

- Legend
- Red line boundary
 - Target note
 - ✕ Scattered scrub
 - Tree
 - Fence
 - Broadleaved woodland - semi-natural
 - Scrub - dense/continuous
 - Scrub - scattered
 - Coniferous Parkland/scattered trees
 - Standing water
 - Quarry
 - Cultivated/disturbed land - amenity grassland
 - Cultivated/disturbed land - ephemeral/short perennial
 - Buildings
 - Bare ground
 - Area not accessed

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JOB REF: P21-838

PROJECT TITLE
Chepstow Quarry NDAC

DRAWING TITLE
Figure 1c: Phase 1 Habitat Survey Results 2021
(Map 3 of 3)

DATE: 29/10/2021 CHECKED: RT SCALE: 1:1,000
DRAWN: SL APPROVED: RT VERSION: 1.1

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No dimensions are to be scaled from this drawing and are to be checked on site.
Area measurements for indicative purposes only.

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Projection: OSGB 1936/British National Grid - EPSG 27700




Sources: BSG Ecology survey data






Graphics Ref. No.: 00188

7 Bat roost assessments and Target Notes (TN)





Target Note / Building Ref.	Description	Features	PRF Suitability	Photo
B1a	Wooden wigwam village (ww1) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1b	Wooden wigwam village (ww2) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1c	Wooden wigwam village (ww3) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1d	Wooden wigwam village (ww4) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1e	Wooden wigwam village (ww5) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1f	Wooden wigwam village (ww6) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1g	Wooden wigwam village (ww7) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1h	Wooden wigwam village (ww8) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1i	Wooden wigwam village (ww9) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1j	Wooden wigwam village (ww10) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1k	Wooden wigwam village (ww11) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1l	Wooden wigwam village (ww12) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1m	Wooden wigwam village (ww13) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1n	Wooden wigwam village (ww14) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1o	Wooden wigwam village (ww15) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1p	Wooden wigwam village (ww16) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1q	Wooden wigwam village (ww17) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1r	Wooden wigwam village (ww18) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B1s	Wooden wigwam village (ww19) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	L	
B2a	Wigwam toilet & shower block - temporary storage unit, with wooden panels	Potential under lifted wooden panels	Restricted (L)	-
B2b	Wigwam BBQ & play area – 3-sided, open, single skin shelter.	None	N	




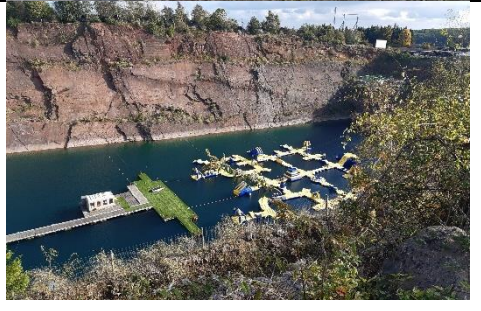
B3	Scuba Quest Dive Centre - 3 connected portable office / cabins.	None	N	
B4	50+ connected portable office / cabins	Doors open, ceiling damage within	M	
B5	Large portable modular home	Front access only, one lifted plastic tile	Restricted (L)	
B6	Single storage unit	Front access only, window open & lifted barge board	Restricted (L)	





B7	Lower plateau & staff accommodation – 2-storey residential property, rounded zinc roof	None.	N	
B8	The swing - no access (metal storage container)	Door open.	Restricted (L)	
B9	Gas room, shop & activity reception - large metal clad, double pitched roof agricultural barn	Front and side access only.	Restricted (N)	
B10a	View Café Bar - metal storage container with wooden panel cladding	Cladding restricted view	Restricted (L)	
B10b	Male toilets / changing -- metal storage container with wooden panel cladding	Cladding restricted view	Restricted (L)	
B10c	Female / disabled toilets / changing - metal storage container with wooden panel cladding	Cladding restricted view	Restricted (L)	





B11	Water view marquee - fenced marquee	Cladding restricted view	Restricted (L)	
B12	The wire (take off) - 8 metal storage containers	-	N	
B13	Fear-fest evil (tales of the dark)- 1 portable office / cabin	-	N	-
B14	1 portable office / cabin	Open windows	Restricted (L)	
B15a	1 portable office / cabin	Smashed windows, open door, holes in walls, lifted roofing felt and chip-board	M	
B15b	Metal storage container	-	N	
B15c	Metal storage container	-	N	
B15d	Metal storage container	-	N	





B15e	Metal storage container	Door open	N	-
B15f	Metal storage container	Door open	N	
B16	Metal storage container	-	N	-
B17a	Male & female changing rooms - metal storage container training unit	Multiple openings	N	-
B17b	1 portable office / cabin	-	Restricted (N)	-
B18	Flyboard building - wooden boarded chalet, flat roof & overhang / veranda	-	Restricted (L)	
B19a	Classroom - 1 portable office / cabin	Front only, gaps in boarding & under roof material	Restricted (L)	
B19a	1 portable office / cabin	No access - precautionary	Restricted (L)	
B19b	1 portable office / cabin	No access - precautionary	Restricted (L)	
B19c	1 portable office / cabin	No access - precautionary	Restricted (L)	
B19d	1 portable office / cabin	No access - precautionary	Restricted (L)	
B19e	1 portable office / cabin	No access - precautionary	Restricted (L)	
B20	NDAC Cinema experience (screen) - 6 stacked metal storage containers	Side access only	Restricted (N)	


B21	NDAC Cinema experience (projector)- small, flat roof, wooden shed / structure	Small gaps around doors and under roof felt	L	
B22	The wire (landing area) - pitched roof wooden shed	No access - precautionary	Restricted (L)	-
B23	Single skin wooden tepee	-	N	-
B24	Booking in unit - single storey, flat roof, temporary ticket office	Small gaps under barge boarding	L	
B25	Residential property - converted barn (off-Site)	No access - precautionary	Restricted (M)	
B26a	Deluxe & VIP wigwams (ww1) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	Restricted (L)	
B26b	Deluxe & VIP wigwams (ww2) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	Restricted (L)	
B26c	Deluxe & VIP wigwams (ww3) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	Restricted (L)	
B26d	Deluxe & VIP wigwams (ww4) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	Restricted (L)	
B26e	Deluxe & VIP wigwams (ww5) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	Restricted (L)	
B26f	Deluxe & VIP wigwams (ww6) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	Restricted (L)	
B26g	Deluxe & VIP wigwams (ww7) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	Restricted (L)	
B26h	Deluxe & VIP wigwams (ww8) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	Restricted (L)	
B26i	Deluxe & VIP wigwams (ww9) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	Restricted (L)	
B26j	Deluxe & VIP wigwams (ww10) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	Restricted (L)	
B26k	Deluxe & VIP wigwams (ww11) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	Restricted (L)	
B26l	Deluxe & VIP wigwams (ww12) – single skin, wooden, shiplap hut.	Some lifting wooden panels on roof	Restricted (L)	

<p>B27</p>	<p>No access (electric unit)</p>	<p>Potential under wooden panels and corrugated sheeting</p>	<p>Restricted (L)</p>	
<p>TN1</p>	<p>Broadleaved semi-natural woodland - disused rail corridor</p>	<p>Trees of suitable size and age to offer roosting features (none seen from ground)</p>	<p>L</p>	
<p>TN2</p>	<p>Cave - vegetation over front, mid-way on cliff</p>	<p>Unknown cavity size, but may offer potential roosting features</p>	<p>Restricted (M)</p>	
<p>TN3</p>	<p>Standing / open water – flooded quarry</p>	<p>-</p>	<p>-</p>	

<p>TN4</p>	<p>Quarry - cliff, scree & scattered scrub</p>			
<p>TN5</p>	<p>Broadleaved semi-natural woodland – with bat and dormouse boxes.</p>	<p>Trees of suitable size and age to offer roosting features (none seen from ground)</p>	<p>L</p>	
<p>TN6</p>	<p>Badger - badger droppings</p>	<p>-</p>	<p>-</p>	
<p>TN7</p>	<p>Scattered mature trees</p>	<p>Trees of suitable size and age to offer roosting features (none seen from ground)</p>	<p>L</p>	

<p>TN8</p>	<p>Dense scrub</p>	<p>Not of suitable size and age to offer roosting features</p>	<p>N</p>	
<p>TN9</p>	<p>Fear-fest evil (house of horrors) - Number of wooden sheds / structures</p>	<p>No access</p>	<p>Restricted (M)</p>	
<p>TN10</p>	<p>Wood store - potential for reptiles and nesting birds</p>	<p>-</p>	<p>-</p>	
<p>TN11</p>	<p>Mosaic - scattered scrub and ephemeral in quarry with brash pile (potential for reptiles).</p>	<p>-</p>	<p>-</p>	

<p>TN12</p>	<p>Mixed plantation woodland - and Fear-fest (wooden shacks)</p>	<p>Trees of suitable size and age to offer roosting features (none seen from ground)</p>	<p>L</p>	
<p>TN13</p>	<p>Broadleaved semi-natural woodland beech dominant woodland (HPI)</p>	<p>Trees of suitable size and age to offer roosting features (none seen from ground)</p>	<p>L</p>	
<p>TN14</p>	<p>Mosaic - scattered scrub, ephemeral / short perennial vegetation in quarry & Fear-fest buildings</p>	<p>-</p>	<p>N</p>	
<p>TN15</p>	<p>Plantation conifer woodland</p>	<p>Trees of suitable size and age to offer roosting features (none seen from ground)</p>	<p>L</p>	

TN16	Raised wooden seating / stand	-	N	
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Appendix 1: Summaries of Relevant Policy, Legislation and Other Instruments

This section briefly summarises the legislation, policy and related issues that are relevant to the main text of the report. The following text does not constitute legal or planning advice.

Planning Policy Wales 11

PPW 11 seeks to sustain and create places in which...

- the role which landscapes, the historic environment, habitats and biodiversity, the characteristics of coastal, rural or urban environments play in contributing to Distinctive and Natural places are identified, understood, valued, protected and enhanced;
- further fragmentation of habitats is avoided, wherever possible, and green networks, corridors and connecting habitat within developed areas is protected, and enhanced;
- sites designated for their landscape or nature conservation importance are fully considered and their special characteristics and features protected and enhanced, whilst the network of sites should be recognised as being at the heart of improving the resilience of ecosystems;

Paragraph 6.4.4 states that

“It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals. [.....] All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”

Paragraph 6.4.5 states that

“Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity. In doing so planning authorities must also take account of and promote the resilience of ecosystems.....”

TAN 5 Nature Conservation and Planning (Wales only)

Technical Advice Note (TAN) 5 supplements Planning Policy Wales and provides advice about how the land use planning system in Wales ‘should contribute to protecting and enhancing biodiversity and geological conservation.’

The TAN provides guidance to local planning authorities on: ‘the key principles of positive planning for nature conservation; nature conservation and Local Development Plans; nature conservation in development management procedures; development affecting protected internationally and nationally designated sites and habitats; and, development affecting protected and priority habitats and species.’

In section 2.4 when deciding planning applications that may affect nature conservation, ‘local authorities should:

- contribute to the protection and improvement of the environment...seeking to avoid irreversible harmful effects on the natural environment;
- ensure that appropriate weight is attached to designated sites of international, national and local importance;
- protect wildlife and natural features in the wider environment, with appropriate weight attached to priority habitats and species in Biodiversity Action Plans;
- ensure that all material considerations are taken into account and decisions are informed by adequate information about the potential effects of a development on nature conservation;

- ensure that the range and population of protected species is sustained;
- adopt a stepwise approach to avoid harm to nature conservation, minimise unavoidable harm by mitigation measures, offset residual harm by compensation measures and look for new opportunities to enhance nature conservation; where there may be significant harmful effects local planning authorities will need to be satisfied that any reasonable alternative sites that would result in less or no harm have been fully considered.'

At section 3.3.2 regarding Local Development Plans policies the guidance states that a policy should be included in respect of the application of the precautionary principle.

Section 4 includes specific and detailed guidance, expanding on the principles set out in 2.4, in respect of the development control process including pre-application discussions, preparing planning applications, requests for further information and ecology in respect of Environmental Impact Assessment (EIA). The broad principles of development control requirements are set out as follows:

'adopting the five-point approach to decision-making – information, avoidance, mitigation, compensation and new benefits;

ensuring that planning applications are submitted with adequate information, using early negotiation, checklists, requiring ecological surveys and appropriate consultation;

securing necessary measures to protect, enhance, mitigate and compensate through planning conditions and obligation;

carrying out effective planning enforcement; and

identifying ways to build nature conservation into the design of new development.'

Environment (Wales) Act 2016

The Environment (Wales) Act 2016 passed into law in March 2016. Part 1 of the Act sets out Wales' approach to planning and managing natural resources at a national and local level with a general purpose linked to statutory 'principles of sustainable management of natural resources' defined within the Act.

Section 6 of the Act places a duty on public authorities to '*seek to maintain and enhance biodiversity*' so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to '*promote the resilience of ecosystems*'. The duty replaces the section 40 duty in the Natural Environment and Rural Communities Act 2006 in relation to Wales, and applies to those authorities that fell within the previous duty.

Public authorities will be required to report on the actions they are taking to improve biodiversity and promote ecosystem resilience. This is expanded on in sub-section (2):

In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects—

- diversity between and within ecosystems;
- the connections between and within ecosystems;
- the scale of ecosystems;
- the condition of ecosystems (including their structure and functioning);
- the adaptability of ecosystems.

Section 7 concerns biodiversity lists and the duty to take steps to maintain and enhance biodiversity. It replaces the duty in section 42 of the NERC Act 2006. The Welsh Ministers will publish, review and revise lists of living organisms and types of habitat in Wales, which they consider are of key significance to sustain and improve biodiversity in relation to Wales.

The Welsh Ministers must also take all reasonable steps to maintain and enhance the living organisms and types of habitat included in any list published under this section, and encourage others to take such steps.

European protected species (Animals)

The Conservation of Habitats and Species Regulations 2017 (as amended) consolidates various amendments that have been made to the original (1994) Regulations which transposed the EC Habitats Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC) into national law.

“European protected species” (EPS) of animal are those which are shown on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). They are subject to the provisions of Regulation 43 of those Regulations. All EPS are also protected under the Wildlife and Countryside Act 1981 (as amended). Taken together, these pieces of legislation make it an offence to:

- a. Intentionally or deliberately capture, injure or kill any wild animal included amongst these species
- b. Possess or control any live or dead specimens or any part of, or anything derived from a these species
- c. deliberately disturb wild animals of any such species
- d. deliberately take or destroy the eggs of such an animal, or
- e. intentionally, deliberately or recklessly damage or destroy a breeding site or resting place of such an animal, or obstruct access to such a place

For the purposes of paragraph (c), disturbance of animals includes in particular any disturbance which is likely—

- a. to impair their ability—
 - i. to survive, to breed or reproduce, or to rear or nurture their young, or
 - ii. in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- b. to affect significantly the local distribution or abundance of the species to which they belong.

Although the law provides strict protection to these species, it also allows this protection to be set aside (derogated) through the issuing of licences. The licences in England are currently determined by Natural England (NE) for development works and by Natural Resources Wales in Wales. In accordance with the requirements of the Regulations (2017, as amended), a licence can only be issued where the following requirements are satisfied:

- a. The proposal is necessary ‘to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment’
- b. ‘There is no satisfactory alternative’
- c. The proposals ‘will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.’

Definition of breeding sites and resting places

Guidance for all European Protected Species of animal, including bats and great crested newt, regarding the definition of breeding and of breeding and resting places is provided by The European Council (EC) which has prepared specific guidance in respect of the interpretation of various Articles of the EC Habitats Directive.⁷ Section II.3.4.b) provides definitions and examples of both breeding and resting places at paragraphs 57 and 59 respectively. This guidance states that ‘The provision in Article 12(1)(d) [of the EC Habitats Directive] should therefore be understood as aiming to safeguard the ecological functionality of breeding sites and resting places.’ Further the guidance states: ‘It thus follows from Article 12(1)(d) that such breeding sites and resting places also need to be protected when they are not being used, but where there is a reasonably high probability that the species concerned will return to these sites and places. If for example a certain cave is used every year by a number of bats for hibernation (because the species has the habit of returning to the same winter roost every year), the functionality of this cave as a hibernating site should be protected in summer as well so

⁷ Guidance document on the strict protection of animal species of Community interest under the Habitats Directive 92/43/EEC. (February 2007), EC.

that the bats can re-use it in winter. On the other hand, if a certain cave is used only occasionally for breeding or resting purposes, it is very likely that the site does not qualify as a breeding site or resting place.'

Birds

All nesting birds are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition to this, for some rarer species (listed on Schedule 1 of the Act), it is an offence to disturb them whilst they are nest building or at or near a nest with eggs or young, or to disturb the dependent young of such a bird.

The Conservation of Habitats and Species Regulations 2017 (as amended) places duties on competent authorities (including Local Authorities and National Park Authorities) in relation to wild bird habitat. These provisions relate back to Articles 1, 2 and 3 of the EC Directive on the conservation of wild birds (2009/147/EC, 'Birds Directive'⁸) (Regulation 10 (3)) requires that the objective is the 'preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the United Kingdom, including by means of the upkeep, management and creation of such habitat, as appropriate, having regard to the requirements of Article 2 of the new Wild Birds Directive...' Regulation 10 (7) states: 'In considering which measures may be appropriate for the purpose of security or contributing to the objective in [Regulation 10 (3)] Paragraph 3, appropriate account must be taken of economic and recreational requirements'.

In relation to the duties placed on competent authorities under the 2017 Regulations, Regulation 10 (8) states: 'So far as lies within their powers, a competent authority in exercising any function [including in relation to town and country planning] in or in relation to the United Kingdom must use all reasonable endeavours to avoid any pollution or deterioration of habitats of wild birds (except habitats beyond the outer limits of the area to which the new Wild Birds Directive applies).'

Invasive non-native species

An invasive non-native species is any non-native animal or plant that has the ability to spread causing damage to the environment.

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to release, or to allow to escape into the wild, any animal which is not ordinarily resident in and is not a regular visitor to Great Britain in a wild state or is listed under Schedule 9 of the Act.

It is an offence to plant or otherwise cause to grow in the wild invasive non-native plants listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

⁸ 2009/147/EC Birds Directive (30 November 2009. European Parliament and the Council of the European Union.