



www.jbaconsulting.com

JBA
consulting

Usk Way, Newport

Ecological Impact Assessment

Version 1

Prepared for
Tai Hedyn Ltd

Date
August 2026

Hedyn

Document Status

Issue date	06/08/2026
Issued to	Tai Hedyn Ltd
BIM reference	RPG-JBA-XX-XX-RP-EN-0002-S3-P01- Usk_Way_Ecological_Impact_Assessment
Revision	P01
Prepared by	Hannah Webster BSc MSc Senior Ecologist
Reviewed by	Jonathan Harrison BSc MSc CEcol MCIEEM Principal Ecologist
Authorised by	Hannah Webster BSc MSc Project Manager

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with [governmental guidelines on accessible documents](#) and [WGAG 2.2](#) AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Hannah Webster
Address	Kings Chambers, 7-8 High Street, Newport, UK, NP20 1FQ
JBA Project Code	2025s1961

This report describes work commissioned by Tai Hedyn Ltd by an instruction dated 15th December 2025. The Client's representative for the contract was Peter Page of Tai Hedyn Ltd. Hannah Webster of JBA Consulting carried out this work

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Tai Hedyn Ltd and its appointed agents in accordance with the Agreement under which our services were performed. JBA has no liability for any use that is made of this Report except to Tai Hedyn Ltd for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken in February 2026 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where field investigations are carried out, these have been restricted to a level of detail required to meet the stated objectives of the services. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in issuing this Report.

Copyright

© Jeremy Benn Associates Limited 2026

Contents

1	Introduction	1
1.1	Project Background	1
1.2	Site Location	1
1.3	Proposed Development	1
2	Methods	3
2.1	Desk-Based Assessment	3
2.2	Site Survey	4
2.3	Impact Assessment Methodology	4
2.4	Limitations	8
3	Baseline Ecological Conditions	9
3.1	Designated Sites	9
3.2	UKHab Survey	14
3.3	Summary of Ecological Features	16
4	Assessment of Effects and Mitigation Measures	18
4.1	Designated Sites	18
4.2	Bats	19
4.3	Birds	20
4.4	Otter	20
4.5	Invasive Non-Native Species	21
5	Summary and Conclusion	22
5.1	Summary	22
5.2	Conclusion	23
Appendix		24
A	Relevant Policy and Legislation	24
A.1	Planning Policy Wales (Edition 12, February 2024)	24
A.2	Natural Environment and Rural Communities (NERC) Act 2006	24
A.3	Statutory Designated Nature Conservation Sites	24
A.4	Non-Statutory Designated Sites	25
A.5	Protected Species	25

List of Figures

Figure 1-1. Site location and red line boundary.	2
Figure 1-2. Proposed Site Plan.	2
Figure 3-1. Statutory designated sites within 1km of the site.	11
Figure 3-2. Non-statutory designated sites located within 1km of the site.	12

List of Tables

Table 2-1. Determining ecologically significant effects.	5
Table 2-2. Determining ecologically significant effects.	7
Table 3-1. Statutory designated sites within 2km of site.	9
Table 3-2. Protected Species Records within 2km of the Site.	12
Table 3-3. Summary of Ecological Features	16
Table 5-1. Summary of ecological features, mitigation and residual effects.	22

Abbreviations

BCT	Bat Conservation Trust
CIEEM	Chartered Institute of Ecology and Environmental Management
EPS	European Protected Species
GIS	Geographic Information System
INNS	Invasive Non-Native Species
JNCC	Joint Nature Conservation Committee
LERC	Local Environmental Records Centre Wales
MAGIC	Multi-Agency Geographic Information for the Countryside
NGR	National Grid Reference
NRW	Natural Resources Wales
PEA	Preliminary Ecological Appraisal
PPS	Protected and Priority Species
PRF	Potential Roosting Feature
SAC	Special Area of Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
UKHab	UK Habitat Classification
WCA	Wildlife and Countryside Act

1 Introduction

1.1 Project Background

JBA Consulting was commissioned by Tai Hedyd Ltd to carry out an updated Ecological Impact Assessment (EcIA) to provide an assessment of the likely ecological effects associated with the proposed redevelopment at Usk Way, Newport and to support a Section 73 planning application.

The approach of this assessment follows the principles set out in the Chartered Institute of Ecology and Environmental Management's (CIEEM) guidelines for EcIA (CIEEM, 2019) and professional judgement. The report has been produced following CIEEM Guidelines for Ecological Report Writing (CIEEM, 2017).

A Preliminary Ecological Appraisal (PEA) conducted by JBA Consulting in February 2026 (RPG-JBA-XX-XX-RP-EN-0001-Usk_Way_Preliminary_Ecological_Appraisal). This EcIA report details the methodologies and results of this survey, which is used to inform an assessment of the likely impacts associated with the development, and the mitigation measures required to reduce ecological impacts.

1.2 Site Location

The proposed development site is located at Usk Way in Newport, South Wales. The site is located to the east of the A4042 Usk Way in Newport and is 0.86ha. It comprises of brownfield land and has previously been used for temporary car parking. The site is bounded to the north by a residential building, to the east and south by the River Usk and a footpath, and to the west by the A4042 Usk Way. The site is accessed from the A4042 Usk Way to the west of the site. The site location and red line boundary are shown in Figure 1-1.

1.3 Proposed Development

Planning permission under planning reference 21/0983 was granted in 2021 for the development of 122 dwellings, two commercial units (A1 and A3 use classes), and associated works, including landscaping, sustainable drainage, and car and cycle parking. The development will comprise of five blocks, labelled A-E, as shown in Figure 1-2.

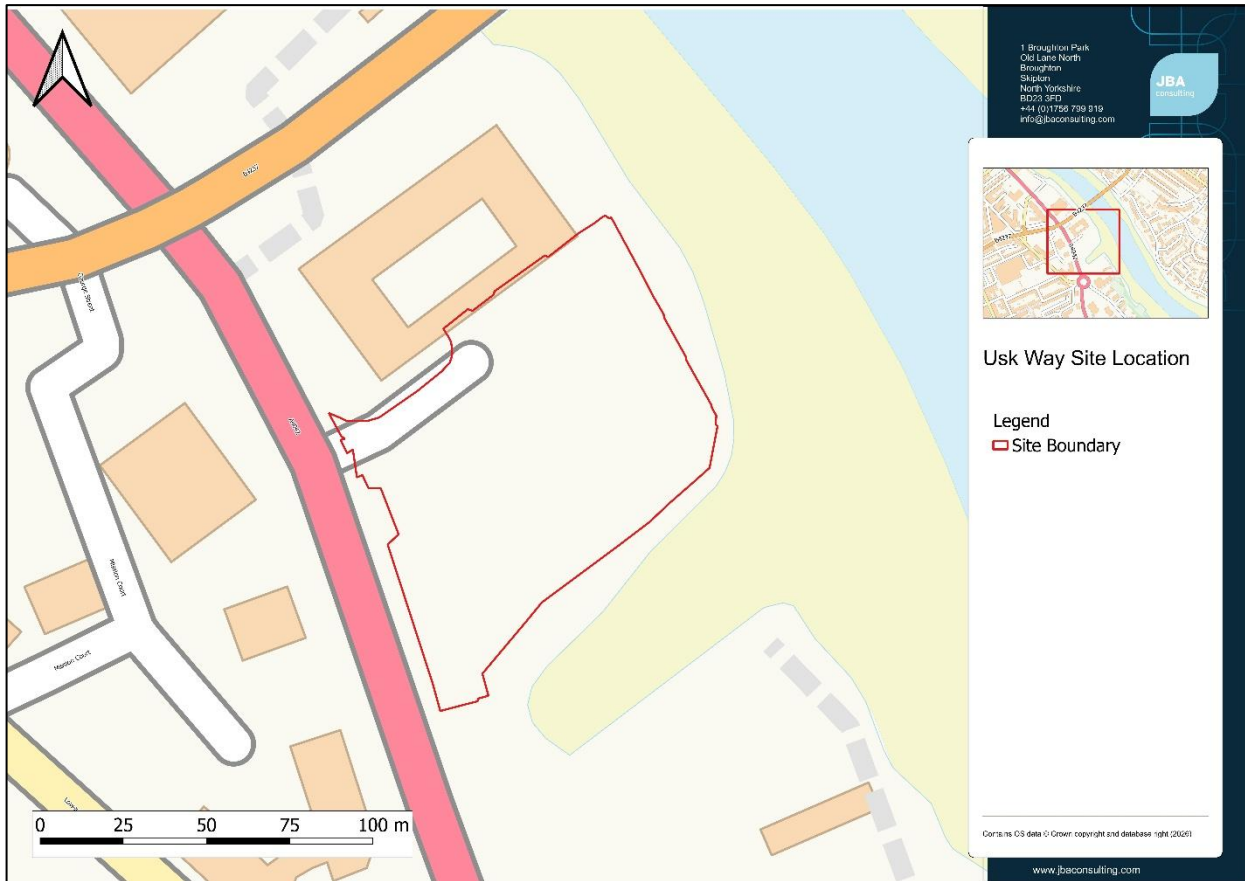


Figure 1-1. Site location and red line boundary.



Figure 1-2. Proposed Site Plan.

2 Methods

An EclA has been undertaken in line with current best practice guidance (CIEEM 2018) and includes:

- A desk-based assessment to identify any records of protected and/or notable habitats and species, and designated nature conservation sites in the vicinity of the proposed works.
- Site surveys including a UKHab survey and additional surveys for the presence of protected, priority and/or invasive non-native species (INNS).
- An assessment of the potential impacts of the works on the habitats and species present at the site and the surrounding areas.
 - Assessing the importance of ecological features affected and assigning these features geographical scales of importance.
 - Characterisation of impacts e.g. extent, magnitude, duration, reversibility, timing and frequency.
 - Identification of cumulative impacts.
 - Identification of significant effects of impacts in the absence of any mitigation.
- The design of suitable avoidance measures and mitigation to ensure ecological impacts are kept to a minimum.
- Proposals for suitable compensation and/or ecological enhancement measures.

This EclA has taken into account the following ecological features that may be influenced by the proposed development:

- Statutory designated sites for nature conservation;
- Non-statutory designated sites for nature conservation;
- Red Listed, Rare and Legally protected species;
- Species and habitats of principal importance for nature conservation;
- UK BAP and Local BAP priority species and habitats; and
- Legally controlled species, such as invasive non-native species.

For the purposes of this assessment, the zone of influence has been set at 1km from the site boundary. This is the maximum distance at which the development is likely to cause any discernible impacts. The distance was set based on the size of the development and the likely impacts that could reasonably assumed to arise during the construction, operation and decommissioning of the site.

2.1 Desk-Based Assessment

Prior to undertaking the site survey, searches of databases containing ecological records, priority habitats, and information on statutory and non-statutory designated sites were made. The following sources were included in these searches:

- MAGIC mapping service (www.magic.gov.uk)
- Natural Resources Wales GIS data

Due to the size of the site and the nature of the works, it is considered that the zone of influence would be 1km from the central grid reference ST 31855 87534 and therefore the desk-based assessment was conducted within this search area.

2.2 Site Survey

2.2.1 Preliminary Ecological Appraisal (PEA)

An extended UKHab survey was conducted as part of the PEA on the 5th of February 2026 by JBA ecologists Hannah Webster. The survey area included the site boundary as outlined in Figure 1-1 above.

The PEA was based upon a UKHab Survey, conducted using the UK Habitat classification (UKHab) system. The method was extended to identify any features suitable for use by legally protected or notable species and locate evidence for their presence or likely absence based on standard techniques.

Habitats were assessed for their potential to support legally protected species or species of conservation concern and any incidental faunal sightings or field signs discovered during the survey were recorded. All habitats within the site were mapped during the field survey and a description of each habitat type collected. Areas of particular importance were recorded as target notes. The detailed results of the PEA can be found in the following report: RPG-JBA-XX-XX-RP-EN-0001-Usk_Way_Preliminary_Ecological_Appraisal.

2.3 Impact Assessment Methodology

This assessment has been undertaken with reference to the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland - Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2019).

Ecological features include nature conservation sites, habitats, species assemblages / communities or populations or groups of species. The assessment of the significance of predicted impacts on ecological features is based on both the 'importance' of a feature and the nature and magnitude of the impact that the development will have on it. Impacts may be direct (e.g. the loss of species or habitats), or indirect (e.g. effects due to noise, dust or disturbance).

The impact assessment process involves:

- Identifying and characterising impacts;
- Incorporating measures to avoid and mitigate these impacts;
- Assessing the significance of any residual effects after mitigation;
- Identifying appropriate compensation measures to offset residual effects; and
- Identifying opportunities for ecological enhancement.

The assessment includes potential impacts (direct, indirect, secondary and cumulative) on each ecological feature determined as important from all phases of the project and

describes in detail the impacts that are likely to be significant, making reference to the following characteristics:

- Positive or negative
- Extent
- Magnitude
- Duration
- Timing
- Frequency
- Reversibility

2.3.1 Important Ecological Features

It is impractical for an assessment of the ecological impacts of a project to consider every ecological feature (species, habitat etc.) that may be affected; instead, it should focus on those that are considered to be important. These are ecological features that are valued in some way and could be affected by the proposed project. Other valued ecological features may occur on or in the vicinity of the proposed works area, but do not need to be considered because there is no potential for them to be affected significantly. Various characteristics contribute towards the importance of ecological features, for example naturalness, rarity, diversity, and connectivity to other areas. The importance of an ecological feature should be considered within a defined geographical context. For the purposes of this assessment the following frame of reference has been used:

- International and European
- National
- Regional
- County
- Local
- Negligible

Consideration of impacts at all scales is important, and essential if no net loss of biodiversity and maintenance of healthy ecosystems is to be achieved. Ecological features have been valued using the scale set out in Table 2-1 with examples provided of criteria used when defining the level of importance.

Table 2-1. Determining ecologically significant effects.

Level of Importance	Examples of Criteria
International	An internationally important site e.g. SPA, SAC, Ramsar (or a site considered worthy of such designation); A regularly occurring substantial population of an internationally important species (listed on Annex IV of the Habitats Directive).

Level of Importance	Examples of Criteria
National	A nationally designated site e.g. SSSI, or a site considered worthy of such designation; A viable area of a habitat type listed in Annex I of the Habitats Directive or of smaller areas of such habitat which are essential to maintain the viability of a larger whole. A regularly occurring substantial population of a nationally important species, e.g. listed on Schedules 5 and 8 of the WCA (as amended).
Regional	Areas of internationally or nationally important habitats which are degraded but are considered readily restored; or a regularly occurring, substantial population of a Regionally scarce species.
County	A site designated as a Site of Importance for Nature Conservation (SINC); or A regularly occurring, substantial population of a species scarce in the County
Local	Areas of internationally or nationally important habitats which are degraded and have little or no potential for restoration; Viable areas of local Biodiversity Action Plan (BAP) Priority Habitat, or small areas of such habitat which are essential to maintain the viability of a larger whole; Species of national or local importance, but which are only present very infrequently or in very low numbers within site area.
Negligible	A habitat which offers little value for nature conservation, e.g. arable field.

The approach of this assessment is to consider the value of the site for the species under consideration, rather than the nature conservation importance of the species itself. While the conservation importance of the species is taken into account, the number of individuals using the site, and the nature and level of use is also taken into account. An assessment is then made of the value of the site to that particular species.

2.3.1.1 Legally Protected Species

Notwithstanding what has been said above, there is also a need to identify all legally protected species that could be affected by the proposed works in order that measures can be taken to ensure that contravention of the legislation is avoided. Where a protected species is not considered to be an important ecological feature, for example Badger, which is protected for animal welfare reasons rather than nature conservation value, assessment will focus solely on compliance with legislation.

2.3.2 Residual Impacts

Where impacts are identified, mitigation measures are proposed to avoid, reduce or minimise them. Those impacts remaining after implementation of mitigation are the residual

impacts. An assessment of the residual impacts has then been undertaken to determine the significance of their effects on ecological features.

2.3.2.1 Determining Ecologically Significant Effects

For the purposes of this assessment, a significant effect is an effect that either supports or undermines biodiversity conservation objectives for important ecological features or for biodiversity in general (CIEEM, 2019). Effects can be considered significant at a wide range of scales from international to local. Significant effects encompass impacts on structure and function of defined sites, habitats or ecosystems and the conservation status of habitats and species (including extent, abundance and distribution). Table 2-2 details the factors that have been considered in the determination of significant effects on ecological features.

Table 2-2. Determining ecologically significant effects.

Ecological Feature	Consideration
Designated Sites	Will the project undermine the site's conservation objectives? Will the project positively or negatively impact the conservation status of habitats or species for which the site is designated? Will the project have positive or negative effects on the condition of the site or its interest / qualifying features? Will the project remove or change any key characteristics? Will there be an effect on the nature, extent, structure and function of component habitats? Will there be an effect on the average population size and viability of component species? Will there be an impact on wider ecosystem functions and processes?
Habitats	Will the project positively or negatively impact the conservation status of the habitat? Will it affect its extent, structure and function as well as its distribution and its typical species within a given geographical area?
Species	Will the project positively or negatively impact the conservation status of the species? Will it affect its abundance and distribution within a given geographical area?

2.3.2.2 Precautionary Principle

The evaluation of significant effects has been based on current scientific evidence and professional judgement. Where sufficient information is not available to allow a robustly justifiable conclusion of no significant effect, a significant effect is assumed, and any uncertainty is acknowledged.

2.4 Limitations

The evaluation of significant effects has been based on current scientific evidence and professional judgement. Where sufficient information is not available to allow a robustly justifiable conclusion of no significant effect, a significant effect is assumed, and any uncertainty is acknowledged.

2.4.1.1 Desk Based Assessment Limitations

Data from biological records centres or online databases is historical information, and datasets might be incomplete, inaccurate, or missing. It is important to note that even where data is held, a lack of records for a defined geographical area does not necessarily mean that the species is absent; the area may simply be under-recorded. As such, records cannot be relied on and serve only as an indication of what might or might not be found.

2.4.1.2 Site Survey Limitations

The habitats and species present in any given area are subject to change over time. A single field visit of this nature captures and reports the situation at the time of survey. As such, the advice contained within this report is considered valid for a period of 18 months before a review on the need for an updated survey/assessment must be made by an ecologist (CIEEM a, 2019).

3 Baseline Ecological Conditions

3.1 Designated Sites

3.1.1 Statutory and Non-Statutory Designated Sites

A search via the MAGIC database (www.magic.gov.uk) showed that there are a total of two statutory designated sites within 1km of the proposed development. These include the River Usk Special Area of Conservation (SAC) and the River Usk (Lower Usk)/ Afon Wysg Site of Special Scientific Interest (SSSI) both of which are located adjacent to the proposed development.

These statutory designated sites and their qualifying features are outlined below in Table 3-1 and are mapped in Figure 3-1

Table 3-1. Statutory designated sites within 2km of site.

Site Name	Qualifying Features	Proximity to Site
River Usk SAC	Annex I habitats; primary reason for selection: - 3260 Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation Annex II species; primary reason for selection: - 1095 Sea lamprey <i>Petromyzon marinus</i> - 1096 Brook lamprey <i>Lampetra planeri</i> - 1099 River lamprey <i>Lampetra fluviatilis</i> - 1103 Twaite shad <i>Alosa fallax</i> - 1106 Atlantic salmon <i>Salmo salar</i> - 1163 Bullhead <i>Cottus gobio</i> - 1355 Otter <i>Lutra lutra</i> Annex II species; not primary reason for selection: - 1102 Allis shad <i>Alosa alosa</i>	Adjacent to site

Site Name	Qualifying Features	Proximity to Site
River Usk (Lower Usk)/ Afon Wysg SSSI	The River Usk(Lower Usk)/Afon Wysg SSSI has been designated as it has been strongly influenced by extensive fluvio-glacial and alluvial deposits, as well as supporting a wide variety of flora. In the middle and upper reaches there is the frequent occurrence of floating and submerged plants including Common Water Crowfoot <i>Ranunculus aquatilis</i> and Water Milfoils <i>Myriophyllum spp</i>, which disappear towards the tidal reaches of the Usk near Newbridge. Riverside rocks and boulders are characterised by mosses, such as <i>Amblystegium fluviatile</i>, <i>Cinclidotus fontinalioides</i>, <i>Fontinalis antipyretica</i>, <i>Rhynchostegium riparioides</i> and <i>Thamnobryum alopecurum</i>, liverworts, such as <i>Chiloscyphus polyanthus</i>, <i>Conocephalum conicum</i>, and <i>Marchantia polymorpha</i>, the filamentous alga <i>Lemanea fluviatilis</i> and lichens of the genera <i>Verrucaria</i>. Below Newbridge, the upper mud banks are colonised by saltmarsh species such as Sea Aster <i>Aster tripolium</i>, Saltmarsh-grass <i>Puccinellia spp.</i>, and Scurvygrass <i>Cochlearia spp.</i> Otter <i>Lutra lutra</i> is widespread along the length of the river as well as tree cover providing feeding and roosting habitats for several bat species including Daubenton's bat <i>Myotis daubentonii</i>. After Newbridge, there is an increasing frequency of breeding birds such as Yellow Wagtail <i>Motacilla flava</i>, Grey Wagtail <i>M. cinerea</i>, and Dipper <i>Cinclus cinclus</i>. The river also supports a large variety of migratory and non-migratory fish with Chub <i>Leuciscus cephalus</i>, Roach <i>Rutilus rutilus</i> and Dace <i>Leuciscus leuciscus</i> being the most abundant. The lower Usk has important assemblages of Craneflies including rare and scarce species such as <i>Limonia omissinervis</i>, <i>Erioptera limbata</i> and <i>Rhabdomastix hilaris</i>, <i>Gonomyia abbreviata</i> and <i>Cheilotrichia imbuta</i>, as well as the rare Mayfly <i>Potamanthus luteus</i>.	Adjacent to site

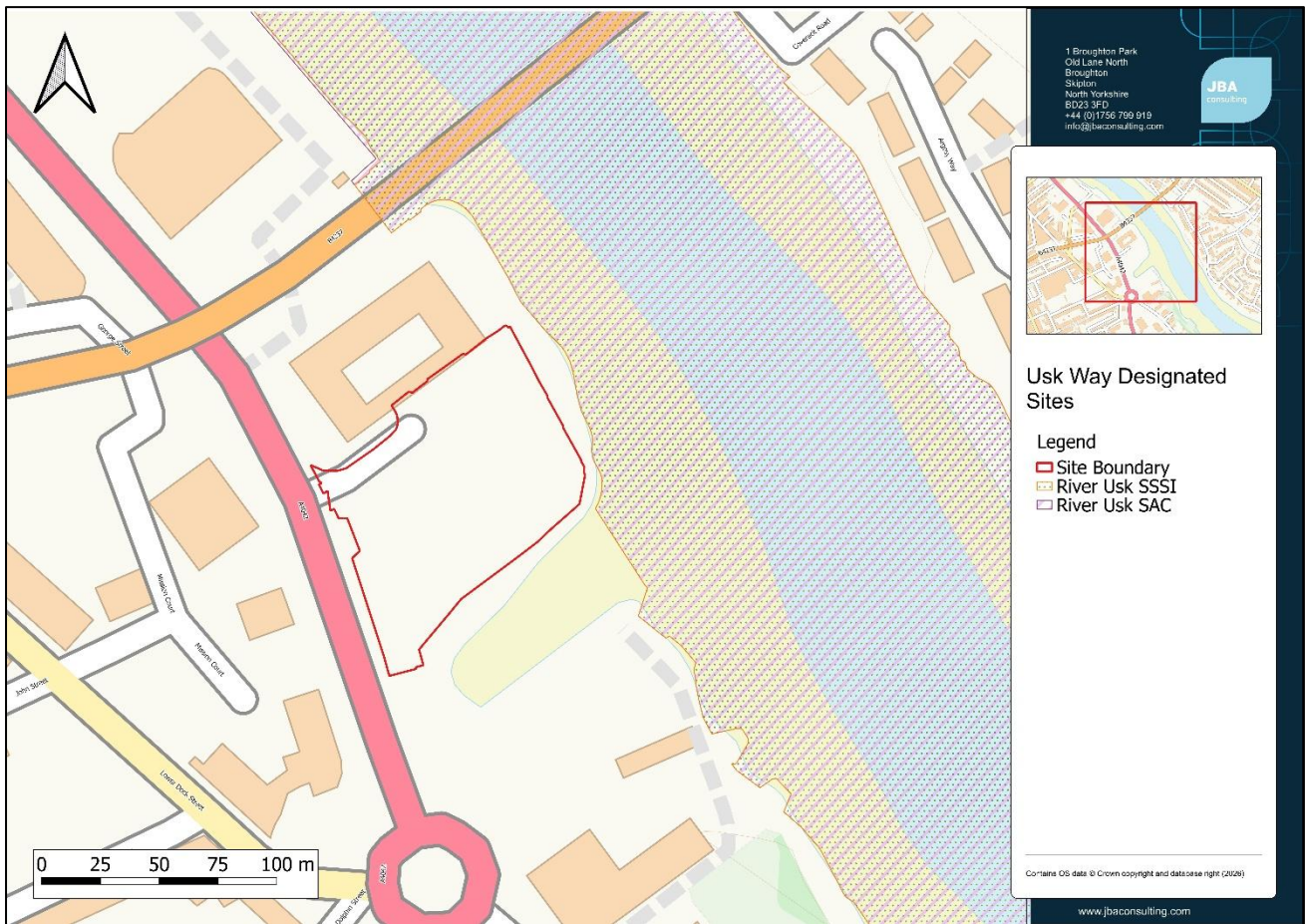


Figure 3-1. Statutory designated sites within 1km of the site.

3.1.2 Non-Statutory Designated Sites

Located approximately 700m to the south of the proposed site is the Monkey Island SINC. This is designated due to its mosaic post-industrial grassland. Non-statutory designated sites within 1km of the proposed site area can be seen in Figure 3-2.

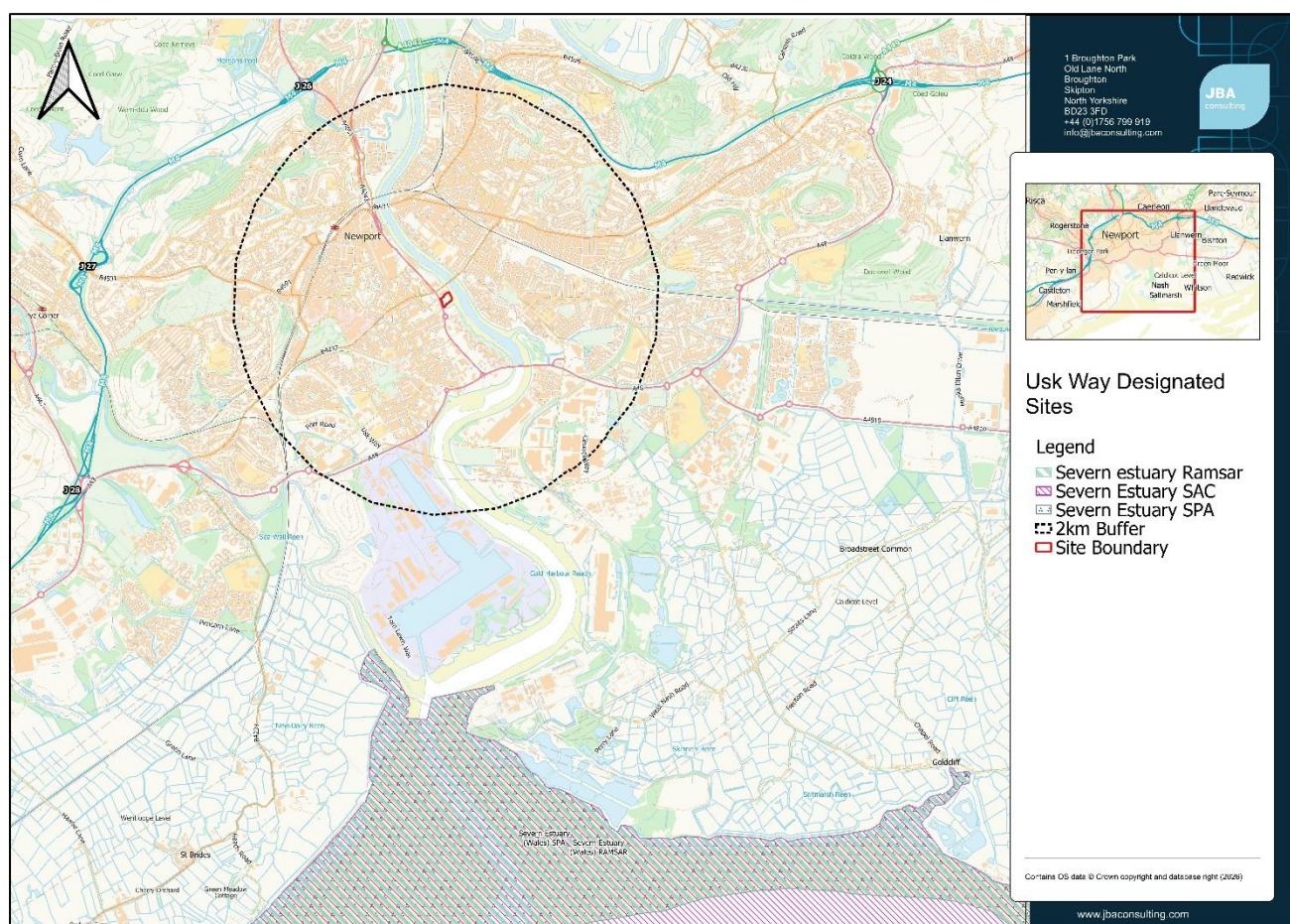


Figure 3-2. Non-statutory designated sites located within 1km of the site.

3.1.3 Protected Species

Details of the relevant protected species records held by LERC within 2km of the proposed site are outlined below in Table 3-2. Only the bird species protected under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) (WCA1.1) have been presented. Reptile, amphibian and mammal species protected under Annex V of the Habitats Directive and under the Wildlife Countryside Act 1981 (as amended) have also been included. Only records submitted after 2000 are considered. Where multiple records exist the closest to the site is included.

Table 3-2. Protected Species Records within 2km of the Site.

Scientific Name	Common Name	Legal Protection	Distance From Site (m)
Birds			
<i>Falco peregrinus</i>	Peregrine	Birds Directive, WCA1.1	100
<i>Turdus iliacus</i>	Redwing	Birds Directive, WCA1.1	354

Scientific Name	Common Name	Legal Protection	Distance From Site (m)
<i>Turdus pilaris</i>	Fieldfare	Birds Directive, WCA1.1	652
<i>Tringa nebularia</i>	Greenshank	Birds Directive, WCA1.1	949
<i>Tyto alba</i>	Western Barn Owl	WCA1.1	1030
<i>Phoenicurus ochrurus</i>	Black Redstart	WCA1.1	1651
<i>Ichthyaetus melanocephalus</i>	Mediterranean Gull	Birds Directive, WCA1.1	1651
<i>Falco subbuteo</i>	Hobby	WCA1.1	1651
<i>Circus cyaneus</i>	Hen Harrier	Birds Directive, WCA1.1	1651
<i>Falco columbarius</i>	Merlin	Birds Directive, WCA1.1	1651
<i>Alcedo atthis</i>	Kingfisher	Birds Directive, WCA1.1	1651
Mammals			
<i>Pipistrellus pipistrellus</i>	Common Pipistrelle	WCA5	224
<i>Lutra lutra</i>	European Otter	WCA5	316
<i>Phocoena phocoena</i>	Common Porpoise	WCA5	652
<i>Pipistrellus nathusii</i>	Nathusius's Pipistrelle	WCA5	707
<i>Plecotus auritus</i>	Brown Long-eared Bat	WCA5	854
<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle	WCA5	1019
<i>Myotis mystacinus</i>	Whiskered Bat	WCA5	1139
<i>Arvicola amphibius</i>	European Water Vole	WCA5	1518
Vascular Plants			
<i>Hyacinthoides non-scripta</i>	Bluebell	WCA8	1235

3.2 UKHab Survey

3.2.1 Habitats

The results of the extended UKHab survey are described in the following sections below with a description of each habitat type recorded on site found in the following text.

3.2.1.1 u1b - Developed land; sealed surface

The majority of the site consists of hardstanding with large areas of bare concrete, gravels and building aggregate. The site has previously been used as a temporary carpark.

3.2.1.2 u1a - Open mosaic habitat on previously developed land

Areas of the site have become sparsely vegetated, with vegetation established within some of the larger cracks in the concrete, predominantly with Buddleia *Buddleia davidii* and other ephemeral species and mosses. Other species present include Thyme-leaved Sanwort *Arenaria serpyllifolia*, Common centaury *Centaureum erythraea*, and Weld *Reseda luteola*. A small number of grass species are also present in small quantities. Perennial Rye Grass *Lolium perenne* is dominant with False Oat grass *Arrhenatherum elatius* also present. Other species recorded across the site included Clover *Trifolium spp.*, Dogwood *Cornus sanguinea*, Valerian *Centranthus ruber*, Kidney Vetch *Anthyllis vulneraria*, Meadow Vetchling *Lathyrus pratensis*, Hawk's-beard *Crepis spp.*, Ox-eye Daisy *Leucanthemum vulgare* and Purple Toadflax *Linaria purpurea*.

3.2.1.3 h3h - Mixed scrub

Around the perimeter of the site and along the fence line scrub species have begun to establish. The scrub is dominated by stands of Buddleia with frequent Bramble *Rubus fruticosus agg.*, Maple *Acer campestre*, Broad-leaved Dock *Rumex obtusifolius*, Creeping Thistle *Cirsium arvense*, Dog Rose *Rosa Canina* and Common Nettle *Urtica dioica*. It appears that some vegetation clearance has been carried out since the previous PEA was conducted in 2021, with scrub noted as being less abundant and dense.

3.2.2 Protected and Notable Species

The following section summarises any observation of protected and/or notable species, or the potential for these to occur in the habitats observed on site during the site visit.

3.2.2.1 Birds

The desk study completed as part of the previous PEA returned over 90 species records for birds within 2km of the proposed site. These included records for the Schedule 1 species Fieldfare *Turdus pilaris*, Kingfisher *Alcedo atthis* and Redwing *Turdus iliacus*. The scrub habitat present onsite provides opportunities for common and widespread nesting bird species.

3.2.2.2 Badger

There are no records of Badger within 2km of the proposed works. The proposed site does not provide foraging potential and given the isolated nature of the site it is considered unlikely that Badger would excavate setts.

3.2.2.3 Bats

No buildings or trees suitable for roosting bats were identified within the site area. The site provides limited potential for foraging bats and it is not considered that the loss of this of this area will have a significant impact upon bat species. The River Usk that runs adjacent to the site provides a commuting and foraging corridor for bat species.

3.2.2.4 Otter

Otter have been recorded within 2km of the scheme area, the closest being approximately 360m from site, and are known to be present within the River Usk as a feature of the SAC and SSSI. The proposed site, however, does not provide habitat suitable for Otter holts or resting sites. The separation of the site from the River Usk by fencing and a well-used public footpath further decreases the potential for Otter to be encountered.

3.2.2.5 Water Vole

The desk study returned one record of a Water Vole *Arvicola amphibius* approximately 1.5km to the east of the site, on the opposite side of the River Usk. The site does not provide suitable habitat for Water Vole and there are considered to be likely absent from the immediate area of the proposed works. Therefore, Water Vole will not be discussed further in this report.

3.2.2.6 Amphibians including Great Crested Newt

No records for Great Crested Newt were provided for within 2km of the proposed scheme. It is not considered that this area is suitable for breeding Great Crested Newts, with the lack of suitable breeding ponds locally and the isolated nature of the site making it unlikely that Great Crested Newts would have colonised the area. No records for more common amphibian species were provided and the site provides limited habitats for species such as Common Frog *Rana temporaria* and Common Toad *Bufo bufo*.

3.2.2.7 Reptiles

There are no records of reptiles within 2km of the site area. However, the open mosaic habitats on site provide potentially suitable habitat for reptile species with bare ground or short vegetation in sunny, sheltered positions for basking, immediately adjacent to taller dense vegetation in which to retreat from predators, and dry protected sites for hibernation. Rubbish and rubble piles provide potential for refuge. However, the lack of connecting habitat lowers the value of this habitat and the potential for finding reptiles. The denser vegetation recorded in the previous PEA has since been cleared reducing the sites suitability to support reptiles.

3.2.2.8 Invertebrates

The site contains habitats for a range of invertebrate species, with the mosaic of habitats providing conditions for species that require different habitats throughout their lifecycle, although it should be noted that no freshwater was recorded within the site.

3.2.2.9 Fish

The River Usk SAC/SSSI is designated for a range of migratory and non-migratory fish species, a number of these are for migratory species that are known to spawn further upriver. The site runs adjacent to the river and is separated by fencing and a public footpath. There are no water bodies on site.

3.2.2.10 Invasive Non-Native Species

Two stands of Japanese Knotweed were recorded during the previous PEA conducted in 2021 however it appears these stands have been treated and were not recorded during the most recent survey. It should however be noted that the survey was conducted in February, a suboptimal time for recording INNS, when a number of species can be inconspicuous or have died back and therefore may be present to a greater extent than were recorded during the survey.

The desk study returned a number of invasive species records within 1km of the proposed scheme area including; *Cotoneaster horizontalis*, Cherry Laurel *Prunus laurocerasus*, Giant Hogweed *Heracleum mantegazzianum*, False Virginia-creeper *Parthenocissus inserta* and Pampas-grass *Cortaderia selloana*.

3.3 Summary of Ecological Features

The table below summaries the ecological features discussed above and their geographical importance.

Table 3-3. Summary of Ecological Features

Ecological Feature	Evaluation Rationale	Geographical Importance	Considered for further assessment?
River Usk/Afon Wysg SAC	Internationally designated site meeting SAC selection criteria.	International	Yes
River Usk(Lower Usk)/Afon Wysg SSSI	Nationally designated site meeting SSSI selection criteria.	National	Yes
Monkey Island SINC	Locally designated non-statutory site meeting SINC selection criteria.	County	Yes

Ecological Feature	Evaluation Rationale	Geographical Importance	Considered for further assessment?
Habitats: scrub, hardstanding	Widespread, common habitats	Negligible	No
Bats	No suitable roosting habitat identified on site. The River Usk provides commuting and foraging habitat for bats.	Local	Yes
Amphibians	Isolated site with limited habitat for amphibian species.	Negligible	No
Birds	Foraging and nesting opportunities for widespread bird species.	Negligible	Yes, given all nesting bird species receive legal protection
Reptiles	Limited suitable reptile habitat present	Negligible	No
Otter	No suitable Otter holts or resting sites within the proposed site area however and are known to be present within the River Usk as a feature of the SAC and SSSI.	Negligible	Yes, given proximity of site to The River Usk SAC and SSSI
Water Vole	The site does not provide suitable habitat for Water Vole	Negligible	No
INNS	INNS listed of Schedule 9 of the Wildlife and Countryside Act present on or near site include Japanese Knotweed	N/A	Yes

4 Assessment of Effects and Mitigation Measures

This assessment of effects includes all designated sites and protected and priority species considered relevant to the site and the proposed works, based on the baseline conditions presented in Section 3. Impacts are considered during both the construction and operational phases.

4.1 Designated Sites

Assessment of Effects

A separate Habitats Regulations Assessment report has been completed and identified that the proposed development works at Usk Way, Newport has the potential to result in likely significant effects to the qualifying features of the River Usk SAC- the fish species designated within the SAC, and Otter. In the absence of any mitigation measures the risk to these designated features is from pollution of surface waters.

Monkey Island SINC is located approximately 700m south of the proposed site. Given the distance from this non-statutorily designated site, it is not considered that there will be any significant effects to the designated site or its features if appropriate pollution mitigation, as outlined below, is followed.

Mitigation

To minimise the risk of a pollution event occurring, mitigation measures will need to be implemented throughout the works.

The following mitigation is proposed to reduce adverse effects on the integrity of the River Usk SAC:

- Following relevant pollution prevention measures e.g. CIRIA Guidance: Control of water pollution from construction sites. Guidance for consultants and contractors (C532D) (Masters-Williams et al., 2001).
- Minimising the impacts of oil and fuel leaks can be achieved by the following actions:
 - Any chemical, fuel and oil stores should be located on impervious bases within a secured bund with a storage capacity 110% of the stored volume.
 - Biodegradable oils and fuels should be used where possible.
 - Drip trays should be placed underneath any standing machinery to prevent pollution by oil/fuel leaks. Where practicable, refuelling of vehicles and machinery should be carried out on an impermeable surface in one designated area well away from any watercourse or drainage (at least 10m).
 - Emergency spill kits should be available on site and staff trained in their use.

- Operators should check their vehicles on a daily basis before starting work to confirm the absence of leakages. Any leakages should be reported immediately.
- Daily checks should be carried out and records kept on a weekly basis and any items that have been repaired/replaced/rejected noted and recorded. Any items of plant machinery found to be defective should be removed from site immediately or positioned in a place of safety until such time that it can be removed.
- Silt run off from the site should be prevented by incorporating the following action:
 - Silt curtains, or other appropriate method of silt containment, should be used to prevent silt from the construction works entering surface water drainage and the watercourse.
- The development has been designed to incorporate a drainage strategy which ensures that the surface water from the operational stage of the development utilises the existing surface water drainage network (PHG Consulting Engineers, 2021).

These are simple measures that can be implemented with a high degree of certainty. As a result of implementing these mitigation measures the proposed development works will ensure no spread of invasive non-native species to the designated site and will minimise the risk of a pollution event occurring.

Significance of Residual Effects

Provided the mitigation as outlined above is implemented there will be no residual effects on designated sites.

4.2 Bats

Assessment of Effects

There will be no loss of roosts or impacts on roosting features as a result of the works and no commuting features will be lost to the development. The development will result in the loss of small areas of scrub with low foraging potential however, given the small scale of the area, it is not considered that the loss of this habitat will have a significant impact upon bat species. Impacts are therefore limited to the impact of artificial light on the potential commuting corridor the River Usk provides.

Mitigation

No working after dark should be undertaken during the construction phase, eliminating the need for artificial lighting on the site during this time. Security lighting during construction should be avoided. If deemed essential, it must use Passive Infra-Red (PIR) motion sensors to trigger lighting for no more than two minutes. Lights should be directed downwards and away from features of value to bats. Any floodlights should be fitted with a directional cowl to avoid light-spill onto the river. The same restriction must be enforced for the decommissioning of the site.

Significance of Residual Effects

No commuting features will be lost and the areas of scrub that will be lost are not considered likely to have a significant impact on bats. Once the development is complete, landscaping and garden planting will provide additional resources for foraging bats.

The residual effects of the development are therefore not considered significant on bats.

4.3 Birds

Assessment of Effects

There is the potential for the site to be used for nesting birds by passerine species. Clearance of vegetation could damage or destroy bird nests and their young. The site is not known to support any bird species afforded additional legal protection, beyond that which applies to all native species. No significant impacts on birds are predicted however there are legal requirements to protect active nests and therefore nesting safeguards should be implemented as outlined below.

Mitigation

Vegetation clearance will be undertaken between November and February to safeguard against disturbing nesting birds. Should vegetation clearance be required in bird nesting season (March-October, inclusive), a nesting bird check must be undertaken immediately prior to works beginning and active nests protected until fledged.

Significance of Residual Effects

There will be no significant impact on birds as a result of the development.

4.4 Otter

Assessment of Effects

Otter are known to be present in the River Usk and are a feature of the SAC and SSSI designation. The site does not provide habitat suitable for Otter holts or resting Otter, however the section of the River Usk directly adjacent to the proposed site area may have the potential to be used for commuting and foraging Otters.

Mitigation

Works near the watercourse should not be undertaken at night and watercourses should not be illuminated by lighting, such as security lights, during works. Any floodlights should be fitted with a directional cowl to avoid light-spill onto the river. Excavations left overnight should either be covered, or an escape ramp installed to prevent the trapping of animals such as Otter. The same restriction must be enforced for the decommissioning of the site. Should an Otter be encountered on site during the works, all works should cease immediately, and advice be obtained from an experienced ecologist.

Pollution prevention measures outlined above in section 5.1 should also be followed to minimise any effects to commuting and foraging Otters in the River Usk.

Significance of Residual Effects

There will be no significant residual impact on Otter as a result of the development.

4.5 Invasive Non-Native Species

Assessment of Effects

Buddleja is present on site and will need to be removed as part of the proposed development. Japanese Knotweed has previously been recorded on the site and is present in close proximity to the site.

During the construction phase, Japanese Knotweed and Buddleja and contaminated soil may be spread within and beyond the site by vehicles and personnel.

Mitigation

An Invasive Species Management Plan will be produced once the works extents and methodology are decided. This will provide information on how works can be undertaken without causing the further spread of invasive species, including following clean check dry protocols.

Significance of Residual Effects

If appropriate mitigation outlined in an Invasive Species Management Plan is followed, there is minimal risk of the proposed development causing the spread of invasive species.

5 Summary and Conclusion

5.1 Summary

The table below summarises the ecological features present within the site, the proposed mitigation and significant residual effects.

Table 5-1. Summary of ecological features, mitigation and residual effects.

Feature	Unmitigated impacts	Mitigation	Significant residual effect?
Designated sites	Silt / pollution run-off into River Usk.	Pollution prevention measures.	No
Bats	Light spill on to River Usk during construction and operation.	No working after dark during construction phase. Limits on security lighting, floodlights to be fitted with a directional cowl to avoid light-spill onto the river.	No
Birds	Potential to damage / destroy nests.	Vegetation clearance undertaken outside nesting season.	No
Otter	Light spill on to River Usk during construction and operation. Trapping of Otter construction and operation. Silt/ pollution run-off into River Usk.	No working after dark during construction phase. Limits on security lighting, floodlights to be fitted with a directional cowl to avoid light-spill onto the river. Excavations left overnight to be covered, or an escape ramp installed. Pollution prevention measures.	No
Invasive species	Potential to spread	Invasive Species Management Plan put in place.	No

5.2 Conclusion

The proposed development at Usk Way, Newport will affect an existing car park area which is predominately hard standing ground, surrounded by small areas of scrub and tall ruderal vegetation. The proposed development site lies adjacent to the River Usk, which is designated as an SAC and a SSSI. A separate Habitats Regulations Assessment report has been completed which concludes that the proposed development will not have an adverse impact on the River Usk SAC or the wider National Site Network provided the mitigation as outlined in this report is implemented.

The proposed development will result in the loss of small areas of scrub and tall ruderal vegetation that is considered to have negligible habitat value, as part of the development a planting scheme has been developed to increase biodiversity across the site.

Following the application of mitigation measures as described in this report, it is concluded that there will be no significant residual impacts resulting from the proposed development.

Appendix

A Relevant Policy and Legislation

The legislation discussed below is intended as a guide only and does not replace formal legal advice.

A.1 Planning Policy Wales (Edition 12, February 2024)

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. PPW, the TANs, MTANs and policy clarification letters comprise national planning policy.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

A.2 Natural Environment and Rural Communities (NERC) Act 2006

The Natural Environment and Rural Communities Act (NERC) requires all public authorities, including planning authorities to have regard to the purpose of conserving biodiversity whilst carrying out their normal functions. The NERC Act includes lists of Habitats and Species of Principal Importance (HPIs and SPIs) to the conservation of biodiversity (Section 42) which should be considered in the implementation of duties under the NERC Act. In line with government circular 06/2005 (ODPM, 2005) which provides supplementary guidance, the presence of a Priority species may be a material consideration when a planning authority is considering a development proposal. The HPI and SPI listed under the NERC Act are largely also UK BAP Priority habitats and species. The UK Post-2010 Biodiversity Framework succeeds the UK BAP partnership; though its list of Priority species and habitats agreed under the UK BAP still form the basis of much biodiversity work in the UK. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed under the UK BAP still remain important and valuable reference sources for background information on Priority species under the UK Post-2020 Biodiversity Framework.

A.3 Statutory Designated Nature Conservation Sites

Sites with statutory designations receive varying degrees of legal protection under UK statute and European Directives. There are several statutory designations used for sites of high nature conservation value in the UK, which are applied depending upon the importance of the site in a local, regional, national or international context. This includes:

- Ramsar Sites (International designation);
- SAC and SPA (European designations);
- National Nature Reserves (NNR) and SSSI (National designations);
- Local Nature Reserves (LNR) (Local designation).

A.4 Non-Statutory Designated Sites

Non-statutory sites are afforded no statutory legal protection but are normally recognised by local planning authorities and statutory agencies as being of local nature conservation value. The protection afforded to such sites is usually discretionary, through Local Plan policies. Non-statutory sites are designated by the local authority, usually in partnership with the County Wildlife Trust (or equivalent).

A.5 Protected Species

Several species are protected under UK and international legislation. In the UK, primary protection is provided under the Wildlife and Countryside Act 1981 (as amended). Species of European importance receive additional protection in Wales under the Conservation of Habitats and Species Regulations 2017 (as amended); others may receive protection through specific legislation. Further details on specific species and their levels of protection are provided below.

A.5.1 Birds

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:

- Intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built;
- Take, destroy or possess the egg of any wild bird.

Certain species, such as the Barn Owl *Tyto alba*, receive additional protection under Schedule 1, which makes it an offence to intentionally or recklessly disturb birds and also their young at, on or near an active nest.

A.5.2 Badger

Badgers *Meles meles* are protected by the Protection of Badgers Act 1992 and the Wildlife and Countryside Act 1981 (as amended), Schedule 6. Under the Protection of Badgers Act, it is illegal to intentionally kill, capture, injure or ill-treat any Badger. It is also an offence to obstruct, destroy or damage a Badger sett or disturb Badgers within a sett. Disturbance is defined, for development purposes, as any activity that could damage a sett or be greater than what Badgers commonly tolerate.

A.5.3 Bats

All UK bat species are European Protected Species (EPS), protected under Section 9 of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitat and Species Regulations 2017 (as amended). This makes it an offence to:

- Deliberately capture, injure or kill a bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
- Intentionally or recklessly obstruct access to a bat roost.

A.5.4 Otter

The European Otter *Lutra lutra* is an EPS protected under the Conservation of Habitats and Species Regulations 2017 (as amended), making it an offence to:

- Deliberately capture, injure or kill an Otter;
- Deliberately disturb an Otter such as to affect local populations or breeding success;
- Damage or destroy an Otter holt, possess or transport an Otter or any part of an Otter;
- Sell or exchange an Otter.

Otters also receive protection under the Wildlife and Countryside Act 1981 (as amended), this makes it an offence to:

- Intentionally or recklessly disturb any Otter whilst within a holt;
- Intentionally or recklessly obstruct access to a holt.

A.5.5 Water Vole

The Water Vole *Arvicola amphibius* is protected under the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:

- Intentionally kill, injure or capture a Water Vole;
- Possess or control a Water Vole, living or dead, or any part of a Water Vole;
- Intentionally or recklessly damage, destroy or obstruct access to any place of shelter, or disturb a Water Vole within such a place;
- Sell or offer for sale a Water Vole living or dead, or part of a Water Vole.

A.5.6 Great Crested Newt

The Great Crested Newt *Triturus cristatus* is an EPS under the Conservation of Habitats and Species Regulations 2017 (as amended). This makes it an offence to:

- Kill, capture or disturb a Great Crested Newt;
- Take or destroy the eggs of a Great Crested Newt;

- Damage or destroy the breeding or resting places of Great Crested Newt.

It also receives additional protection under the Wildlife and Countryside Act 1981 (as amended) making it illegal to possess or control any Great Crested Newt, living or dead.

A.5.7 Reptiles and Other Amphibians

Legal protection varies considerably for different species. Smooth Snake *Coronella austriaca*, Sand Lizard *Lacerta agilis* and Natterjack Toad *Epidalea calamita* are EPS, and it is an offence to:

- Deliberately kill, capture or disturb these species;
- Deliberately take or destroy the eggs of these species;
- Damage or destroy the breeding or resting places of these species.

Under the Wildlife and Countryside Act 1981 (as amended) Adder *Vipera berus*, Grass Snake *Natrix natrix*, Common Lizard *Zootoca vivipara* and Slow Worm *Anguis fragilis* are protected from intentional killing or injuring, additionally Common Frog *Rana temporaria*, Common Toad *Bufo bufo* and other newt species are prohibited from sale.

A.5.8 Fish

The Salmon and Freshwater Fisheries Act (1975) affords protection to fish and to the spawning grounds of fish. Section 2(5) makes it an offence to wilfully disturb spawning fish or the spawn of fish. Section 4(1) makes it an offence to knowingly permit the introduction of material to a watercourse such that it becomes injurious to fish, the spawn of fish or the spawning grounds of fish.

A.5.9 Invertebrates

Numerous invertebrate species receive international protection under the following legislation:

- The Conservation of Habitats and Species Regulations 2017 (as amended); Annex IIa, Annex Iva and Annex Va;
- Council of Europe Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) Appendix II and III;
- Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES);
- EU CITES Regulations.

Approximately 70 species of invertebrate species receive legal protection through Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). There are various levels of protection according to the rarity of the species. Offences include combinations of the following:

- Sale, or offering / exposing for sale;
- Possession;
- Intentional taking, killing or injuring;

- Intentionally / recklessly damaging or destroying its place of shelter / protection;
 - Intentionally / recklessly disturbing it whilst occupying its place of shelter / protection;
 - Intentionally / recklessly obstructing access to its place of shelter / protection
- Species with full protection under the Act include the Marsh Fritillary *Euphydryas aurinia*, Southern Damselfly *Coenagrion mercuriale* and Violet Click Beetle *Limoniscus violaceus*.

There are also over 400 invertebrate species listed under Section 41 of the Natural Environment and Rural Communities Act for England and under Section 7 of the Environment (Wales) Act 2016.

A.5.10 Invasive Non-Native Species

Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) lists plant species, groups of plants and animal species for which it is illegal to plant, release, allow to escape or cause to spread into the wild. Examples of species listed on Schedule 9, which are most likely to be encountered, include Japanese Knotweed *Fallopia japonica*, Himalayan Balsam *Impatiens glandulifera*, Giant Hogweed *Heracleum mantegazzanum* and Signal Crayfish *Pacifastacus leniusculus*. Some species are also classed as 'controlled waste' under the Environmental Protection Act 1990 and must be disposed of properly (i.e. Japanese Knotweed and Giant Hogweed). These provisions mean that, if these species occur on a site proposed for development or other work which may disturb the ground, control of these species is likely to be required.

References

ARG UK (2010) ARG UK Advice Note 5: Great Crested Newt Habitat Suitability Index. Amphibian and Reptile Groups of the United Kingdom.

Buglife (2015) Good planning practice for invertebrates: surveys. [Online] Available at: <https://cdn.legacy.buglife.org.uk/sites/default/files/Good%20practice%20planning%20-%20surveys.pdf> [Accessed 20/02/2026].

Carey, P & Butcher, B., (2018) UK Habitat Classification Field Key. [Online], Available at: http://ecountability.co.uk/wp-content/uploads/2018/05/UK-Habitat-Classification-FieldKey_May2018.pdf [Accessed 20/02/2026].

Chanin, P. (2003) Monitoring the Otter *Lutra lutra*. Conserving Natura 2000 Rivers Monitoring Series No.10. Peterborough, Natural England.

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd Edition. Winchester, Hampshire, CIEEM.

CIEEM (2019) On the lifespan of ecological reports & surveys. Winchester, Hampshire, CIEEM.

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London

Dean, M., Strachan, R., Gow, D. and Andrews, R. (2016) The Water Vole Mitigation Handbook (Mammal Society Mitigation Guidance Series). Eds Fiona Mathews and Paul Chanin. London, Mammal Society.

Harris, S., Cresswell, P. and Jeffries, D. (1989) Surveying Badgers. London, Mammal Society.

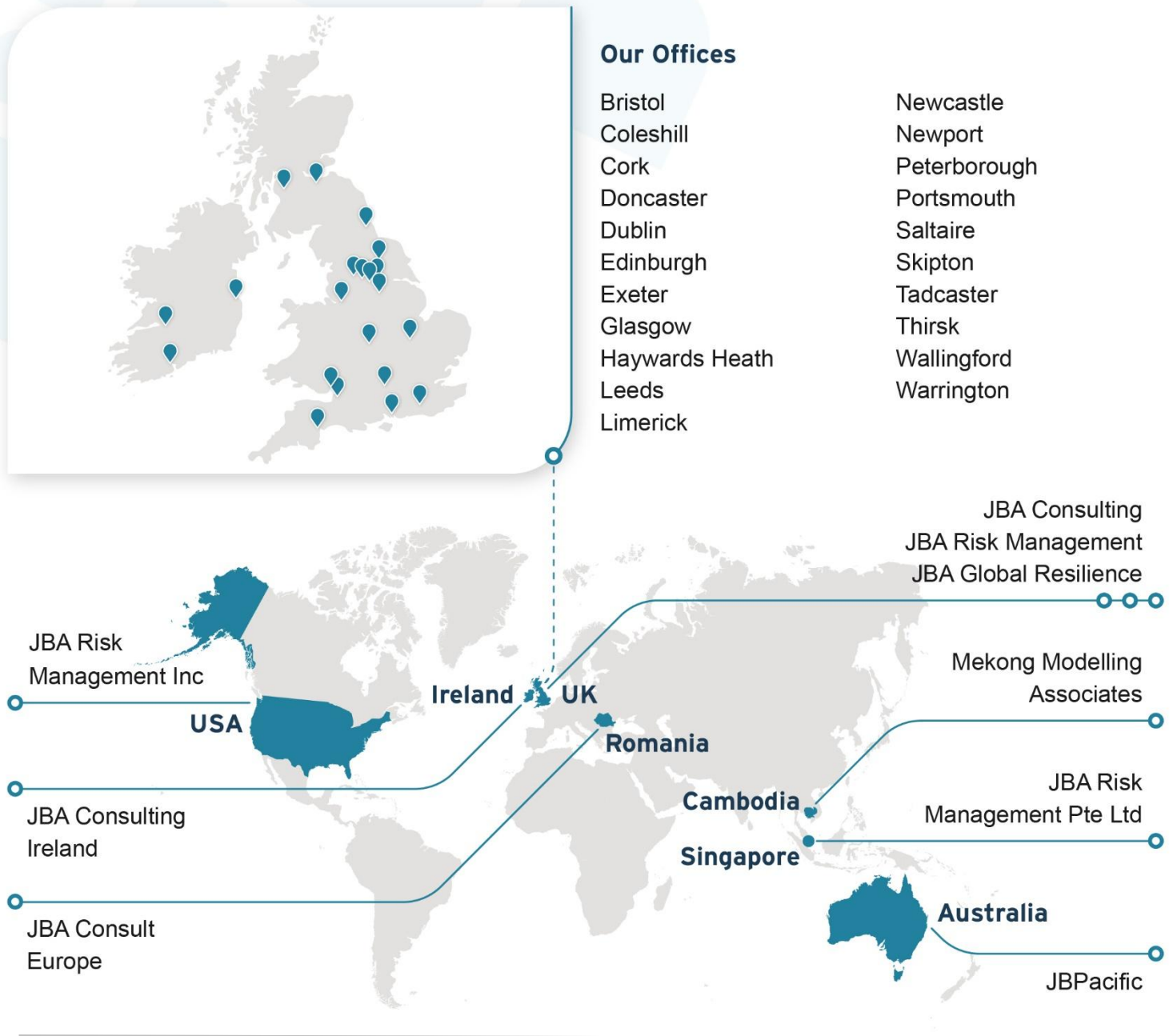
Masters-Williams, H., Heap, A., Kitts, H., Greenshaw, L., Davis, S., Fisher, P., Hendrie, M., Ownes, D. (2001) Control of water pollution from construction sites. Guidance for consultants and contractors (C532D). London, CIRIA.

Natural England (2005) Organising surveys to determine site quality for invertebrates. A framework guide for ecologists. [Online]. Available at: <http://publications.naturalengland.org.uk/publication/69045> [Accessed 20/02/2026].

Our Offices

Bristol
Coleshill
Cork
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick

Newcastle
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington



Registered Office

1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on  

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

