

Scheme of Biodiversity Enhancement

Aldi Newport

July 2025

Ecology | Green Space | Community | GIS

Unit 1, Brassmill Lane Enterprise Centre | Bath | BA1 3JN

01225444114 | info@ethosep.co.uk

www.ethosep.co.uk



Report Produced for Quadrant Estates

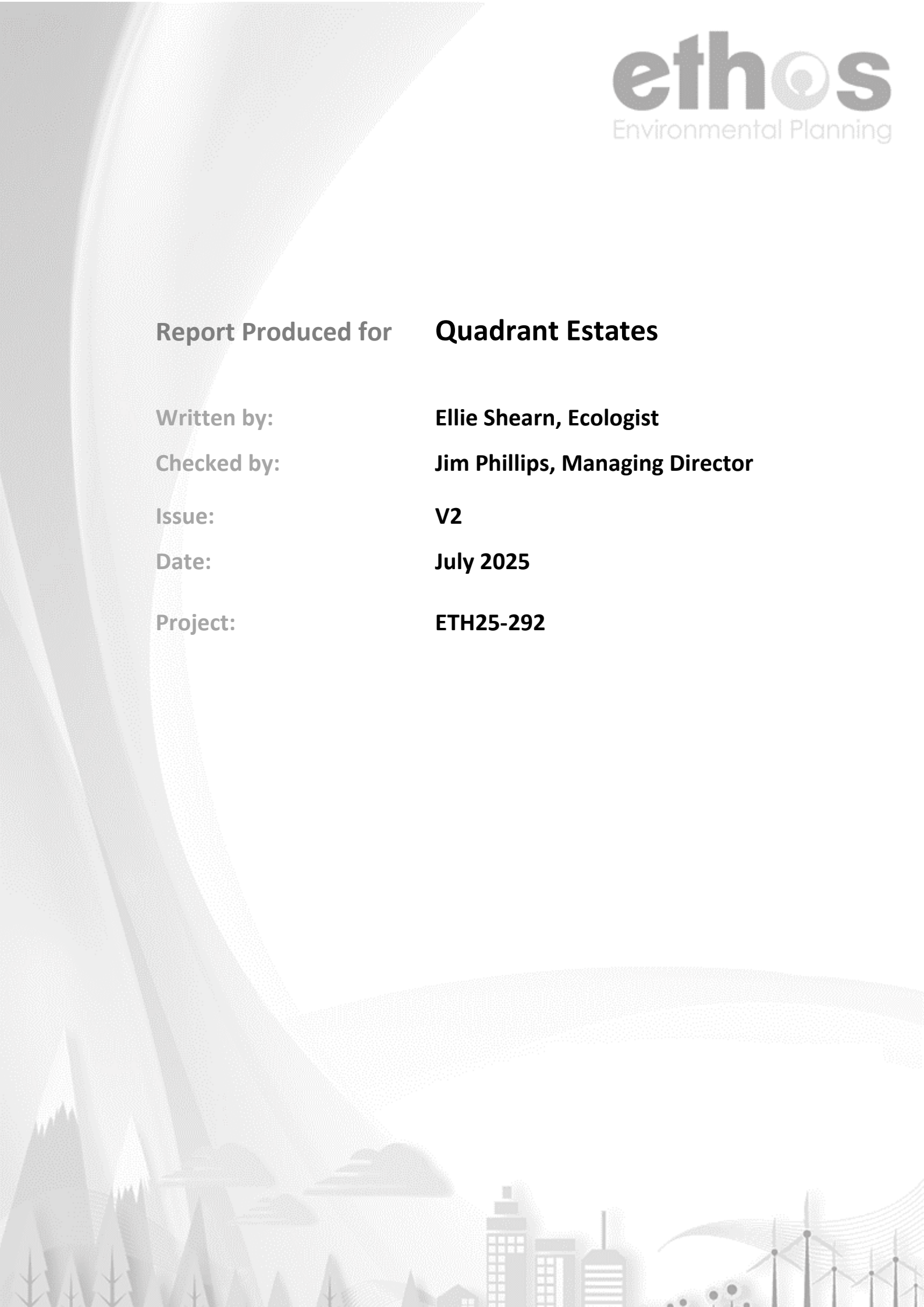
Written by: Ellie Shearn, Ecologist

Checked by: Jim Phillips, Managing Director

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SUMMARY

- The site is located at The East Retail Park, Newport, NP20 2NW (Central Grid Reference ST 30770 85944) and is subject to plans for the development via a S73 to amend goods restrictions (planning ref: 25/0067) and a separate full permission for external works (planning ref: 25/0066) that is comprised of the 'modification of condition 7 (restriction of use) of planning permission 00/0760 to enable the sale of convenience and non-bulky comparison goods (Class A1) from units 3 and 4' and 'Refurbishment of units 3&4 (Class A1) comprising external alterations including new shopfront and lobby to create a single retail unit, creation of servicing platform to rear, car parking configuration, cycle stands and trolley bays, plant enclosure and associated works', respectively.
- This Scheme of Biodiversity Enhancement (SBE) has been produced by Ethos Environmental Planning to discharge Condition 2 of the granted Full planning permission for the site at Units 3 & 4, 28 East Retail Park, Docks Way, Newport, South Wales, NP20 2NW (Planning Reference 24/0066).
- Details of ecological provisions to be installed as part of the development are included.

1 INTRODUCTION

- 1.1.1 Ethos Environmental Planning (Ethos) have produced this Scheme of Biodiversity Enhancement (SBE) for the site Units 3 & 4, 28 East Retail Park, Docks Way, Newport, South Wales, NP20 2NW (Central Grid Reference ST 30770 85944), hereafter referred to as 'the site' and shown in Figure 1.
- 1.1.2 This SBE has been produced to discharge Condition 2 of the granted Full planning permission (Planning Reference 24/0066), which is as follows:

Condition 2

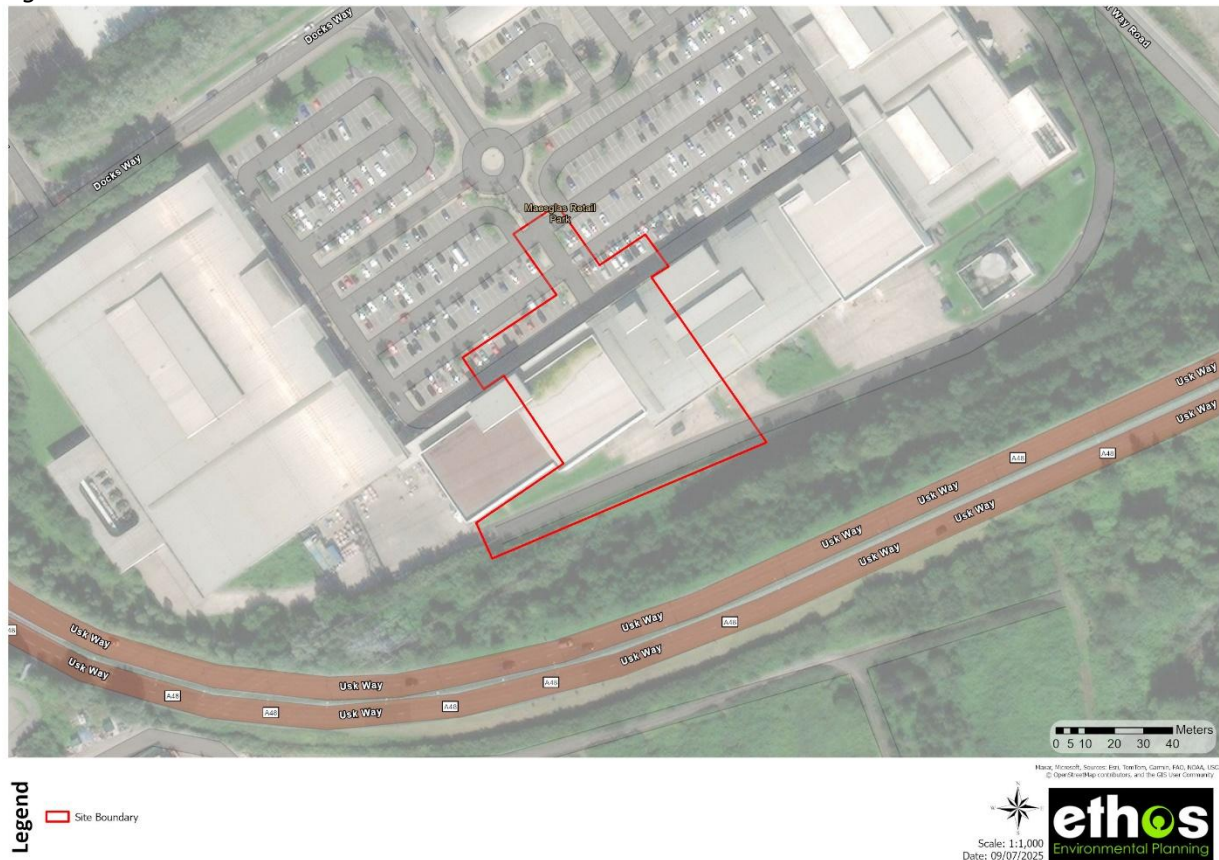
Prior to the first use of the unit as a food store a scheme of biodiversity/ecological enhancement to include a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained in that state thereafter.

Reason: In the interest of providing biodiversity/ecological enhancement in accordance with Chapter 6 of Planning Policy Wales Edition 12 and Policy SP1 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

1.2 Site Location and Description

- 1.2.1 The site is located at Units 3 & 4, 28 East Retail Park, Docks Way, Newport, South Wales, NP20 2NW (Central Grid Reference ST 30770 85944) and contains an area of developed land, sealed surface with several small trees. The total site area is 0.59 hectares and is shown in Figure 1.

Figure 1 Site location



1.3 Development Proposals

- 1.3.1 The development proposals comprise the redevelopment of the commercial units into an Aldi store, as shown in Figure 2. Given the minimal ecological value on the site, it has been determined that any existing habitat of ecological value will be retained, notable the small trees within the car park.

Figure 2 Development proposals (The Harris Partnership, 11.23)

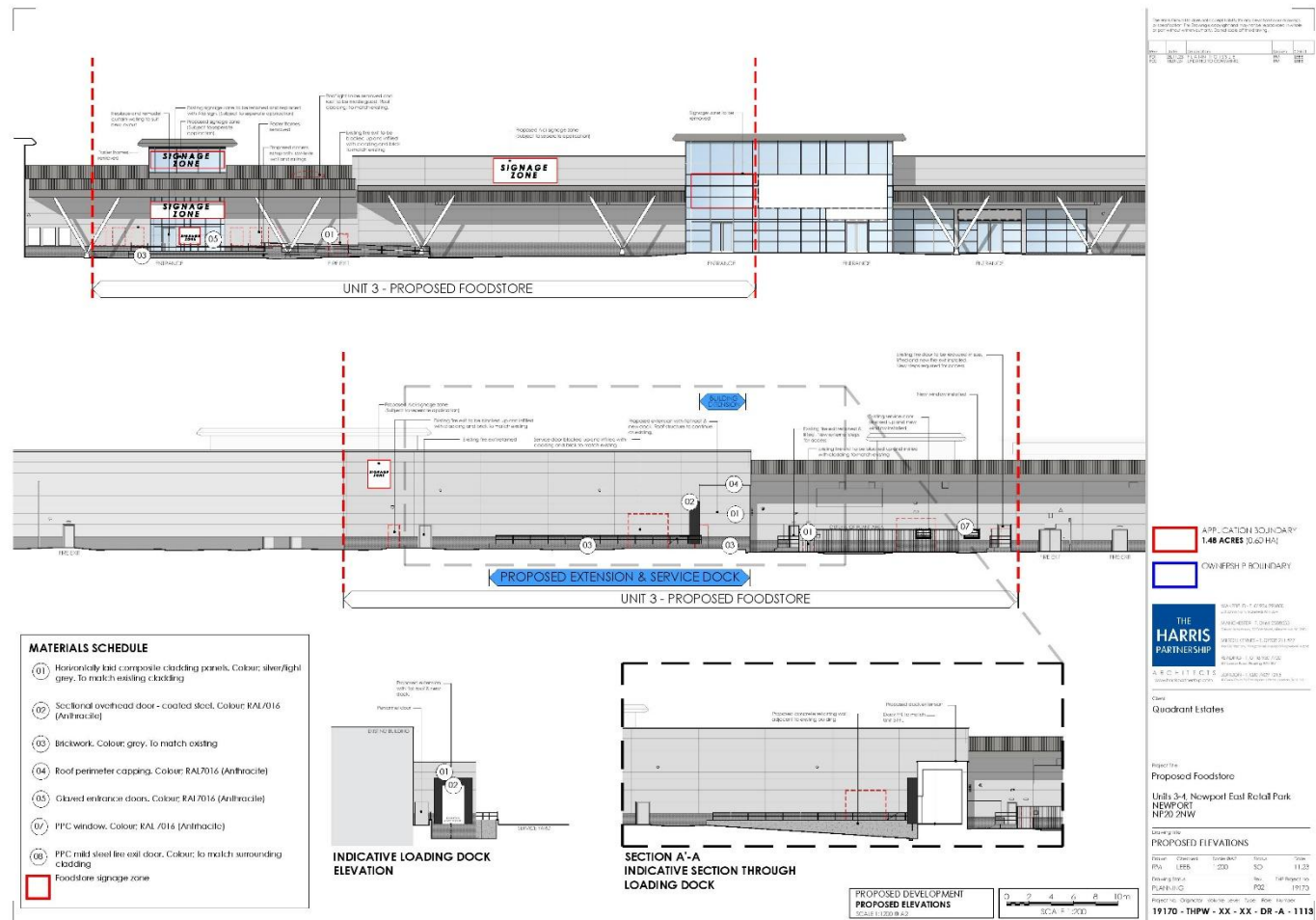
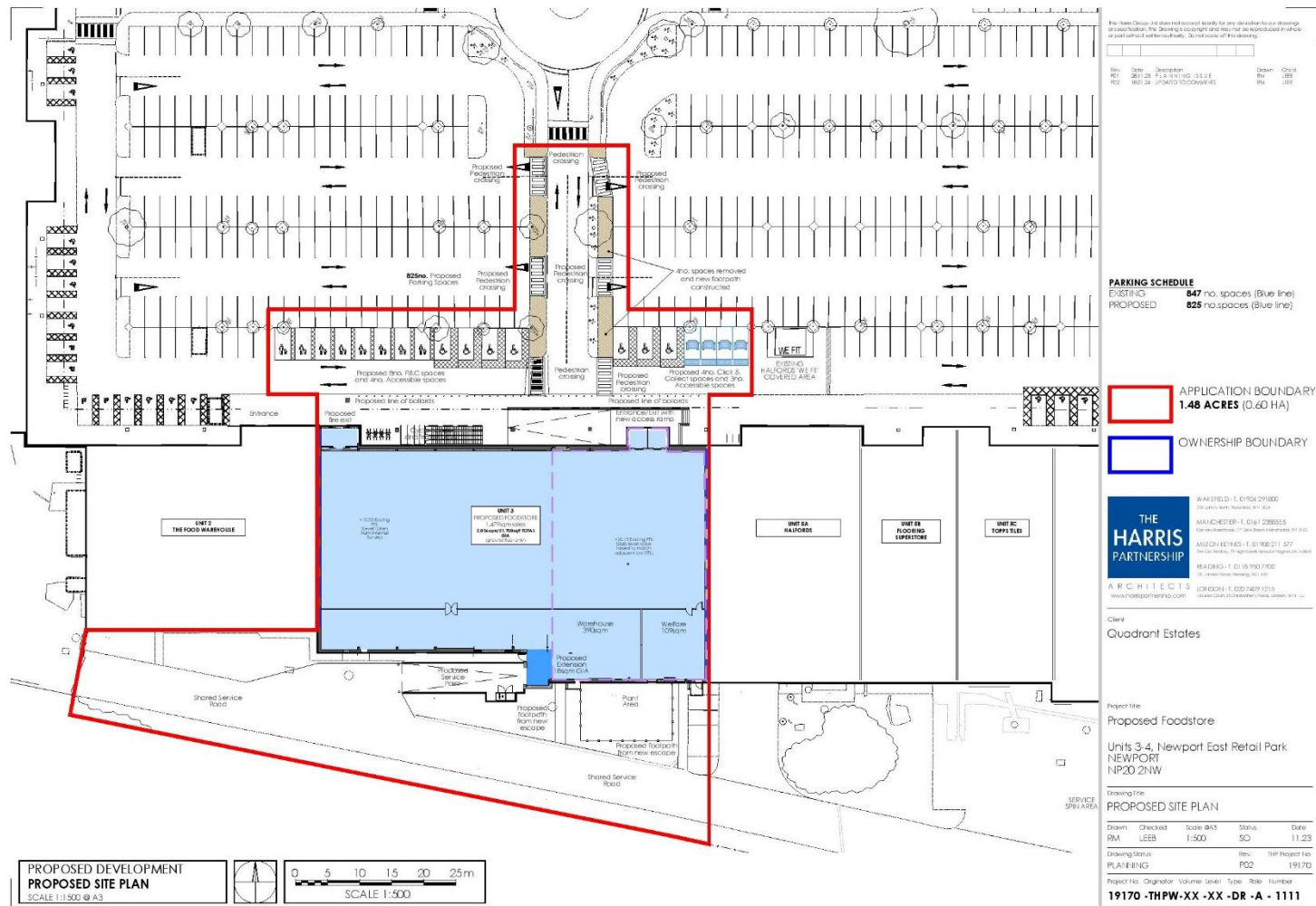


Figure 3 Development proposals, site plan (The Harris Partnership, 11.23)



2 ECOLOGICAL PROVISIONS

- 2.1 As part of the development, proportional and suitable provisions will be installed on site to enhance the site for birds; the only suitable location on site are the existing small trees in the car park to the north of the buildings, which are small and exposed, or the proposed structure itself.
- 2.2 This section of the SBE therefore covers the locations of ecological provisions. The proposed locations of provisions are shown below in Figure 4 and the provisions are described in Table 1. If the provision suggested is unavailable, a Suitably Experienced Ecologist will suggest alternatives, such as the green boundary to the south of the site would be a suitable alternative with the landowner's permission.

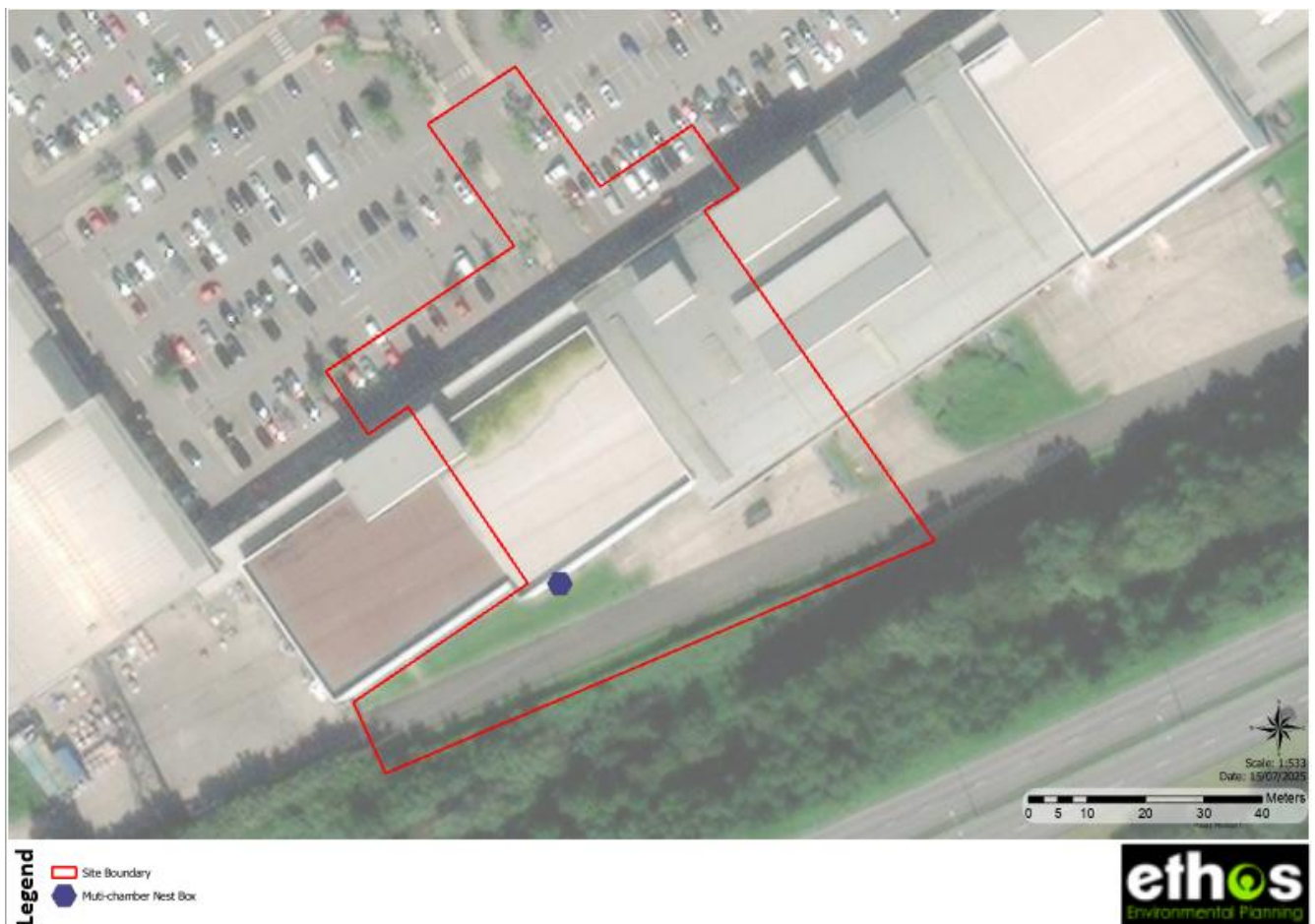


Figure 4 Ecological provisions

Table 1 Ecological provisions

Species Group	Feature	Species	No.	Description	Installation	Provision
Birds	Action for Swifts Model 30 uPVC Swift box/EWI Nest Box or similar	Swift, House Sparrow, Blue Tit, Great Tit and House Martin	1	Universal for cavity nesters (excluding starling size); 33cm (l) x 18cm (h), sloping to 9cm at the front. - Recycled plastic (PVC) with sloped roof. White roof helps to regulate the temperature inside the nest. <i>Nesting cup/form supplied inside.</i>	Sited under eaves of a building. Minimum 3m height for sparrows and 5m for swifts. Ideally situated on north and east elevation, but not possible on this structure. Place on southern elevation adjacent to opposite vegetation.	

3 ROLES AND RESPONSIBILITIES

- 3.1 The Client will be responsible for establishing the protected species provision detailed within this SBE, as detailed in the previous sections.
- 3.2 All work will be carried out by experienced and qualified operatives holding the necessary training certificates to undertake the prescribed works. All works shall be carried out in accordance with good practice and undertaken in such a manner that avoids damage to the site and its surroundings.

4 CONCLUSIONS

- 4.1 The site is a highly developed, urban area with a lack of existing ecological features and habitat suitability or potential for increased biodiversity enhancement measures.
- 4.2 Given the lack of ecological features existing on the site pre-development, it has been determined that the above strategy is proportional and suitable for the site with a highly constrained ecological potential and it therefore meets the criteria of Policy GP5 of the Newport Local Development Plan 2011-2026.

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The Harris Partnership, Proposed Elevations, Drawing no: 19170-THPW-XX-XX-DR-A-1113, Date: 11.23

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