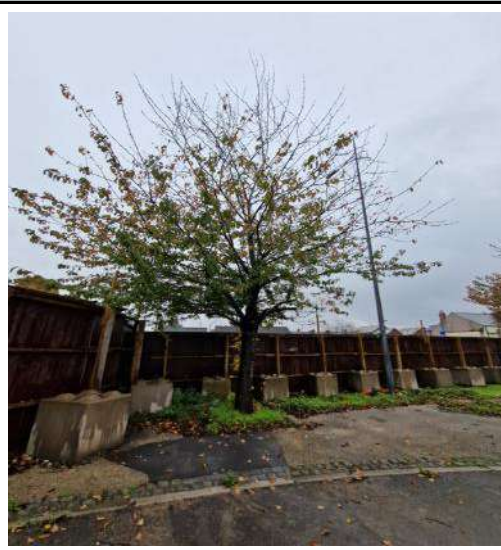


Photo 8: Generator

u1b5 – buildings

- 4.13 A single brick, flat roofed substation is present on the Site (**Photo 7**). Adjacent to the building is a generator which is fenced off (**Photo 8**).



g4 – modified grassland

- 4.14 Several sections of modified grassland have colonised the Site. The grass species recorded were annual meadow grass and perennial ryegrass (*Lolium perenne*). Forb species recorded were white clover, corn salad, dandelion, creeping buttercup, broadleaved dock,

ribwort plantain (*Plantago lanceolata*), *Geranium spp.*, yarrow (*Achillea millefolium*), daisy (*Bellis perennis*), ivy-leaved toadflax (*Cymbalaria muralis*), ground ivy (*Glechoma hederacea*). Sections of grassland adjacent to gravel areas were dominated by colonising ephemeral and ruderal species (SC 81) including groundsel (*Senecio vulgaris*), fat hen (*Chenopodium album*), buddleia, prickly sow thistle, ragwort (*Jacobaea vulgaris*), and patches of nettle (*Urtica dioica*) were recorded in corners of the Site.



Protected & Notable Species

Badger

- 4.15 The data search returned one record for badger; the record is from 2017 and is 0.9km to the north-west.
- 4.16 During the UKHab survey, no evidence of badger was observed. There are no opportunities for sett building and foraging given the dominance of hardstanding. However, a badger may traverse the Site on an extremely occasional basis. Albeit, given the Site's extremely urbanised location, it is unlikely.

Bats

- 4.17 The data search returned 33 records for the following species of bats:
- Nathusius' pipistrelle (*Pipistrellus nathusii*)
 - *Myotis* species
 - Noctule (*Nyctalus noctula*)
 - Soprano pipistrelle (*Pipistrellus pygmaeus*)
 - Whiskered bat (*Myotis mystacinus*)
 - Common pipistrelle (*Pipistrellus pipistrellus*)
 - Serotine (*Eptesicus serotinus*)
 - Lesser horseshoe bat (*Rhinolophus hipposideros*)
- 4.18 The closest record is for a Nathusius' pipistrelle from 2010 and is 0.18 km to the north.

Assessment of Foraging and Commuting Quality

- 4.19 Overall, the Site was assessed as offering negligible suitability for foraging bats, in line with best practice guidelines (Collins, 2023). This is due to the lack of commuting and foraging features on Site as well as its highly urbanised location. However, the occasional light tolerant species of bat may fly through the Site.

Roosting Opportunities

- 4.20 One building was recorded on Site (**Photo 7**), however it was assessed to have negligible suitability for roosting bats. This is due to the lack of cracks / crevices which could provide roosting opportunities.
- 4.21 Furthermore, the four cherry trees on and adjacent to Site had no opportunities for roosting bats and were categorised as 'NONE'.

Birds

- 4.22 The data search returned 199 records for the following relevant species of notable/protected birds:
- Black-headed gull (*Chroicocephalus ridibundus*)
 - Peregrine (*Falco peregrinus*)
 - Mediterranean gull (*Ichthyaeetus melanocephalus*)
 - Herring gull (*Larus argentatus*)
 - House sparrow (*Passer domesticus*)
 - Black redstart (*Phoenicurus ochruros*)
 - Dunnock (*Prunella modularis*)
 - Starling (*Sturnus vulgaris*)
- 4.23 The Site's habitats suitable to support nesting birds are limited to remaining building and the four cherry trees. There is also the risk that lapwing (*Vanellus Vanellus*), ringed plover (*Charadrius hiaticula*) and little ring plover (*Charadrius dubius*) could utilise the gravelly areas of the Site for nesting.
- 4.24 Some birds may forage on invertebrates which may use the vegetated areas of the Site, however given this is extremely limited in size it would not be a significant foraging resource.

Hedgehog

- 4.25 The data search returned ten records for hedgehog, with the closest record from 2020, 0.45km to the west.
- 4.26 The Site offers very limited opportunities for hedgehog, including foraging, commuting and hibernating due to the restricted extent of vegetated habitats and extremely urbanised location.

Invertebrates

- 4.27 The data search returned 27 records for a variety of species of invertebrate, including species such as garden tiger (*Arctia caja*), latticed heath (*Chiasmia clathrata*), ghost moth (*Hepialus humuli*).
- 4.28 Overall, the Site has limited opportunities for notable species of invertebrates given the minimal extent of vegetated habitats.

Schedule 9 species

- 4.29 The data search returned 68 records for Schedule 9 plant species, with the closest record being on-site from 2025 for cherry laurel (*Prunus laurocerasus*) albeit, this is likely due to the record being a six-figure grid reference as none was recorded during the UKHab survey. No schedule 9 plant species were observed during the survey.

5.0 EVALUATION

- 5.1 Based on the results of the UKHab survey and the desk study, the Site has the potential to support a variety of potential Important Ecological Features.

Important Ecological Features

- 5.2 The following ecological features are 'important' and require further assessment to inform the planning application:

- Designated sites:
 - River Usk SAC and SSSI
 - Severn Estuary Ramsar, SAC and SPA

Designated Sites

- 5.3 The Site does not form any part of the statutory designated site however it is within ZoI of the River Usk SAC and SSSI, which is located 0.06 km east and is hydrologically connected to the Severn Estuary Ramsar, SAC and SPA via River Usk.
- 5.4 The River Usk, which is an SAC and SSSI is designated for supporting sea lamprey, brook lamprey, river lamprey, allis shad, twaite shad, Atlantic salmon, bullhead, otter as well as the habitats; 'water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitriche-Batrachion* vegetation'.
- 5.5 Severn Estuary Ramsar is of particular importance for hosting internationally important populations of several species of waterfowl as well as supporting nationally important breeding populations of lesser black-backed gull and, during passage periods ringed plover, dunlin, whimbrel and redshank.
- 5.6 Severn Estuary SAC is designated for its habitats; estuaries, mudflats and sandflats not covered by seawater at low tide, Atlantic salt meadows and species; sea lamprey, river lamprey, twaite shad.
- 5.7 Severn Estuary is designated as SPA for containing wetland habitats that regularly support over 20,000 wintering waterfowl, and nationally important breeding populations of lesser black-backed gull and, during passage periods ringed plover, dunlin, whimbrel and redshank.
- 5.8 Statement to Inform Habitat Regulation Assessment (sHRA) (TLP, 2026a) has been prepared for the Site, and it has been determined that in the absence of mitigation or detailed assessment there is potential for Likely Significant Effect (LSE) on the River Usk SAC and SSSI and the Severn Estuary Ramsar/SAC/SPA.
- 5.9 At Stage 2 Appropriate Assessment concluded that the threats and potential LSE to the Habitat Sites can be mitigated through following mitigation measures:

Construction Phase

- 5.10 CEMP-B has been produced for the Site which includes specifications for measures to protect, avoid and minimise potential effects which may arise during the construction and operational phases (TLP, 2026b). In summary CEMP-B includes the following in relation to designated sites:

- Dust Control Measure listed in the Air Quality Assessment (Stantec, 2026a) to be incorporated into the Dust Management Plan (DMP) and implemented during construction to prevent impacts on River Usk SAC/SSSI and Severn Estuary Ramsar/SAC/SPA.
- Pollution prevention measures: spill kits, bunds etc. for all tools and vehicles; works and maintenance in or near water, similar to those set out in the now withdrawn Environment Agency's Pollution Prevention Guidelines (Environment Agency, 2012).

Operational Phase

- 5.11 The Proposed Development will discharge surface water to the River Usk SAC/SSSI via a dedicated drainage system. Drainage Strategy as per Proposed Drainage Strategy Appraisal (Stantec, 2026b) must be implemented. Drainage strategy will include a range of embedded SuDS measures, including rain gardens, permeable paving, green roofs, filter strips, and proprietary treatment measures designed to improve water quality prior to discharge. A substantial proportion of surface water runoff from the existing combined sewer network will also be removed by implementing the Strategy.

Ecological Features Scoped Out

- 5.12 As part of the appraisal process, ecological features have been scoped out where the area likely to be affected by the Proposed Development is of insufficient size or diversity to be of ecological value, and/or where there is no potential effect pathway between the Proposed Development and these features.
- 5.13 The rationale for scoping out each ecological feature is provided below. Any measures in line with the mitigation hierarchy are included as are any legislative requirements relating to the protection of these ecological features, if required.

Designated Sites (excluding the River Usk SAC/SSSI and Severn Estuary Ramsar/SAC/SPA)

- 5.14 With regard to the remaining designated sites, due to the intervening distance, there is no pathway of effect.
- 5.15 **No significant impacts are anticipated.**

Habitats

- 5.16 All habitats on Site will be lost to the Proposed Development, including the four cherry trees. However, majority of habitats are of negligible to low ecological value. The four cherry trees are of most value but are small in extent, located within hardstanding and isolated from the wider areas by busy roads and are therefore unlikely to be important.
- 5.17 Extensive planting, which is of benefit to wildlife, as well as being suitable for the urban location is being proposed.
- 5.18 **No significant impacts on habitats are anticipated as a result of the Proposed Development.**

Best practice, planning policy and legislative mitigation measures

- 5.19 As per best practice/legislative compliance, the following mitigation measures are to be implemented to reduce any adverse effects and provide overall enhancement:

Construction Phase

- 5.20 None required (all habitats will be lost).

Operational Phase

- 5.21 The diversity of habitats within the Site will be greatly enhanced through incorporation of soft landscaping and inclusion of new native cultivars tree planting on ground level and within raised planters, ornamental planting within raised planters, seating with planters, rain gardens, climbers and green roofs over bin and bike stores/outbuildings.
- 5.22 The soft landscaping scheme will include species of wildlife interest that are fruit and seed bearing or nectar rich and are of benefit to invertebrates and birds. Species included are David viburnum (*Viburnum davidii*), laurustinus 'Eve Price' (*Viburnum tinus* 'Eve Price'), Hebe 'Blue Gem' (*Hebe albicans* 'Blue Gem'), English lavender 'Hidcote' (*Lavandula angustifolia* 'Hidcote'), Geranium Rozanne (*Geranium* 'Gerwat'), dogwood 'midwinter fire' (*Cornus sanguinea*), compact guelder rose (*Viburnum opulus*) amongst others.
- 5.23 A Landscape and Ecology Management Plan (LEMP) (TLP, 2026c) has been produced for the Site to ensure successful establishment and longevity of new habitats (i.e. any new landscape planting).

Badger

- 5.24 The Site overall offers minimal opportunities for badger; however, they may traverse the Site at night. No evidence was recorded during the survey.
- 5.25 Taking into account the wider landscape and Proposed Development, it is unlikely that the Site would support a population of badgers of sufficient size or diversity to be of significant ecological value. **No significant adverse impacts on badger are anticipated as a result of the Proposed Development.**

Best practice, planning policy and legislative mitigation measures

- 5.26 As per best practice/legislative compliance, the following mitigation measures are to be implemented to reduce any adverse effects and provide overall enhancement:

Construction Phase

- 5.27 The following mitigation measures are to be implemented to reduce any adverse effects during construction:
- Precautionary measures employed during the construction phase, included within the CEMP-B such as, no excavations should be left open overnight. Where this cannot be avoided, measures to provide a means of escape for any animals that may fall in (such as a wide plank of rough sawn wood) should be provided.

Operational Phase

- Inherent measures relating to the soft landscaping will be of benefit to badgers.

Bats

- 5.28 The Site offers negligible opportunities for commuting and foraging bats, furthermore no opportunities for roosting bats were recorded.

5.29 No significant adverse impacts on bats are anticipated as a result of the Proposed Development.

Best practice, planning policy and legislative mitigation measures

5.30 As per best practice/legislative compliance, the following mitigation measures are to be implemented to reduce any adverse effects and provide overall enhancement:

Construction Phase

5.31 None required.

Operational Phase

5.32 As part of the Proposed Development, to enhance the Site for bats, four integrated bat boxes (Vivara Pro Built-In Woodstone Bat Box or suitable equivalent) will be installed on the south-western elevation at height of 4 m facing, near the eaves (refer to the Scheme of Ecological Enhancement, TLP 2026d) for agreed locations which avoids well-lit areas.

5.33 Furthermore, planters and green roofs incorporating species that are nectar rich will attract more insect prey and in turn enhance the ecological value of the Site for bats.

Birds

5.34 The existing buildings and four trees offer opportunities for nesting birds, and the sealed surface / gravelly habitats offer opportunities for some ground nesting bird species including lapwing, ringed plover and little ringed plover. All other habitats offer extremely limited opportunities for foraging birds.

5.35 No significant adverse impacts on birds are anticipated as a result of the Proposed Development.

Best practice, planning policy and legislative mitigation measures

Construction Phase

- Precautionary measures employed during the Site clearance stage, including undertaking works outside breeding bird season (March to August inclusive). If this is not practicable, then works should be preceded by a nesting bird check by a suitably experienced ecologist within 48 hours of the commencement of works. If evidence of nesting is recorded, works within that particular area should not proceed until the chicks have fledged, with a buffer zone around the active nest of 10m minimum.

Operational Phase

5.36 As part of the Proposed Development, to enhance the Site for birds, six integrated bird boxes (Vivara Built-In Woodstone Swift Box-small or suitable equivalent) will be installed on the eastern elevation at height of 4 m, near the eaves, adjacent to new proposed rain gardens, climbers, trees and green roofs (refer to the Scheme of Ecological Enhancement (TLP, 2026d)) for agreed locations. Whilst providing nesting opportunities for swift a range of other small birds such as house sparrow, house martins (*Delichon urbicum*) and starling (*Sturnus vulgaris*), red listed in UK Birds of Conservation Concern (BOCC 5) (Stanbury et.al., 2021) have been recorded nesting in the swift boxes/bricks as well as blue tits (*Cyanistes caeruleus*) and great tits (*Parus major*). In addition, research indicates swift boxes/bricks are significantly more effective for sparrow than sparrow bricks and terraces (SLN Swifts & Planning Group et.al., 2022).

- 5.37 Rain gardens and green roofs incorporating species that are fruit bearing and nectar rich will attract more insect prey and in turn enhance the ecological value of the Site for swifts and range of other bird species.

Hedgehog

- 5.38 The Site overall offers minimal opportunities for hedgehog; however, they may traverse the Site at night. No evidence was recorded during the survey.
- 5.39 Taking into account the wider landscape and Proposed Development, it is unlikely that the Site would support a population of hedgehogs of sufficient size or diversity to be of significant ecological value. **No significant adverse impacts on hedgehog are anticipated as a result of the Proposed Development.**

Best practice, planning policy and legislative mitigation measures

- 5.40 As per best practice/legislative compliance, the following mitigation measures are to be implemented to reduce any adverse effects and provide overall enhancement:

Construction Phase

- 5.41 The following mitigation measures are to be implemented to reduce any adverse effects during construction:
- Precautionary measures employed during the construction phase, included within the CEMP-B such as, no excavations should be left open overnight. Where this cannot be avoided, measures to provide a means of escape for any animals that may fall in (such as a wide plank of rough sawn wood) should be provided.

Operational Phase

- Inherent measures relating to the soft landscaping will be of benefit to hedgehogs.

Invertebrates

- 5.42 The Site offers limited opportunities for invertebrates, given the minimal extent of vegetation. As such, it is unlikely that population(s) of invertebrates present on Site would be significant enough in population size or diversity to be of significant ecological value. **No significant effects on invertebrates are anticipated as a result of the Proposed Development.**

Best practice, planning policy and legislative mitigation measures

Construction Phase

- 5.43 None required.

Operational Phase

- 5.44 As part of the Proposed Development, to enhance the Site for invertebrates one insect hotel (Extra-Large 'Corsica' Bee & Insect Hotel or suitable equivalent) will be installed within a rain garden, adjacent to a green roof, facing south, in a warm sunny spot, at least 1-1.5 m from ground (refer to the Scheme of Ecological Enhancement (TLP, 2026d)) for agreed locations.
- 5.45 The rain garden and green roof incorporating species that are nectar rich will attract pollinators enhancing the ecological value of the Site for invertebrates.

6.0 CONCLUSIONS

- 6.1 Based on the Ecological Appraisal, two IEFs, the River Usk SAC/SSSI and Severn Estuary Ramsar/SAC/SPA have been identified which could be significantly affected by the Proposed Development.
- 6.2 The Proposed Development has been screened for any LSE on the conservation of Habitat Sites either alone or in-combination with other plans or projects within an sHRA (TLP, 2026a). Stage 1 of the sHRA determined that in the absence of mitigation or detailed assessment there is potential for LSE on the River Usk SAC and the Severn Estuary SAC, SPA and Ramsar.
- 6.3 The Stage 2 Appropriate Assessment concluded that the threats and potential impacts to the Habitat Sites can be mitigated through dust control measures and water pollution measures. It is recommended that these should be secured through planning conditions.
- 6.4 **Section 5** detailed mitigation measures for all ecological features, setting out best practices and adherence to planning policy and legislation.
- 6.5 To accompany the planning application, a CEMP-B, EES and LEMP have already been produced by TLP and set out the measures recommended.
- 6.6 In summary, these measures comprise:
- CEMP-B – detailing protection methods and precautionary methods of works throughout the construction and operational phase for designated sites and a variety of protected and notable species.
 - Creation and enhancement of ecologically valuable habitats managed sensitive for biodiversity via a LEMP.
 - Provision of artificial habitats for a variety of protected species including bat, birds and invertebrates.

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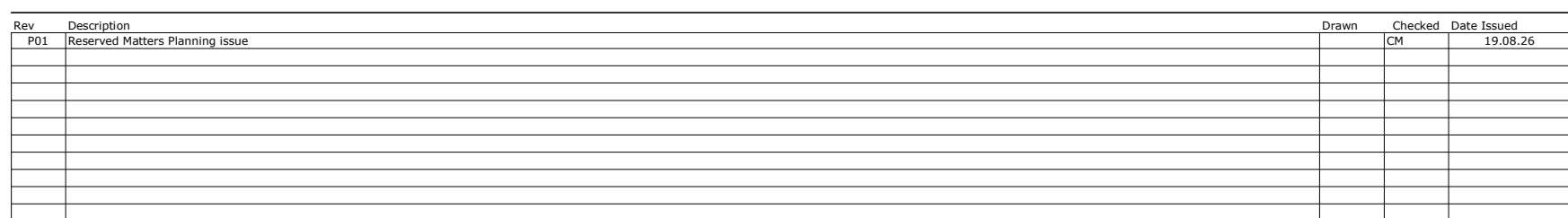
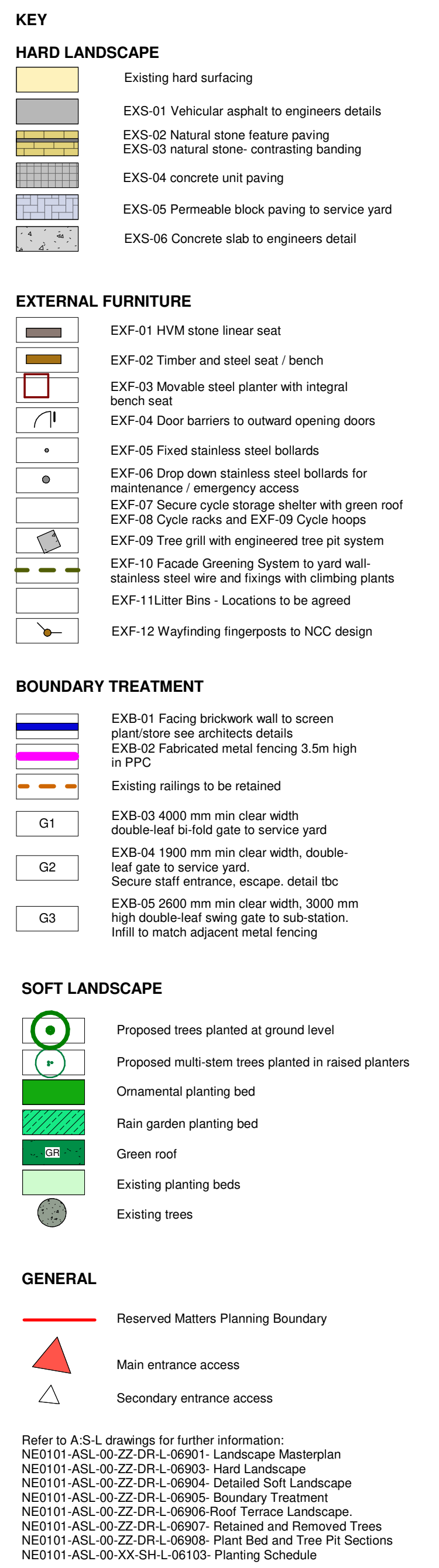
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APPENDIX A: SITE LAYOUT



Drawn	GC	Austin-Smith:Lord Ltd Architects Designers Planners Landscape Architects 18 Park Place Cardiff CF10 3DQ t +44 (0)2920 225 208 e cardiff@austinsmithlord.com
Date	JULY 26	
Scale @ A1	1 : 250	
Status	A2	Drawings and models powered by Austin-Smith:Lord Ltd. Visit our website Order/Book 
	PLANNING	

Project Newport Knowledge Quarter				
Description Planning - Landscape Masterplan				
Job No.	Drawing No.	Revision	P01	
324055	NE0101-ASL-00-ZZ-DR-L-06901			

APPENDIX B: LEGAL AND PLANNING CONTEXT

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Protected Sites (European)	
Special Areas of Conservation (SACs)	SACs are designated under The Conservation of Habitats and Species Regulations 2017* ('2017 Regulations') (as amended) which implements The European Community Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 92/43/EEC (the 'Habitats Directive', EEC, 1992). Lists of candidate SACs (cSACs) have been submitted to the European Commission for approval. Both possible SACs (pSACs) and cSACs are treated by the planning system as if fully designated. The Habitats Directive also refers to the need for nature conservation outside protected areas (Article 10) and measures to implement this article are incorporated in British legislation through the Habitats Regulations (HMSO, 1994) and ODPM Circular 06/2005 that accompanies PPS9. Article 10 of The EU Habitats Directive 1992 states that: <i>"Member States shall endeavour, where they consider it necessary, in their land use planning and development policies and, in particular, with a view to improving the ecological coherence of the Natura 2000 network, to encourage the management of features of the landscape which are of major importance for wild flora and fauna."</i> Article 10 of The EU Habitats Directive 1992 (and Regulation 39(3) of the Conservation (Natural Habitats, & c. Regulations) 2017 goes on to state: <i>"The features of the landscape referred to in paragraphs (1) and (2) are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems of marking field boundaries) or their function as "stepping stones" (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species."</i> 39(3).
Special Protection Areas (SPA)	SPAs are classified in accordance with the European Community Directive on the Conservation of Wild Birds (79/409/EEC) (the 'Birds Directive', EEC, 1979). Under this Directive, the UK Government must also take special measures to conserve the habitat of species listed in Annex I of the Directive and all migratory species. The provisions of the Birds Directive are implemented in England through the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended)*. .
Ramsar Sites	The Ramsar Convention (UNESCO, 1987) requires signatory states to protect wetlands that are of international importance, particularly as waterfowl habitats.
Protected Sites (National)	
Local Nature Reserves (LNR)	Local Nature Reserves are designated under Section 21 of The National Parks and Access to the Countryside Act 1949 (HMSO, 1949) by principal local authorities. The declaring local authority

	must have a legal interest in the land concerned. Local Nature reserves are designated for people and wildlife. They are places with wildlife or geological features of special interest locally and that give people special opportunities to study and learn about them or simply enjoy them and have contact with nature
National Nature Reserves (NNR)	National Nature Reserves are designated under Section 21 of the National Parks and Access to the Countryside Act 1949 (HMSO, 1949) by the statutory authority. They are usually owned and managed by the statutory authority. National Nature Reserves are designated for the habitats that they support.
Sites of Special Scientific Interest (SSSIs)	The Wildlife and Countryside Act 1981 (as amended 1991 and varied 1998) (HMSO, 1981, 1991, 1998) requires Natural England, the Government body with authority for nature conservation in England, to designate areas which make a significant contribution to a national network of sites of nature conservation value as SSSIs. The Countryside and Rights of Way Act 2000 (HMSO, 2000) came into force in full on 30 January 2001. The Act is in five parts. Part III relates to Nature Conservation and amends existing legislation (i.e., the Wildlife and Countryside Act 1981) through improved protection and management of SSSIs, improved legal protection for threatened species and the provision of a statutory basis for biodiversity conservation.
Non-Statutory Sites	
Local Wildlife Sites; County Wildlife Sites; Sites of Nature Conservation Interest	The majority of Local Authorities have a system of 'second tier' sites which do not wholly fulfil SSSI designation criteria, but which are, nonetheless, of local or regional value. The policies, encouraged by Government advice, recognise that protection should be extended beyond the statutory sites to include the best examples of wildlife habitats, populations of rare species and geological features remaining in the area and are particularly valuable in supplementing and supporting the national framework for SSSIs.
Protected Species (European)	
Bats	All British bats and their roosts are fully protected under international wildlife law against adverse effects including disturbance. Under the terms of the Bonn Convention, which encompasses the Agreement of the Conservation of Bats in Europe, there is a fundamental obligation to protect from damage or disturbance, sites which are important for the conservation status of bats. Such sites include those bats use for shelter or protection and important foraging areas.
Birds	In Britain, all wild birds are granted legal protection under the EC Birds Directive and the Wildlife & Countryside Act 1981 (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use. Under the Bern Convention 1979, Contracting Parties are required to take appropriate and necessary legislative and administrative measures to ensure the special protection of the wild fauna species specified in Appendix II. In the UK this is

	implemented through various national wildlife protection policies.
Dormouse	The dormouse is protected under Schedule 2 of the Habitats Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Taken together, the Regulations and Act make it illegal to intentionally or deliberately kill, injure or capture dormice; deliberately disturb dormice and damage or destroy dormouse breeding sites or resting places.
Great Crested Newt	The great crested newt is fully protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). The legislation protects the newts and their places of shelter or protection, which may extend 500m from the breeding pond.
Invertebrates	Under the Conservation of Habitats and Species Regulations 2017 (as amended), invertebrate species listed on Schedule 2 it is an offence to deliberately capture or kill, disturb, take or destroy eggs of such a species or to damage or destroy the breeding site or resting place of such an animal.
Plants	Certain plant species are listed under Annex IVb of the Habitats Directive under which it is an offence to deliberately pick, collect, cut, uproot or destroy such a plant. Under the Bern Convention 1979, Contracting Parties are required to take appropriate and necessary legislative and administrative measures to ensure the special protection of the wild flora species specified in Appendix 1. In the UK this is implemented through various national wildlife protection policies.
Protected Species (National)	
Badger	Badgers are protected under the Protection of Badgers Act 1992. This Act makes it illegal to wilfully kill, injure or take any badger, or attempt to do so and it is an offence to intentionally or recklessly damage, destroy or obstruct access to any part of a badger sett or disturb a badger when it is occupying a sett.
Wild Mammals	Under the Wild Mammals (Protection) Act 1996 it is an offence to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.
Reptiles	The slow-worm (<i>Anguis fragilis</i>), grass snake (<i>Natrix natrix</i>), adder (<i>Vipera berus</i>) and common lizard (<i>Lacerta vivipara</i>) are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) in respect of section 9(1) and 9(5) only. Under section 9(1) it is an offence to knowingly kill or injure a reptile. Section 9(5) refers to sale and trade.
Birds	In Britain, all wild birds are granted legal protection under the Wildlife & Countryside Act 1981 (as amended) and the EC Birds Directive. This legislation protects the birds, their eggs and nests whilst being built or in use. Legal protection makes it an offence to intentionally kill, injure, take or have in possession any wild bird or egg. It is also an offence to intentionally damage or destroy the nest of any wild

	bird whilst it is being built or in use. Birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) are subject to special penalties and are also protected from disturbance while nesting including the disturbance of dependent young.
Water vole	The water vole (<i>Arvicola amphibius</i>) receives protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under the Act it is an offence to intentionally kill, injure or take water voles and intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection or obstruct access to any structure or place used by water voles for shelter or protection or to disturb water voles while they are using such a place.
Invertebrates	Statutory protection in Great Britain is provided by the Wildlife and Countryside Act 1981. The invertebrates which have special protection are listed on Schedule 5 under which it is an offence to intentionally kill, injure or take these invertebrates and intentionally or recklessly damage or destroy, or obstruct access to, any structure or place used for shelter or protection or disturb any such animal while occupying such a structure or place.
Plants	Statutory protection in Great Britain is provided by the Wildlife and Countryside Act 1981. The plants and fungi which have special protection are listed on Schedule 8 under which it is an offence to intentionally pick, uproot or destroy any plant on Schedule 8. Five plant species are listed on the Weeds Act 1959 as injurious: common ragwort (<i>Senecio jacobaea</i>), broad-leaved dock (<i>Rumex obtusifolius</i>), curled dock (<i>Rumex crispus</i>), creeping thistle (<i>Cirsium arvense</i>) and spear thistle (<i>Cirsium vulgare</i>). The Act requires landowners to eliminate scheduled weeds to prevent their seeds contaminating neighbouring land. The Ragwort Control Act 2003 amends the Weed Act with respect to common ragwort. Thirty-eight species plus all species of <i>Elodea</i> (of which there are currently three species known to have been introduced) are listed on Schedule 9 of the Wildlife and Countryside Act 1981 under which it is an offence to plant or otherwise cause to grow in the wild the scheduled species. Two are marine, thirteen aquatic and the remainder terrestrial.
Biodiversity Conservation	
Natural Environment and Rural Communities Act	Section 42 (S42) of the Natural Environment and Rural Communities (NERC) Act 2006 requires the Secretary of State to publish a list (in consultation with Natural England) of habitats and species which are of principal importance for the conservation of biodiversity in England. The Government has a duty to take reasonably practicable steps to further the conservation of the species and habitats that are included in lists published under Section 41. Biodiversity 2020: A strategy for England's wildlife and ecosystem services sets out the means by which the Government will comply with its duty under Section 42 of the NERC Act to take or promote the taking by others of steps to

	further the conservation of listed habitats and species, including through the continued implementation of Action Plans.
Environment (Wales) Act 2016	The Environment (Wales) Act 2016 sets out the requirement for the 'sustainable management of natural resources' together with new ways of working to achieve this. Part 1 of the Environment Act sets out Wales' approach to planning and managing natural resources at a national and local level with a general purpose linked to statutory 'principles of sustainable management of natural resources' defined within the Act. The Environment Act aims to build greater resilience into our ecosystems. Biodiversity and well-functioning ecosystems provide natural solutions that build resilience, which in turn help society create jobs, support livelihoods and human well-being, adapt to the adverse impacts of climate change and contribute to sustainable development. Section 7 replaces the duty in section 42 of the NERC Act 2006. The Welsh Ministers will publish, review and revise lists of living organisms and types of habitat in Wales, which they consider are of key significance to sustain and improve biodiversity in relation to Wales. The Welsh Ministers must also 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.
Hedgerow Regulations 1997	The Hedgerows Regulations 1997 were made under Section 97 of the Environment Act 1995 and came into operation in England and Wales on 1 June 1997. They provide important protection by prohibiting the removal of most countryside hedgerows (or parts of them) without first notifying the local planning authority (LPA). Removal includes acts which could result in the destruction of a hedgerow. If the hedgerow is 'important' according to criteria set out in the Regulations, the LPA may prohibit its removal by issuing a retention notice within 42 calendar days from receipt of notification.

Local Planning Policy

Future Wales (the National Plan 2040) (published February 2021)

Future Wales is the Welsh Government's twenty-year national development framework for shaping the future growth and development of Wales.

Policy 2 notes that the growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure.

Policy 9 notes that action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

Planning Policy Wales (Edition 12, February 2024)

Planning Policy Wales (PPW) is the Welsh Government's principal statement of national policy and sets out the land use planning policies that should be taken into account by local planning authorities in Wales and may be material to decisions on individual planning applications.

PPW requires decisions on planning application to ensure that "social, economic, cultural and environmental issues are balanced and integrated" as part of a presumption in favour of sustainable development.

Paragraph 3.55 states that previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development.

Section 6.4 'Biodiversity and Ecological Networks' sets out the implementation relating to biodiversity in Wales, expressing the . Paragraph 6.4.2 notes that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity (Section 6 Duty of the Environment (Wales) Act 2016). Section 7 of the Environment (Wales) Act 2016 requires Welsh Ministers to publish and maintain lists of species and types of habitats that are regarded as of 'principal importance' for the purpose of maintaining and enhancing that biodiversity.

Wellbeing of Future Generation Act (Wales) 2015

The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies (including Welsh Ministers) to carry out sustainable development.

"Sustainable development" means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

This means that each public body listed in the Act must work to improve the economic, social, environmental and cultural well-being of Wales.

Technical Advice Notes

PPW is supplemented by a series of topic specific Technical Advice Notes (TAN's).

Technical Advice Note 5 (TAN 5) Nature Conservation (2009) provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

Paragraph 4.1.1 refers to how the development control process can help achieve these objectives and identifies ways to build nature conservation into the design of new development and applies the five-point approach to decision-making - information, avoidance, mitigation, compensation and new benefits.

TAN 12 Design (2016) includes advice on how promoting sustainability through good design may be facilitated through the planning system.

Local Planning Policy

Newport Local Development Plan 2011-26 – Adopted January 2015

Policies in the Local Plan that are of relevance to this assessment are:

- Policy GP5 – General Development Principles – Natural Environment;
- Policy CE3 - Environmental Spaces and Corridors;
- Policy CE8 – Locally Designated Nature Conservation and Geological Sites.

Policy GP5 – General Development Principles – Natural Environment

Development will be permitted where, as applicable:

- i) The proposals are designed and managed to protect and encourage biodiversity and ecological connectivity, including through the incorporation of new features on or off site to further the UK, Welsh and/or Newport biodiversity action plans;
- ii) The proposals demonstrate how they avoid, or mitigate and compensate negative impacts to biodiversity, ensuring that there are no significant adverse effects on areas of nature conservation interest including international, European, national, Welsh section 4232 and local protected habitats and species, and protecting features of importance for ecology;
- iii) The proposal will not result in an unacceptable impact on water quality;
- iv) The proposal should not result in the loss or reduction in quality of high-quality agricultural land (grades 1, 2 and 3a);
- v) There would be no unacceptable impact on landscape quality;
- vi) The proposal includes an appropriate landscape scheme, which enhances the site and the wider context including green infrastructure and biodiversity networks;
- vii) The proposal includes appropriate tree planting and retention of the three existing trees on Site and does not result in the unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value.

CE3 - Environmental Spaces and Corridors

In an adjoining the urban and village areas, and in areas identified for comprehensive development, sites having existing importance for their visual qualities, as wildlife habitats or for recreational or amenity purposes, will be safeguarded as “environmental spaces and corridors”. Development in these spaces will be permitted only where:

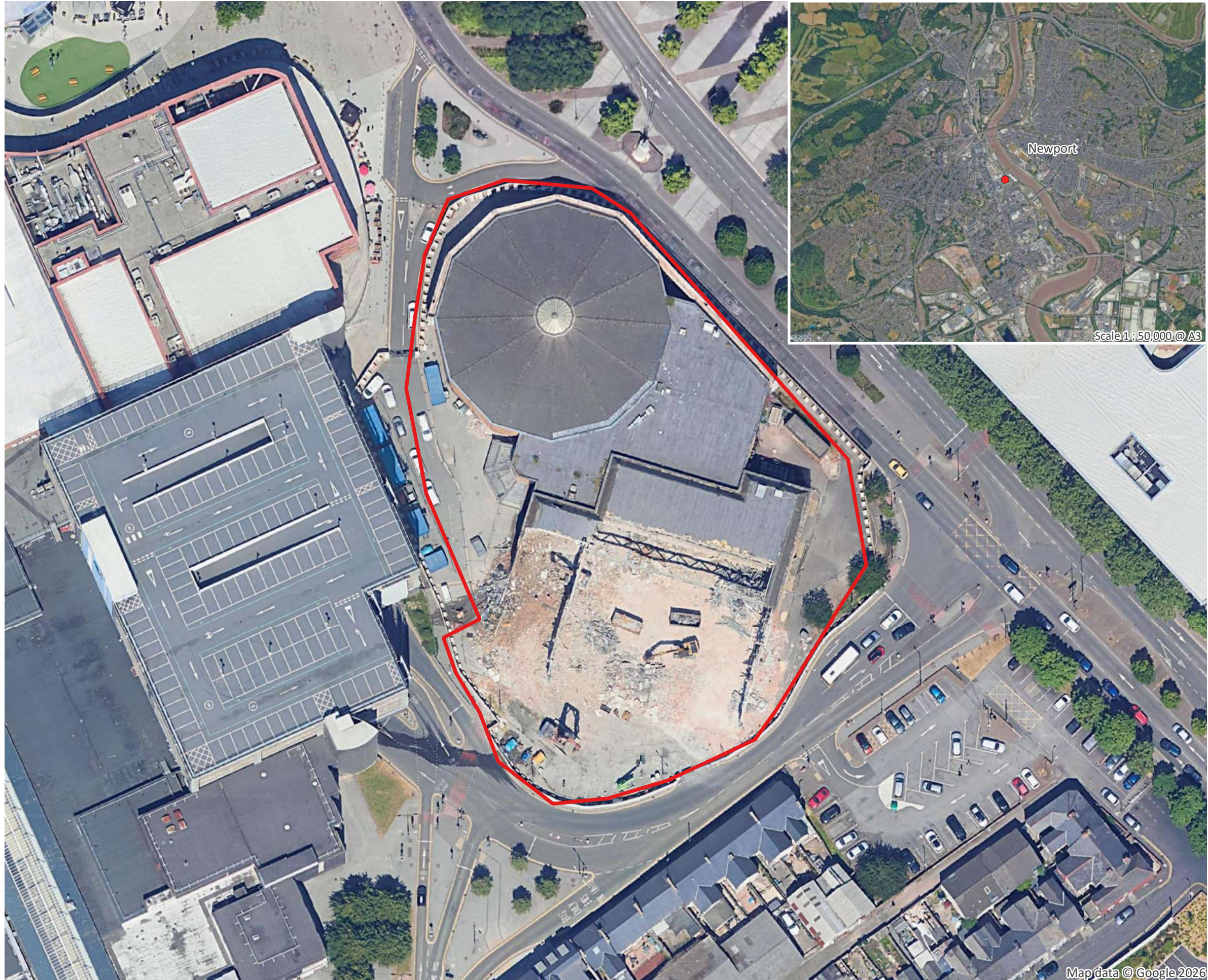
- i) The existing or potential environmental qualities of the site will be improved or complemented;
- ii) There is no adverse impact on international, European, national, regional or local nature conservation interest;
- iii) There is not a loss, without appropriate replacement, of a recreational, open space, or amenity resource for the immediate locality unless it can be demonstrated that there is an excess of provision or facilities can be enhanced through development of a small part of the site. Proposals to enhance or improve existing environmental space provision will be encouraged where practicable. Additional provision will be sought in areas where a deficit has been identified.

Policy CE8 - Locally Designated Nature Conservation and Geological Sites

Proposals affecting locally designated sites will only be permitted where:

- i) There would be no overall loss of the nature conservation resource for which the site has been designated;
- ii) There would be no significant adverse effect on the geological interest of the site;
- iii) Appropriate mitigation or compensatory measures can be achieved.

FIGURES



Legend:



Site location



Site boundary

0 10 20 m

Scale 1 : 750 @ A3

N
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FIGURE 1
Site Location

THE Landmark
PRACTICE

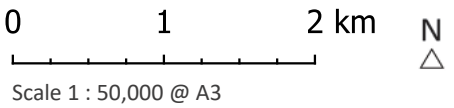
1 - 2 Theynes Court, Long Ashton Business Park, Yanley Lane, Bristol BS41 9LB
T: +44 (0)117 923 0455 E: enquiries@thelandmarkpractice.com
www.thelandmarkpractice.com

Drwn: GM Chkd: SR Auth: SR Date: 14 Aug 26



Legend:

- Site boundary
- Radial extent
- Local Nature Reserve (LNR)
- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Areas of Conservation (SAC)
- RAMSAR site



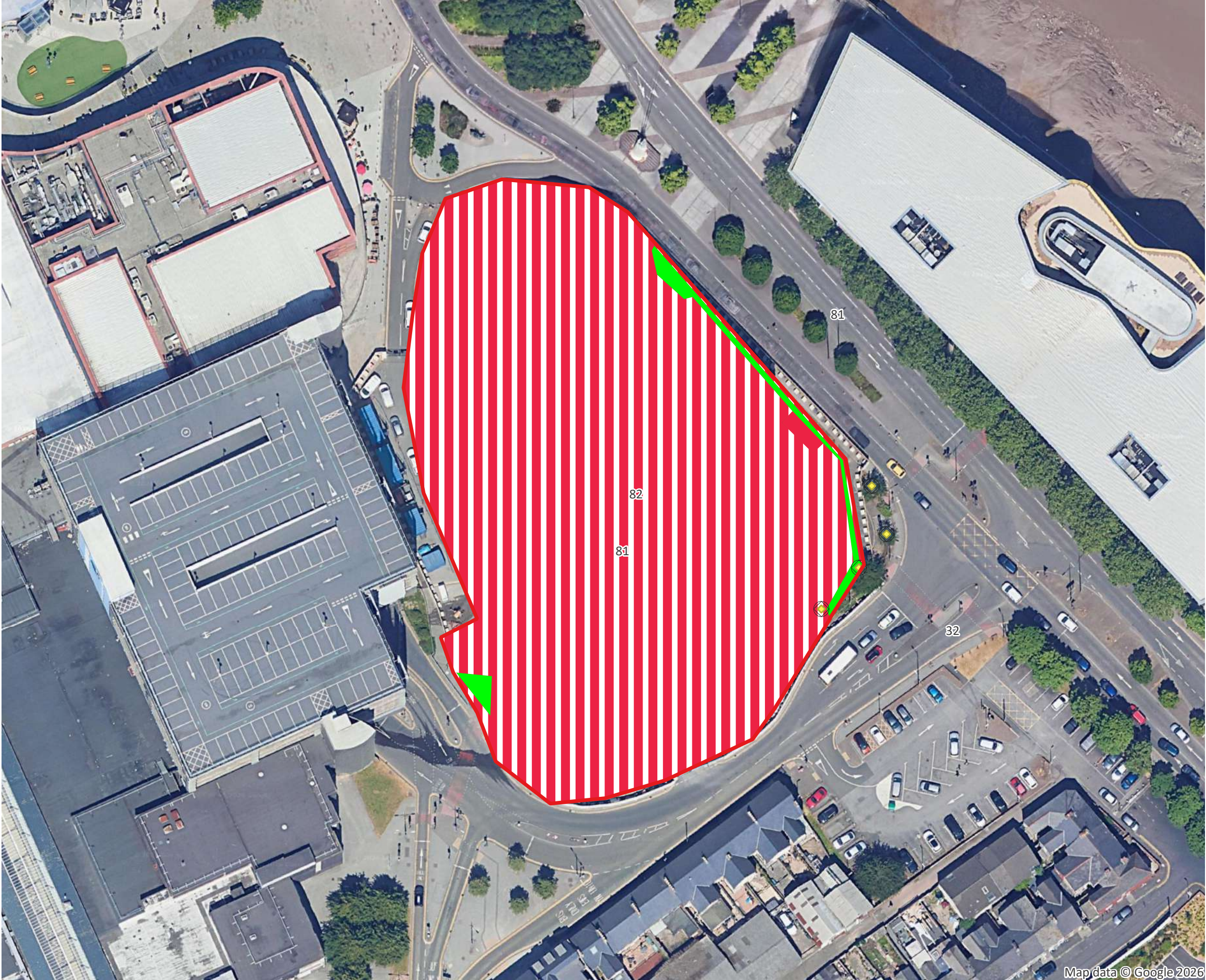
COLEG GWENT KG

FIGURE 2
Designated Sites

THE Landmark
PRACTICE

1 - 2 Theynes Court, Long Ashton Business Park, Yanley Lane, Bristol BS41 9LB
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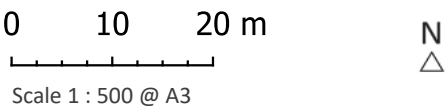
Mapdata © Google 2026

Legend:

-  Site boundary
-  u1b - developed land; sealed surface
-  u1b5 - buildings
-  g4 - modified grassland
-  Urban tree

Secondary codes:

- SC 32 Scattered trees
- SC 81 Ruderal or ephemeral
- SC 82 Vacant/derelict land



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FIGURE 3
UKHab Map

THE Landmark
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