

Site Assessment Survey

PROJECT TITLE: Creation of Building for Office Space for Wales and West
Utilities and Associated Car Parking

SITE ADDRESS: Land off Buchanan Way, Newport, NP10 8FZ.

DATE: 6th August 2025

The applicant is seeking planning consent to develop a parcel of land at Buchanan Way on the Celtic Springs Business Park, Newport, NP10 8FZ. The site was formerly a carpark and consists mainly of areas of tarmac, brick weave and loose stone hardstanding with areas of semi-improved grassland, bramble scrub, tall ruderal vegetation, short perennial vegetation and ornamental planting around the edges of the site and growing through the hardstanding. The development proposals are currently at an early stages but are likely to include the building of a commercial office space unit with associated car parking.

The site is centred at approximately ST 27781 84862. 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 proposed development site is rectangular in shape, siting on a north west to south east axis on the west side of Buchanan Way which sits roughly central within the Celtic Springs Business Park. The Celtic Springs Business Park is accessed from the north west off the A48 Cardiff Road roundabout. Immediately to the south east of the proposed development plot is Little Trees Celtic Springs Nursery School, commercial office units are located in all other directions.

The M4 motorway is located approximately 75m away to the north west of the site boundary at its closest point. The area to the south east of the M4 is crisscrossed by roads in an area of mainly commercial units and housing making up the building stock. Housing stock is generally made up of detached and semi detached properties.

To the north west of the M4 motorway, and south east and south west of the Industrial area are extensive areas of open countryside including; arable land, livestock grazing land, lakes, reens, golf course, amenity grassland, tree lines, scrub, pockets of broad-leaved and mixed woodland.

The Nant-y-moor Brook is the closest area of moving water apparent on an OS map and flows roughly north to south, with the closest section of the brook located approximately 255m away to the south west.

There are at least ten lakes and ponds apparent on an OS map within the 1km data search radius, the closest of which is located approximately 95m away to the south east.



Figure 1. Locations of ponds within 500m of the site.

Desktop Study

A data search was requested from SEWBRcC. The data search (LERC Reference: 0256-289) took a 1km buffer around a central point of the proposed development site. The site does not lie within or directly adjacent to a statutory protected site. Protected sites returned as part of the data search include:

- There are three Local - Non-statutory designated Site of Interest for Nature Conservation (SINC) within 1km of the proposed development site. Celtic Springs SINC is the closest such site and is located approximately 8m away to the east at its closest boundary.
- There are four sites of Ancient Semi Natural Woodland (ASNW) within 1km of the site. These 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. The closest such area of woodland lies approximately 242m away to the north west at its closest boundary.
- There are three sites of Restored Ancient Woodland Site within 1km of the site. These are woodlands which are predominately broadleaved now and are believed to have been continually wooded for over 400 years. They will have gone through a phase when canopy cover will have been more than 50% non-native conifer tree species and now have a canopy cover of more than 50% broadleaf. The closest such area of woodland lies approximately 348m away to the north west at its closest boundary.

Given the localised and small scale nature of the development proposals it is highly unlikely any protected sites will be impacted as part of the proposed works.

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

- Common Pipistrelle (*Pipistrellus pipistrellus*) - Many foraging/commuting only records were returned from the 1km data search. The closest record is located approximately 95m away to the east.
- Soprano Pipistrelle (*Pipistrellus pygmaeus*) - Many foraging/commuting only records were returned from the 1km data search. The closest record is located approximately 164m away to the east.

- Noctule Bat (*Nyctalus noctula*) - Many foraging/commuting only records were returned from the 1km data search, the closest record is located approximately 193m away to the south east.
- Nathusius's Pipistrelle (*Pipistrellus nathusii*) - Nine foraging/commuting only records were returned from the 1km data search. The closest record is located approximately 193m away to the south east.
- Daubenton's Bat (*Myotis daubentonii*) - Seven foraging/commuting only records were returned from the 1km data search. The closest record is located approximately 315m away to the south west.
- Amphibians - Smooth Newt (*Lissotriton vulgaris*) - Three records were returned from the 1km data search, the closest record is located approximately 240m away to the south east. Palmate Newt (*Lissotriton helveticus*) - One record was returned from the 1km data search and was located approximately 333m away to the north east. Common Toad (*Bufo bufo*) - Three records were returned from the 1km data search, the closest record is located approximately 333m away to the north east.
- Polecat (*Mustela putorius*) - One record was returned from the 1km data search and was located approximately 125m away to the north and involved a Polecat running across the M4 motorway.
- Hedgehog (*Erinaceus europaeus*) - Many records were returned from the 1km data search, the closest record is located approximately 151m away to the south west and involved a field record.
- Hazel Dormouse (*Muscardinus avellanarius*) - Two records were returned from the 1km data search, the closest record is located approximately 228m away to the north and involved an adult male recorded. The other record is located approximately 808m away to the south east and involved an occupied hibernation nest being found during vegetation clearance.
- Birds - Species listed under Schedule 1 of the Wildlife & Countryside Act 1981 (WCA1.1) include; Avocet (*Recurvirostra avosetta*), Black-tailed Godwit (*Limosa limosa*), Cetti's Warbler (*Cettia cetti*), Kingfisher (*Alcedo atthis*), Little Ringed Plover (*Charadrius dubius*), Marsh Harrier (*Circus aeruginosus*), Peregrine (*Falco peregrinus*) and Redwing (*Turdus iliacus*).
- Birds - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Black-headed Gull (*Chroicocephalus ridibundus*), Curlew (*Numenius arquata*), Dunnock (*Prunella modularis*), Herring Gull (*Larus argentatus*), House Sparrow (*Passer domesticus*), Kestrel (*Falco tinnunculus*), Lapwing (*Vanellus vanellus*), Marsh Tit (*Poecile palustris*), Reed Bunting (*Emberiza schoeniclus*), Ringed Plover (*Charadrius hiaticula*), Song Thrush (*Turdus philomelos*), Spotted Flycatcher (*Muscicapa striata*) and Starling (*Sturnus vulgaris*).

- Moths - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Beaded Chestnut (*Agricola lychnidis*), Blood-vein (*Timandra comae*), Broom (*Ceramica pisi*), Buff Ermine (*Spilarctia luteum*), Cinnabar (*Tyria jacobaeae*), Dark-barred Twin-spot Carpet (*Xanthorhoe ferrugata*), Dot (*Melanchra persicariae*), Double Dart (*Graphiphora augur*), Dusky Brocade (*Apamea remissa*), Dusky-lemon Sallow (*Cirrhia gilvago*), Dusky Thorn (*Ennomos fuscantaria*), Ear Moth (*Amphipoea oculatea*), Feathered Gothic (*Tholera decimalis*), Figure of Eight (*Diloba caeruleocephala*), Garden Dart (*Euxoa nigricans*), Garden Tiger (*Arctia caja*), Ghost (*Hepialus humuli*), Green-brindled Crescent (*Allophyes oxcanthae*), Hedge Rustic (*Tholera cespitis*), Knotgrass (*Acrionicta rumicis*), Lackey (*Malacosoma neustria*), Latticed Heath (*Chiasmia clathrata*), Mottled Rustic (*Caradrina morpheus*), Mouse (*Amphipyra tragopoginis*), Oak Hook-tip (*Watsonella binaria*), Oblique Carpet (*Orthonama vittata*), Powdered Quaker (*Orthosia gracilis*), Rosy Minor (*Litoligia literosa*), Rosy Rustic (*Hydraecia micacea*), Rustic (*Hoplodrina blanda*), Sallow (*Cirrhia icteritia*), Shoulder-striped Wainscot (*Leucania comma*), Small Square-spot (*Diarsia rubi*) and White Ermine (*Spilosoma lubricipeda*).
- Hymenoptera - Shrill Carder Bee (*Bombus sylvarum*) - Five records were returned from the 1km data search, the closest record is located within the site boundary. Brown-banded Carder Bee (*Bombus humilis*) - Four records were returned from the 1km data search, the closest record is located approximately 287m away to the north east. Black-headed Mason Wasp (*Odynerus melanocephalus*) - One record was returned from the 1km data search and is located approximately 380m away to the north.

Protected species records of note returned beyond 500m and within the 1km data search include:

- Brown Hare (*Lepus europaeus*)
- Otter (*Lutra lutra*)
- Bats foraging/commuting - Brandt's Bat (*Myotis brandti*), Brown Long-eared Bat (*Plecotus auritus*), Greater Horseshoe Bat (*Rhinolophus ferrumequinum*), Leisler's Bat (*Nyctalus leisleri*), Natterer's Bat (*Myotis nattereri*), Serotine Bat (*Eptesicus serotinus*) and Whiskered Bat (*Myotis mystacinus*).
- Reptiles - Grass Snake (*Natrix helvetica*) and Slow Worm (*Anguis fragilis*).
- Birds - Species listed under Schedule 1 of the Wildlife & Countryside Act 1981 (WCA1.1) include; Brambling (*Fringilla montifringilla*), Fieldfare (*Turdus pilaris*), Hobby (*Falco subbuteo*), Mediterranean Gulf (*Ichthyophaga melanocephalus*), Purple Heron (*Ardea purpurea*), Red-throated Diver (*Gavia stellata*) and Red Kite (*Milvus milvus*).

- Birds - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Bullfinch (*Pyrrhula pyrrhula*), Linnet (*Linaria cannabina*), Pintail (*Anas acuta*), Skylark (*Alauda arvensis*) and Turtle Dove (*Streptopelia turtur*).
- Moths - Species listed under Section 7 (S7) of the Environment (Wales) Act 2016 (EWA 2016) include; Autumnal Rustic (*Eugnorisma glareosa*), Centre-barred Sallow (*Atethmia centrago*), Grey Dagger (*Acronicta psi*), Large Wainscot (*Rhizedra lutosa*), September Thorn (*Ennomos erosaria*), Shaded Broad-bar (*Scotopteryx chenopodiata*), Small Emerald (*Hemistola chrysoprasaria*) and Small Phoenix (*Ecliptopera silaceata*).
- Bluebell (*Hyacinthoides non-scripta*)

Site Visit

Lee Gregory from Ecological Services attended site on 24th July 2025 to assess the potential ecological impacts of the proposed works. The site visit was completed during late July which is within the optimal timeframe for undertaking such surveys. Photographs of the site can be found in Appendix 2. A habitat map is provided within Appendix 3.

The proposed site red-line boundary is mostly fenced with **post and wire fencing** except for south east corner where the site entrance road into the site and adjacent nursery is located. The entire site sits within the Celtic Springs Business Park which appears unfenced around its boundary. The proposed site is roughly rectangular, sits on a south east to north west axis and has an irregular outline at its south east end as the boundary follows car parking bays. The site is level, however the north west site boundary sits approximately 1.5m lower than Hazell Drive road level. A mostly vegetated sandy bank slopes steeply up to road level along the north west boundary of the former car park.

The north east site boundary along the west side of Buchanan Way is a tapering approximate 2m high vegetated earth mound being approximately 10m wide at the south eastern end just north of the site entrance and approximately 17.5m wide at the north west end. At the southern end of the mound running round the radius of the north side of the entrance road is an unfenced semi-circle of planted **ornamental vegetation**. Privet Honeysuckle (*Lonicera pileata*) and three approximate 3.5m tall Rowan (*Sorbus aucuparia*) trees have been planted in the ornamental vegetation bed, also growing here includes the following wild non-planted species Bramble (*Rubus fruticosus agg.*), Creeping Cinquefoil (*Potentilla reptans*), Dog-rose (*Rosa canina agg.*) and Great Willowherb (*Epilobium hirsutum*).

The remainder of the vegetated mound is covered in a mixture of **bramble scrub**, **tall ruderal vegetation** and a strip of **semi-improved grassland** growing along the path side fence line. The mound appears to be in a state of succession with no clear boundary

between different habitat types. Species recorded from the mound include; Bird's-foot Trefoil (*Lotus corniculatus*), Broad-leaved Dock (*Rumex obtusifolius*), Bristly Ox-tongue (*Helminthotheca echinoides*), Buddleia (*Buddleia davidii*), Canadian Fleabane (*Erigeron canadensis*), Cock's-foot (*Dactylis glomeratum*), Creeping Cinquefoil, Creeping Thistle (*Cirsium arvense*), Dogwood (*Cornus sanguinea*), Evening Primrose sp. (*Oenothera sp.*), Gorse (*Ulex europaeus*), Great Willowherb, Hazel (*Corylus avellana*), Hedge Bindweed (*Calystegia sepium*), Hard Rush (*Juncus inflexus*), Hoary Willowherb (*Epilobium parviflorum*), Hogweed (*Heracleum sphondylium*), Mugwort (*Artemisia vulgaris*), Nettle (*Urtica dioica*), Perforate St John's-wort (*Hypericum perforatum*), Ragwort (*Jacobaea vulgaris*), Ribwort Plantain (*Plantago lanceolata*), Soft Rush (*Juncus effusus*), Slender Knapweed (*Centaurea debeauxii*), Spear Thistle (*Cirsium vulgare*), Stone Parsley (*Sison amomum*), Tare sp. (*Ervilia sp.*), Tufted Vetch (*Vicia cracca*), Wild Carrot (*Daucus carota*) and Yorkshire Fog (*Holcus lanatus*).

To the south of the tarmac entrance road and to the north of the Little Trees Nursery is an area of **brick weave** and **tarmac hardstanding** car parking. Plant species of a **short perennial vegetation** composition are growing from cracks in the brick weave and tarmac hardstanding including; Annual Meadow-grass (*Poa annua*), Black Medick (*Medicago lupulina*), Canadian Fleabane, Dandelion (*Taraxacum officinale agg.*), Greater Plantain (*Plantago major*), Scarlet Pimpernel (*Anagallis arvensis*), Selfheal (*Prunella vulgaris*) and Smooth Hawk's-beard (*Crepis capillaris*).

To the north of the nursery at the east end of a line of tarmac car parking spaces is and approximate 4.5m square of short mown **semi-improved grassland** and to the north of the brick weave hardstanding an area of **un-mown semi-improved grassland** in the shape of a hockey stick approximately 20m long by 7.5m at its widest. The two area of grassland were very dry at the time of the site visit, however the following species were still recorded; Bent sp. (*Agrostis sp.*), Bristly Ox-tongue, Canadian Fleabane, Common Century (*Centaureum erythraea*), Common Mouse-ear (*Cerastium fontanum*), Creeping Buttercup (*Ranunculus repens*), Dog-rose, Goat Willow (*Salix capraea*) - small **tree group**, Lesser Trefoil (*Trifolium dubium*), Ox-eye Daisy (*Lucanthemum vulgare*), Pendulous Sedge (*Carex pendula*), Ragwort, Ribwort Plantain, Selfheal, Smooth Hawk's-beard, Vervain (*Verbena officinalis*) and an approximate 3m tall Norway Maple (*Acer platanoides*) **tree**.

Along the north west site boundary along the south east side of Hazell Drive is a continuous approximate 2m high **Bramble scrub** strip along the whole boundary and overhanging the roadside pedestrian path.

Along the south west site boundary fence is again a continuous line of **bramble scrub** along the whole boundary. In-between the **bramble scrub** and **tarmac road** along the south west side of the car park is a mixture of mostly **tall ruderal vegetation** with small areas of **semi-improved grassland** with the following species recorded; Bramble - low

growing, Bristly Ox-tongue, Broad-leaved Dock, Creeping Buttercup, Creeping Thistle, Daisy (*Bellis perennis*) and Selfheal.

In the north west corner of the site between the boundary bramble scrub and tarmac road surface is an 'L' shaped area of green **semi-improved grassland** with a slightly different species make up to other mostly parched areas of grassland on site. Species recorded here include; Creeping Buttercup, Curled Dock (*Rumex crispus*), Evening Primrose sp, Gorse - several small shrubs, Nettle, Perforate St John's-wort, Silverweed (*Potentilla anserina*), White Clover (*Trifolium repens*), Yorkshire Fog and the moss *Rhytidiadelphus squarrosus*.

The remainder of the main body of the site is **tarmac** roads which encircle the site and separate the **loose stone hardstanding** parking bays. Numerous plant species have colonised the loose stone hardstanding areas and belong to a mixture of species associated with several habitats including; **tall ruderal vegetation, short perennial vegetation, semi-improved grassland, woody scrub** and **marshy grassland**. Species colonising the **loose stone hardstanding** include; Black Medick, Buddleia - dominant, Canadian Fleabane, Compact Rush (*Juncus conglomeratus*), Common Centaury, Common Mouse-ear, Creeping Bent (*Agrostis stolonifera*), Common Vetch (*Vicia sativa*), Creeping Buttercup, Creeping Thistle, Curled Dock, Glaucous Sedge (*Carex flacca*), Goat Willow, Greater Plantain, Greater Willowherb, Grey Willow (*Salix cinerea*), Jointed Rush (*Juncus articulatus*), Marsh Thistle (*Cirsium palustre*), Pendulous Sedge, Perforate St John's-wort, Prickly Sow-thistle, Purple Loosestrife (*Lythrum salicaria*), Purple Toadflax (*Linaria purpurea*), Ribwort Plantain, Rosebay Willowherb, Rough Hawk-bit (*Leontodon hispidus*), Scarlet Pimpernel, Silver Birch (*Betula pendula*), Slender Knapweed, Smooth Hawk's-beard, Spear Thistle, Tare sp, Vervain, White Poplar (*Populus alba*) and Yorkshire Fog.

At least two Rabbit (*Orctolagus cuniculus*) burrows were noted along the north west site boundary, one burrow appeared to be active with fresh soil around the entrance and rabbit droppings found.

Common Blue Butterfly (*Polyommatus icarus*), Gatekeeper (*Pyronia tithonus*), Peacock (*Aglais io*) and Small Tortoiseshell (*Aglais urticae*) butterflies were seen nectaring from plants within the the site boundary. Red-tailed Bumblebee (*Bombus lapidarius*) was also noted.

No bird species were recorded within the site boundary during the site visit.

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.

Reptiles & Amphibians

Reptiles such as Slow Worm (*Angus 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

The proposed development will likely result in the loss of areas of tarmac and loose stone hardstanding, and its associated colonising vegetation. Indicative plans show that the majority of natural habitats around the site boundary will be retained during construction works but will likely need to be cut back and maintained as they are currently quite overgrown and overhanging public walkways. The habitats within the site are considered to have biodiversity value at a local level only.

- No evidence of well used mammal paths through the site were noted during the site visit, however two Rabbit burrows including one active were found within the site boundary. The site is fenced around the majority of its boundaries, however the site entrance road is open and could allow mammal access. The site is likely to be used by mammals such as Hedgehog for foraging purposes on occasion only.
- The semi improved grassland, short perennial vegetation and tall ruderal vegetation interface within the site boundary has potential to support low numbers of reptiles during the summer months and the bramble scrub for hibernation. The clearance of vegetation prior to and to facilitate the proposed development could impact on common reptile species such as Common Lizard and Slow Worm.
- Amphibians could use the site during the terrestrial stage of their life especially as the site is in close proximity to several areas of still water with the closest located approximately 95m away to the south east. Care will need to be taken during the construction stage of the build and any amphibians found will need to be relocated to a safe location
- Any additional external lighting, may impact on nocturnal species, such as bats and invertebrates using the site for feeding and commuting. Light spill from glazing and or security lighting could cause disturbance to such species, however the site is in a highly urbanised area and already likely to be well illuminated by street lighting.

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.

The site in its current state is largely tarmac and loose stone hardstanding with areas of short perennial vegetation, semi-improved grassland, tall ruderal vegetation and areas of bramble scrub around the site boundary.

Green infrastructure features currently found within the site boundary are limited to; bramble scrub, semi-improved grassland, tall ruderal vegetation, short perennial vegetation, tarmac and loose stone hardstanding. The site sits within a industrial estate which is fenced around most of its site boundary except the road entrance. Beyond the site boundaries are busy roads and buildings, therefore direct connectivity to surrounding habitat is limited. The current biodiversity value of the site is considered to be of local value only.

The proposed plans although at an early stage of design indicate that the majority of current man-made habitats on site will be lost to development ie the tarmac and loose stone hardstanding areas. The scrub and tall ruderal vegetation along the north west and north east boundaries appear to not be affected by development work but are currently quite overgrown and over hanging public walkways. It is likely these areas will be need to brought back into regular vegetation management. Direct habitat loss implications within the development site can be limited if compensatory planting and suitable management of retained green spaces can be incorporated within the site plans.

The proposals must seek to improve the remaining habitat as part of the development proposals to increase the quality of green infrastructure and overall biodiversity value within the site.

To demonstrate a biodiversity enhancement and improvement to green infrastructure a provision of a range of bird and bat boxes on the proposed buildings could provide additional habitat for such species not currently found at site. A butterfly bank could be created on the currently very overgrown mound inside of the north eastern boundary. A more appropriate mowing regime on site and a cut and collect system would help increase the floral diversity of the areas of grassland.

Conclusions and Recommendations

The development proposals are currently at an early stages but planning permission is likely to include the building of a commercial office space unit with associated car parking. Given the potential impacts of the proposed development the below mitigation measures are proposed:

- All excavations within the site will be securely covered over if left unattended. Any excavations that have a depth in excess of 0.5m 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 bramble scrub along south west, north west and north east boundaries has the potential for nesting birds. If an active nest is identified a buffer zone of at least 5m around the nest must be observed until the chicks have fledged. Greater buffer zones around nests may be required depending on the species and habitat the nest is within.
- The bramble scrub, semi-imposed grassland and tall ruderal vegetation interface on site are considered suitable for very small numbers of common reptile species. A reptile mitigation strategy will be required to inform the development. It is likely

these areas will be retained as part of the development proposals but will require a higher degree of management than at present. **Vegetation clearance must be undertaken in two stages as below and during the summer months of April to September inclusive to ensure reptiles are active.**

- o First Stage Cut - All vegetation including grasses and flowers are to be cut no shorter than 150mm. Once the cuttings have been collected and removed from site the site must then be left for 24hrs.
- o Second Stage Cut - Once all steps within the first stage cut have been undertaken the remaining vegetation can be cut to 50mm high or shorter. Cutting will look to push any resident reptiles north into adjacent habitats beyond the site boundary. All cuttings must be collected and removed from site.
- o The machinery to be used for cutting vegetation depends on the ground conditions and contractors. Owing to the small scale of the site ideally hand held trimmers and or brush cutters may be suitable and the tailings hand raked and removed from site.

The Environment Act (Wales) 2016 places a duty on competent authorities such as Newport County 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. It is recommended at least 2 of the below measures are implemented :

- The provision of an at least one bird box within the development would be welcomed. **The bird box must be located as high as possible on the buildings and avoid south facing elevations to prevent overheating.**
- The provision of an at least one bat box within the development would be welcomed. **The bat box must be located as high as possible on the buildings and be placed south facing elevations to take full advantage of the heat of the sun.**
- The mound running inside and along the north east site boundary would make an ideal site for a butterfly bank with the east facing slope catching the morning sun and the western facing slope catching the afternoon sun. Details of how to create and maintain a butterfly can be found here - https://butterfly-conservation.org/sites/default/files/2024-01/Butterfly Bank Factsheet_FINAL.pdf
- The use of native species within the soft landscaping works on the site. Suitable long term management of soft landscaping also helps ensure spaces are useful to wildlife.

**Best Wishes
Lee Gregory
Ecologist
Ecological Services Ltd**

Signed: Lee Gregory Date: August 2025

Appendix 1 - Aerial Image of Development Site





Ornamental planting on north side of site entrance, viewing north



Security gates inside of north east boundary mound, viewing north west



North east boundary mound covered in bramble scrub and tall ruderal vegetation, viewing north east



North east corner of site, viewing north east



North west boundary with bramble scrub along top of low bank, viewing west



North west corner of site with area of semi-improved grassland, viewing west



North west corner of site, viewing south east



South west boundary with bramble scrub growing along boundary fence, viewing south



South west corner of site, viewing north across former car park



South east border fence with Little Trees Nursery beyond, viewing east



Vegetation growing along south east border fence, viewing east



Semi-improved grassland and Willow group at southern end of former car park, viewing east



Semi-improved grassland and Willow group at southern end of former car park, viewing north east



Loose stone hardstanding and vegetation at southern end of former car park, viewing south west



Loose stone parking bays with post and rail fence running along centre of bays, viewing south west



Loose stone hard standing parking bays and tarmac roads, viewing north west



Loose stone hardstanding and vegetation at northern end of former car park, viewing east



Active Rabbit along north west boundary low bank.

Appendix 2 - Site Photographs



Site entrance to proposed site and Little Trees Nursery off Buchanan Way, viewing north west



North east boundary fence, viewing south east along Buchanan Way



North east corner of site at junction of Buchanan Way and Hazel Drive, viewing west



Dense Bramble scrub along north west site boundary, viewing west along Hazel Drive



Brick weave hardstanding at south end of the site, viewing north



Brick weave and tarmac hardstanding at south end of the site, viewing west

Appendix 3 - Habitat Map

LAND OFF BUCHANAN WAY,
NEWPORT

Habitat Map

August 2025

