



January 2026

Conditions 6 (Planting Scheme) and 7 (Biodiversity Enhancement) Application

Land at
**Broadway Farm,
Caerleon,
Newport
NP18 1AU**

**Beechwood Court
Long Toll
Woodcote
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1 Introduction

- 1.1 Broadway Farm is a 28ha agricultural holding situated on the banks of the River Usk in Caerleon. Full planning permission was granted on 6th March 2025 for **'Engineering works including upgrading and repairing a flood prevention bund and farm track (part retrospective)'** under planning reference 24/0635.
- 1.2 The Decision Notice and associated Conditions are attached at Appendix 1. Conditions 6 and 7 relates to planting and biodiversity enhancement of the site following completion of works to upgrade and repair the bund and farm track. This document addresses those two Conditions.

2 Site Description

- 2.1 The site is located at Broadway Farm, Caerleon, Newport, South Wales. The site forms fields cropped with grass and is bounded by the River Usk. The land is low lying and features a bund, in varying degrees of disrepair, along the boundary of the site and the river. The farm extends to approximately 70 acres (28.3ha) and is all cropped with grass. A high proportion of the farm is classified as a Scheduled Monument and a Conservation Area. The River Usk is designated as a SAC/SSSI and part of the site is an Archaeological Sensitive Area.

3 Description of the Development

- 3.1 Full planning permission was approved on 6th March 2025 for the upgrading and repair of a flood prevention bund, outside of the Scheduled Monument area, to protect the farmland and allow its continued use; and to improve a farm track (application 24/0635).
- 3.2 The application was part retrospective in that imported material had been tipped alongside the river bank in order to repair the existing bund and mitigate the impact of erosion caused by the river. This material supplements the existing bund and provides material for a new bund to replace a section lost to the river. The new section of bund is to be relocated 8m from the riverbank in order to reduce the impact of erosion. In total, the bund under consideration extends to some 860m in length.
- 3.3 The existing track is some 270m in length. The length of the track will not change but it will be raised and the sides will be graded with soil dredged from the reens and reseeded. Part of the

track has already been raised with stone-based material and terram geotextile membrane has been placed at the base, to reduce soil compaction and preserve Cadw assets, suspected to be a large Roman villa.

- 3.4 The top of the new bund will be approximately 1.2-1.5m above the level of the riverbank (8.7m AOD). The crest of the bund will be 1m wide, with the land side graded at 1:4 and the river side graded at the same as the existing bund. It is designed to withstand the lateral forces of the floodwaters. The scheme has been designed to reduce flooding on site; if the fields were regularly inundated with saline water, the grass crops would die resulting in the livestock no longer having access to fodder.
- 3.5 The approved development is shown at Figure 1. This application seeks to discharge two conditions associated with landscape and biodiversity enhancement.

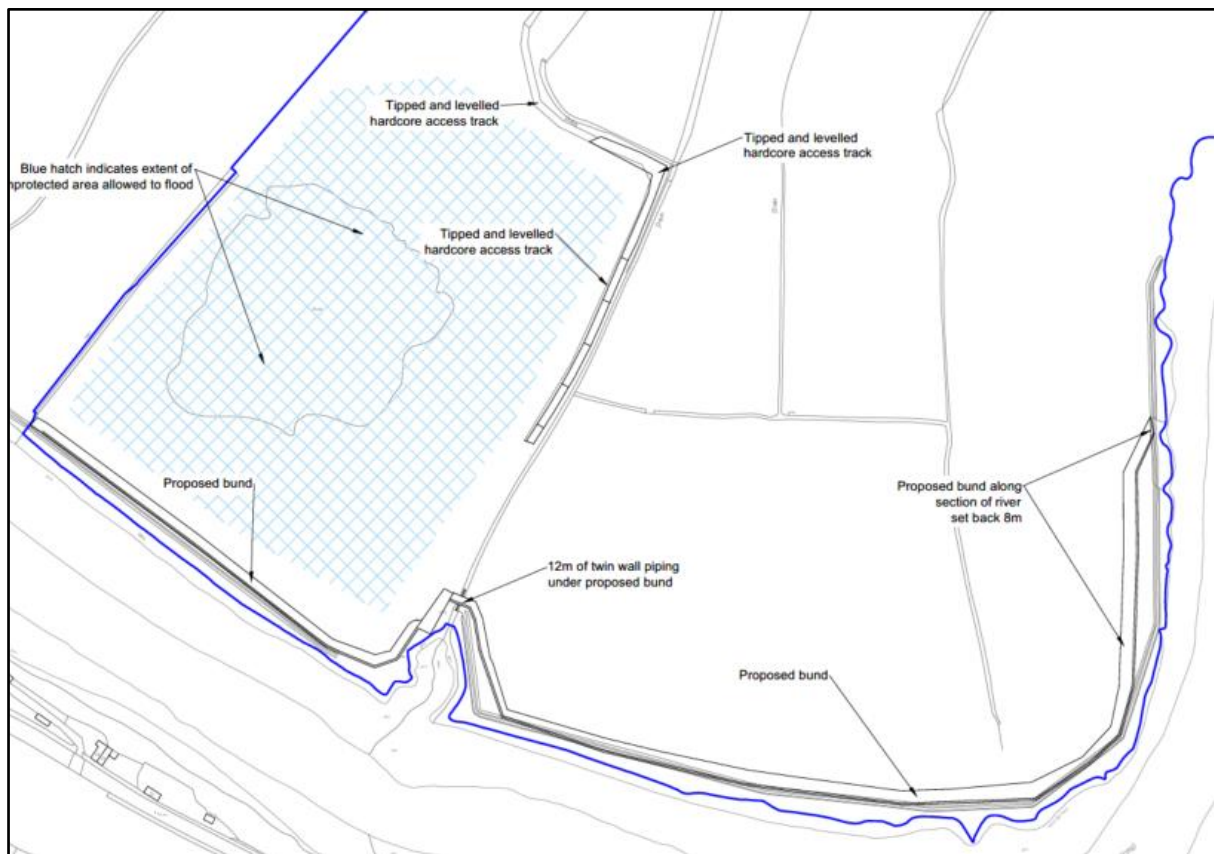


Figure 1: Site plan of approved development

4 Condition 6 – Planting Scheme

- 4.1 Condition 6 is a pre-commencement condition and states:

"Prior to the commencement of any further development, full details of seeding to the bund and track as hereby approved shall be submitted to and approved by the Local Planning

Authority. The details shall include a timetable for the seeding to be carried out. Seeding which fails to establish is to be reseeded in the same growing season and adequately maintained to provide good grass cover. Successful establishment of grass cover is to be confirmed by a short report submitted towards the end of the first (April to September) growing season after the seeding takes place, with photo evidence provided at intervals along the track and representative photos of the bund. The report is also to highlight any issues, locations/extent of reseeding required, and the timetable for reseeding.”

- 4.2 The bund extends to 860m x 10m wide –an area of 8,600m² to be seeded. A wildflower seed mix will be sown on the landward side only (2,600m²), as the river-side of the bund would be susceptible to occasional forceful saline inundation which could kill wildflowers. Landward side seeds would need to be salt tolerant due to the salt laden winds. A suitable seed mix would be supplied by Meadowmania – ‘*British Native Meadow Wildflower Seeds for Coastal Areas*’ which would be 80% meadow grass seed, 20% wildflower seed, as shown in Table 1 below. This area would require 10kg of seed.

Table 1: Proposed Wildflower mix – Landward Side

Variety	
Kidney vetch	<i>Anthyllis vulneraria</i>
Thrift	<i>Armeria maritima</i>
Clustered bellflower	<i>Campanula glomerata</i>
Harebell	<i>Campanula rotundifolia</i>
Common knapweed	<i>Centaurea nigra</i>
Greater knapweed	<i>Centaurea scabiosa</i>
Maiden pink	<i>Dianthus deltoides</i>
Viper's bugloss	<i>Echium vulgare</i>
Lady's bedstraw	<i>Galium verum</i>
Autumn hawkbit	<i>Scorzoneroide autumnalis</i>
Bird's-foot trefoil	<i>Lotus corniculatus</i>
Common mallow	<i>Malva sylvestris</i>
Wild marjoram	<i>Origanum vulgare</i>
Corn poppy	<i>Papaver rhoeas</i>
Burnet saxifrage	<i>Pimpinella saxifraga</i>
Cowslip	<i>Primula veris</i>
White campion	<i>Silene latifolia</i>
Red campion	<i>Silene dioica</i>
Sea campion	<i>Silene uniflora</i>

Bladder campion	<i>Silene vulgaris</i>
Browntop Bent	<i>Agrostis capillaris</i>
Crested Dogstail	<i>Cynosurus cristatus</i>
Strong Creeping Red Fescue	<i>Festuca rubra rubra</i>
Chewings Fescue	<i>Festuca rubra subsp. comutata</i>
Slender Creeping Red Fescue	<i>Festuca rubra subsp. litoralis</i>
Yellow Oat Grass	<i>Trisetum flavescens</i>
Sweet Vernal Grass	<i>Anthoxanthum odoratum</i>

- 4.3 The river-side and top section of the bund (6,000m²) will be sown with saline tolerant deep-rooted grasses (Table 2) and would require 200kg of seed (*Coastal Grass Seed Mix* - South West Seeds).

Table 2: Proposed Seed mix – Top and River-Side

Variety		%
Strong Creeping Red Fescue	<i>Festuca rubra rubra</i>	35
Dwarf Perennial Ryegrass	<i>Lolium perenne</i>	25
Hard Fescue	<i>Festuca ovina</i>	24
Slender Creeping Red Fescue	<i>Festuca rubra subsp. litoralis</i>	10
Creeping bent	<i>Agrostis stolonifera</i>	2
Browntop Bent	<i>Agrostis capillaris</i>	2
Saltmarsh Grass	<i>Puccinellia Maritima</i>	2
TOTAL		100

- 4.4 Wildflowers can be sown in either spring (March to May) or late summer/early autumn (August to October). Autumn sowing is often preferred as it typically involves less weed competition, but on this site at Broadway Farm spring may be a better option due to the tidal flooding from late summer/autumn onwards.
- 4.5 Ideally, in this situation the seed should be sown as soon as the new bund is formed because the seed bed should be broken up and it would be easier to form a fine, weed-free medium on which the seed can be sown, allowing the wildflowers' roots to establish more easily.
- 4.6 A light harrowing will level the soil to form a fine-textured surface.
- 4.7 To evenly distribute the seeds, seeds will be sown on a calm day to avoid seeds blowing away or landing unevenly. Seed will be broadcast using a suitable mechanical seeder and then rolled with a flat roller to ensure good seed-to-soil contact. If rain isn't expected, the seeds will be watered lightly, but adding compost, topsoil, or fertilizers will be avoided as wildflowers thrive in

poor, low-nutrient soils. Adding too much fertility may lead to stronger grasses and weeds that could overshadow the wildflowers.

- 4.8 Ongoing maintenance is essential for the long-term success of a wildflower meadow. Regular light topping or light sheep grazing during the first year helps promote a diverse mix of flowers and grasses while preventing the growth of unwanted weeds like ragwort, thistles, and dock, which can quickly take over.
- 4.9 If an area of seed fails to adequately establish, then the area will be scarified with a rake to create a fine tilth and the same seed mix will then be overseeded at half the full rate and then rolled to ensure good contact with the soil.
- 4.10 Thereafter it is advised to delay the first cut until the annual species have flowered to allow them to reach their full potential. This ensures full flowering and seed setting and helps maintain a balanced, thriving ecosystem.
- 4.11 Tedding the hay or haylage after seed setting enables the seed to fall to the ground for self-seeding. Removal of the cuttings allows sunlight to reach developing seedlings following germination.
- 4.12 Following establishment, a short report of work undertaken will be submitted to the Local Authority at the end of the first growing season, with photographic evidence provided at intervals along the track and the bund.

5 Condition 7 - Biodiversity Enhancement

- 5.1 Condition 7 is a pre-commencement condition and states:

“Prior to any further works being completed, a biodiversity enhancement scheme shall be submitted to and agreed in writing by Local Planning Authority. Thereafter the biodiversity enhancements shall be implemented in accordance with an implementation timetable to be submitted with the scheme of enhancement. Thereafter the bio-diversity enhancements shall be retained as agreed.”

- 5.2 Given the above, there are two main areas where green infrastructure can be incorporated into a development:
 - biodiversity enhancement; and
 - landscaping.

- 5.3 Mitigation for relevant species are detailed in the Ecological Appraisal and must be closely followed to ensure there is no impact on faunal species that may inhabit both the River Usk and the site.
- 5.4 Only a small area of habitat will be affected by the proposed development, which is directly adjacent to the existing bunds. Track material has already been deposited on this area and the proposed development will be restricted to this area.
- 5.5 The proposal will minimise any impact on habitats and species and, therefore, a programme of ecological enhancement is appropriate. There will be no impact on neighbouring habitats.
- 5.6 In this instance, it is proposed that the bunds are sown with species-rich swards, tailored to the environment that they located in. The plants sown on the bund will be saline-tolerant. The proposed seed mix is provided in the planting scheme covered under Condition 6.
- 5.7 Grassed areas protected from saline water by the bund able will be able to grow a wider range of plants. Currently the grassed areas include clover (red and white); buttercup; timothy; and perennial ryegrass.
- 5.8 The ephemeral waterbody on the site is filled with brackish water with high salinity due to the inundation at high tides. The pond has recorded bird sightings including wader and wildfowl populations. The site offers shelter and for nesting birds during the breeding season and habitat for reptiles: these will all be maintained. The wildflower meadow enhancement will encourage colonisation by a range of insects which will in turn attract a more diverse range of birds to the site.
- 5.9 The River Usk is a known otter habitat. It is proposed that an otter holt will be built on the undisturbed buffer zone between the river and the relocated bund, where there will be little disturbance. Ideally it will be near to already established scrub bushes which can provide shade and cover. The holt would be built from driftwood and brushwood collected following high tides. There would be spaces between large logs near the holt entrance and the whole structure would be covered with vegetation retrieved following the relocation of the deposited material to create the bund – similar to Figure 2.



Figure 2. Example of otter holt (<https://bsg-ecology.com/otter-holt-creation>)

- 5.10 The hedgerows on the site are to be retained and managed to gradually increase in height and thickness to provide greater nesting opportunities. There is no anticipated adverse impact on foraging bats.
- 5.11 A hibernaculum will be installed alongside the track (between the track and hedge-lined reën) to benefit reptiles. This will be formed from retrieved driftwood from the site and an array of assorted stone loosely combined with soil with a turf covering (Figure 3).

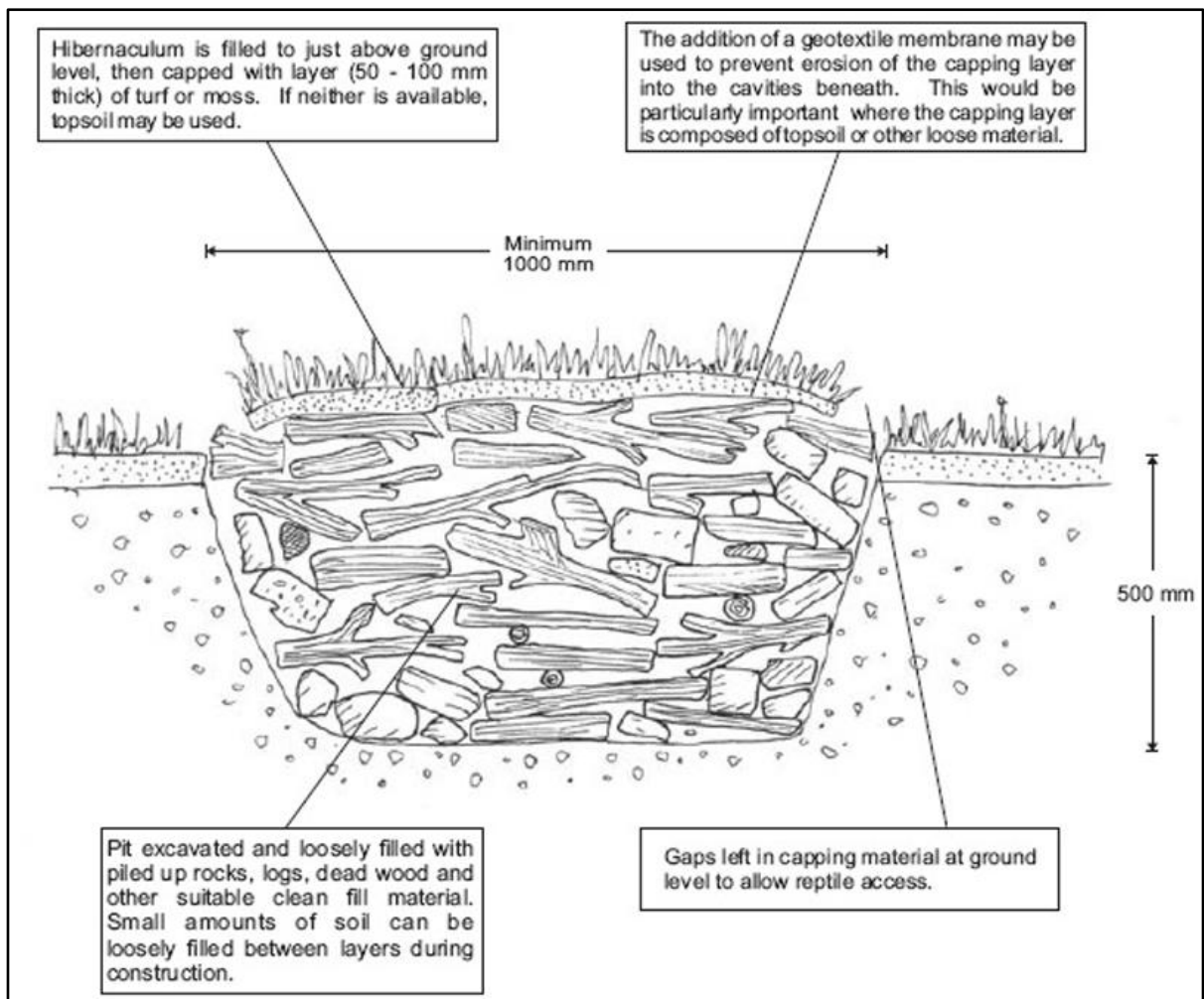


Figure 3. Hibernaculum construction (*Highways Agency (2005) Design Manual for Roads and Bridges: Volume 10 Section 4 Part 7 – Nature Conservation Advice in Relation to Roads and Reptiles*)

- 5.12 The reinforced and relocated bund will replicate the original, but with the addition of biodiversity enhancements such as the wildflower meadow planting on the surface. The fact that the bund is of a shallower slope on the landside means that it will appear more integrated into the fieldscape.

Notice of Decision



I. Williams
Reading Agricultural Consultants Ltd
Beechwood Court
Long Toll
Woodcote
Reading
RG8 0RR

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: 24/0635
Application Type: Full
Proposal: ENGINEERING WORKS INCLUDING UPGRADING AND REPAIRING A FLOOD PREVENTION BUND AND FARM TRACK (PART RETROSPECTIVE)
Site/Location: Broadway Farm, Broadway, Caerleon, Newport, South Wales, NP18 1AY
Decision Date: 6th March 2025

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 9th October 2024. The application has been:

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.
Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

- Plans: The development shall be implemented in accordance with the following plans and documents:
 - Proposed site plan (1 of 2) RAC/BFC/003c Issue D
 - Proposed site plan (2 of 2) RAC/BFC/004c Issue D
 - RAC/BFC/005b Revision D
 - Typical Cross-sections RAC/10032/4 Revision A
 - Otter Method Statement dated 5/02/25 by BE Ecological
 - Ornithology Technical Note dated 4/2/25 by BE Ecological, Ecological Assessment Issue 1 July 2024
 - Written Scheme of Investigation for Archaeological Monitoring and Recording July 2024

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre-commencement conditions

2. Archaeology: No further development shall take place until the applicant, or their agents or successors in title, has secured implementation of a programme of archaeological work in accordance with that out-lined in "Written scheme of Investigation for Archaeological Monitoring and Recording - Broadway Farm Caerleon" (Archaeological Perspectives Analysis Consultancy Report no. WSI: AMR/BC3/24).
Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource in accordance with Policy CE6 of the NLDP.
3. CTMP: No further works or development shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council.
The method statement shall include, but not be limited to:
- Construction traffic routes, including provision for access to the site
 - Entrance/exit from the site for visitors/contractors/deliveries
 - Location of directional signage within the site
 - Siting of temporary containers
 - Parking for contractors, site operatives and visitors
 - Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
 - Temporary roads/areas of hard standing
 - Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements
 - Storage of materials and large/heavy vehicles/machinery on site
 - Measures to control noise and dust
 - Details of street sweeping/street cleansing / wheelwash facilities
 - Details for the recycling/disposing of waste resulting from demolition and construction works
 - Hours of working
 - Phasing of works including start/finish dates
- For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway.
The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council.
Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers in accordance with Policies GP2 and GP4 of the NLDP.
4. CEMP: No further development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.
The CEMP should include the below:
- Construction methods: details of materials, how waste generated will be managed
 - General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
 - Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan. GPP5 Works and maintenance in or near water is particularly relevant for this development. Measures to protect the river from sedimentation run-off.
 - Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- The CEMP shall be implemented as approved during the site preparation and construction phases of the development.
Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to construction and implemented for the protection of the environment in accordance with Policy GP5 of the NLDP.
5. Inappropriate Materials: Prior to the commencement of any further works a method statement shall be prepared and submitted to the Council in writing describing how inappropriate materials will be identified, how they will be separated from the construction materials already onsite, where they will be stockpiled and how they will be removed from the site and where they will be removed to and how all of these processes will be recorded. The Method Statement shall also include the same measures in regard to any other construction materials that may be imported onto the site to complete the scheme. Following the completion of the importation of construction materials into the site in accordance with Condition 03 (CTMP) all inappropriate materials shall be removed from the site within 3 months of the end date of material importation entirely in accordance with the agreed methodology. A report detailing the type, quantity, dates of removal and destination of removed inappropriate materials fully in accordance with the record keeping identified in the Method Statement shall be submitted to the Council within 6 months of the completion of importation of construction materials.
Reason: To protect the interests of the River Usk SAC and SSSI in the interests of protected species and wider biodiversity. Policies GP5 & GP7.

6. **Planting Scheme:** Prior to the commencement of any further development, full details of seeding to the bund and track as hereby approved shall be submitted to and approved by the Local Planning Authority. The details shall include a timetable for the seeding to be carried out. Seeding which fails to establish is to be reseeded in the same growing season and adequately maintained to provide good grass cover. Successful establishment of grass cover is to be confirmed by a short report submitted towards the end of the first (April to September) growing season after the seeding takes place, with photo evidence provided at intervals along the track and representative photos of the bund. The report is also to highlight any issues, locations/extent of reseeded required, and the timetable for reseeded.

Reason: In the interests of visual amenity in accordance with Policies SP5, SP8 and GP6 of the NLDP.

7. **Bio-diversity Enhancement:** Prior to any further works being completed, a biodiversity enhancement scheme shall be submitted to and agreed in writing by Local Planning Authority. Thereafter the biodiversity enhancements shall be implemented in accordance with an implementation timetable to be submitted with the scheme of enhancement. Thereafter the bio-diversity enhancements shall be retained as agreed.

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

General condition

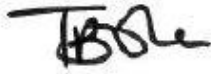
8. **Otters:** The development as hereby approved shall be carried out fully in accordance with the Otter Method Statement dated 5/02/25 by BE Ecological.
Reason: To ensure the integrity of the River Usk SAC is safeguarded in accordance with Policy GP5 of the NLDP.
9. **Birds:** The development as hereby approved shall be carried out fully in accordance with the Ornithology Technical Note dated 4/2/25 by BE Ecological.
Reason: To ensure the integrity of the River Usk SAC is safeguarded in accordance with Policy GP5 of the NLDP.

NOTE TO APPLICANT

1. The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.
2. This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk
3. Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.
4. The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.
5. The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.
6. This decision relates to plan Nos: GIS November 2024, Landscape and Visual Appraisal July 2024, Existing site plan, Proposed site plan RAC/BFC/003a Issue D, RAC/BFC/004c Issue D, Landscape and Visual Appraisal July 2024, Flooding site plan, Otter Method Statement dated 5/02/25 by BE Ecological, Ornithology Technical Note dated 4/2/25 by BE Ecological, Ecological Assessment Issue 1 July 2024, Written Scheme of Investigation for Archaeological Monitoring and Recording July 2024, site location plan RAC/10032/1, supporting statement July 2024.
7. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP3, SP5, SP8, GP4, GP5, GP6, GP7, CE4, CE6, CE7, CE9 and M1 were relevant to the determination of this application.
8. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations, and it is considered that an Environmental Statement is not required.

Signed on behalf of the Council

Newport City Council



Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 24/0635

Decision Date: 6th March 2025

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

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