

Preliminary Ecological Appraisal

SITE LOCATION

Willow End, Salts Lane, Drayton
Bassett, Tamworth

PREPARED FOR

Whitebox Architecture and
Design

ISSUE DATE

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DRAFT

OUR REFERENCE

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PRINCIPAL AUTHOR

Ms Charlotte Page





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Prepared by	Charlotte Page (Ecological Consultant)
Qualifications	BSc (Hons)
Signature	
Review by	Hattie Fuller (Ecological Consultant)
Signature	BSc (Hons), ACIEEM
Signature	
Authorised by	Peter Wharton
Position	Director
Project number	1395

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Summary	
Site surveyed	Willow End, Salts Lane, Drayton Bassett, Tamworth National Grid reference SK 19425 00033
Purpose and brief	Preliminary Ecological Appraisal Commissioned by Whitebox Architecture and Design
Development proposals	The Proposed Development is a residential development to comprise two separate plots, within which will be two detached properties with associated gardens and landscaping, parking and access. The reader is referred to the Site Plan as Proposed (Whitebox Architecture and Design, 2021) provided at Appendix 4
Methods	Desk study UK Habitat Classification (UKHab) survey of the Site Assessment of likely significant effects as far as can be reasonably known
Confirmed ecologist constraints	None
Potential ecological constraints	Foraging and commuting bats Roosting bats Commuting mammals including badger, hedgehog and otter Nesting birds
Further survey works required	Bat emergence/re-entry surveys Pre-works nesting bird check
Avoidance, mitigation and compensation	Sensitive lighting Sensitive dismantling of hibernacula Covering of open excavations Protection of retained trees and hedgerows Appropriate removal and disposal of variegated yellow archangel Removal of trees, scrub and buildings outside of nesting bird season
Opportunities for ecological enhancement	Bat boxes Bird boxes Hedgehog shelters Native species planting



1. Introduction/Background

1.1 Author

- 1.1.1 The Principal Author of this report is Charlotte Page BSc (*Hons*), (Ecological Consultant). The Principal Author has three years of professional experience in ecological consultancy and has worked on projects ranging in scale including commercial and residential sites. The Principal Author currently holds a Natural England Great Crested Newt (GCN) (*Triturus cristatus*) Level 2 (CLO9) Class Licence and is a Qualifying member of the Chartered Institute of Ecology and Environmental Management ('CIEEM'), she is therefore subject to CIEEM's Code of Professional Conduct.
- 1.1.2 The detail provided within this report is a true and accurate reflection of both the Site conditions at the time the survey was completed, as well as the professional opinion of the Principal Author.

1.2 Purpose and Brief

- 1.2.1 Whitebox Architecture and Design (the Client) commissioned Wharton Natural Infrastructure Consultants Ltd ('Wharton') to undertake a Preliminary Ecological Appraisal ('PEA') of an area of land known as Willow End, Salts Lane in Drayton Bassett, Tamworth (see land within the red line boundary at Appendices 1, 2 and 3), known herein as 'the Site'.
- 1.2.2 The purpose of the PEA (as per CIEEM guidance (CIEEM, 2018)) is to inform the design of the Proposed Development. The key objectives of a PEA are to:
- Identify the likely ecological constraints associated with the Proposed Development;
 - Identify any mitigation measures likely to be required, following the '*Mitigation Hierarchy*';
 - Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EclA); and,
 - Identify the opportunities offered by the Proposed Development to deliver ecological enhancement.
- 1.2.3 A low impact ecological impact assessment will be progressed once plans of the Proposed Development are progressed and impacts can be thoroughly assessed.

1.3 Description of Site and Local Area

- 1.3.1 The Site is an irregular-shaped parcel of land located to the north of Salts Lane in Drayton Bassett, Tamworth. The Site measures c.0.24ha in size and is centred approximately at National Grid reference SK 19425 00033.
- 1.3.2 The Site comprised a residential building with associated driveway, garden and boundary hedgerows. The Site is bordered to the west by residential gardens and housing associated with the village of Drayton Bassett, and to the north and east by unmanaged grassland. Salts Lane and associated road verge delineates the southern boundary of the Site.
- 1.3.3 Land use in the immediate and wider area is a mix of residential dwellings and arable farmland. The Site is relatively well connected from an ecological perspective due to the surrounding grassland and arable farmland with no significant barriers to dispersal.
- 1.3.4 Wildlife corridors are present in the local area, including the Birmingham and Fazeley Canal c.400m east of the Site, as well as a network of mature tree lines and hedgerows in the wider landscape providing linear connectivity to the Site.



1.4 The Proposed Development

- 1.4.1 The Proposed Development is a residential development to comprise two separate plots, within which will be two detached properties with associated gardens and landscaping, parking and access. This will involve the demolition of the existing buildings on Site and the removal of the vast majority of the habitats present on Site.
- 1.4.2 The reader is referred to the Site Plan as Proposed (Whitebox Architecture and Design, 2021) provided at Appendix 4.
- 1.4.3 The proposals detailed above will be referred to throughout this report as the 'Proposed Development'.

2. Relevant Planning Policy & Legislation

2.1 Relevant Legislation

2.1.1 National and international legislation relevant to the Proposed Development is summarised below in Table 1.

Table 1. Legislation Relevant to the Proposed Development

Legislation*	Relevance to the Proposed Development
<p>The Conservation of Habitats and Species Regulations 2017 (HMSO, 2017) <i>Amended by¹</i> The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 (HMSO, 2019)</p>	Affords protection to species listed under Schedules 2 and 5 and gives provision for the allocation and protection of European protected sites.
<p>The Wildlife and Countryside Act 1981 (as amended) (HMSO, 1981)</p>	Affords protection to species listed under Schedule 5 of the Act and gives provision for the allocation of statutory wildlife sites.
<p>The Natural Environment and Rural Communities (NERC) Act 2006 (HMSO, 2006)</p>	Places a duty on planning authorities to consider habitats and species of principal importance in planning applications.
<p>The Protection of Badgers Act 1992 (HMSO, 1992)</p>	Offences under the Act include damaging, destroying or obstructing access to a badger sett, disturbing a badger when it is occupying a badger sett, and killing or injuring a badger.

*Full legislative text should be referred to as table text is a summary only.

1 - The Conservation of Habitats and Species Regulations 2017 provides safeguards for European Protected Sites and Species (as listed in the Habitats Directive). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 which continue the same provision for European protected species, licensing requirements, and protected areas now the UK has left the European Union.



2.2 Relevant Planning Policy

2.2.1 Planning policies which are relevant to the Proposed Development are summarised below in Table 2.

Table 2. Planning Policy Relevant to the Proposed Development

Planning Policy	Relevance to the Proposed Development
<p>National Planning Policy Framework (Department for Communities and Local Government, 2021)</p>	<p>National Planning Policy Framework section 174 states that “planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressure”.</p> <p>Section 179 of the NPPF states that to protect and enhance biodiversity, plans should “identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”</p> <p>Plans should also promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>Section 180a and 180c (respectively) of the NPPF state: “If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”.</p> <p>“Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.”</p>

*Full policy text should be referred to as table text is a summary only.

2.2.2 The Tamworth Borough Council Local Plan (Tamworth Borough Council, 2016) has been reviewed and an excerpt of the relevant ecological policies is provided in Appendix 6.

3. Methods & Methodology

3.1 Desk Study & Consultation

3.1.1 A desk study was carried out to gather background ecological data, and the following resources were used for the data search:

- Multi Agency Geographic Information for the Countryside (MAGIC) Interactive (DEFRA, 2022) map was used to determine the presence of granted European Protected Species licences at and within 500m of the Site.



- Google Earth Pro (Google Earth Pro, 2022) aerial and historic imagery were used to assess the ecological connectivity at the Site as well as its historic use to assess suitability of habitats locally for foraging and commuting wildlife.
- Biological records have been obtained from Staffordshire Ecological Record Centre (SERC, 2021) from a 1km radius of the central grid reference provided in paragraph 1.3.1, for statutory wildlife sites, non-statutory wildlife sites and legally protected and notable species.

3.2 Field Survey

3.2.1 A UK Habitat Classification (UKHab) survey (comprising the methods detailed below) was carried out on 9th December 2021 by the Principal Author.

3.2.2 Weather conditions at the time of survey were cool, clear and sunny.

3.3 UK Habitat Classification (UKHab) Survey

3.3.1 A UK Habitat Classification (UKHab) Survey (Butcher, Carey, Edmonds, Norton, & Treweek, 2020) was carried out at the Site and provides a comprehensive habitat classification system for the UK. UKHab enables details in relation to the presence of notable (such as Habitats of Principal Importance) or protected habitats (such as Annex I habitats) to be obtained.

3.3.2 The UK Habitat Classification Version 1.1 was used for assessment of the Site, using the *Professional Edition Hierarchy*. Habitats were classified to Level 5 unless otherwise stated.

3.3.3 In addition to the UKHab survey, an assessment of the Site for evidence of/suitability for protected/notable species was undertaken. Please note that these surveys are not comprehensive or targeted, and are simply intended to allow an informed decision to be made on whether further more detailed surveys for a particular species or species group are required.

3.3.4 Species of specific interest that were surveyed for include but are not limited to:

- Badger (*Meles Meles*),
- Bats (*Chiroptera* spp.),
- Great crested newt (GCN) and other amphibians,
- Hedgehog (*Erinaceus europaeus*),
- Invertebrates,
- Hazel dormouse (*Muscardinus avellanarius*),
- Reptiles,
- Otter (*Lutra lutra*),
- Water vole (*Arvicola amphibius*),
- White-clawed crayfish (*Austropotamobius pallipes*),
- Wild birds, and
- Protected plants.

3.3.5 Habitats at the Site were identified and mapped; they are illustrated on the UK Habitat Classification Plan in Appendix 2. Where appropriate, target notes have been used to identify areas on the plan that require further detail, and this has been included in the report.

3.3.6 Plant names (common and scientific) within this report follow 'New Flora of the British Isles'



(Stace, 2010).

3.4 Preliminary Roost Assessment ('PRA')

- 3.4.1 The PRA and subsequent assessment of suitability of the building and trees at the Site for roosting bats followed current best practice guidance (Collins, 2016).
- 3.4.2 The building and trees were inspected by the Principal Author via non-invasive methods (visual observation only) as an accredited agent under licence no. **2018-37282-CLS-CLS** for field evidence of bats including droppings, individual bats (live or dead), feeding remains, scratch marks, urine staining, grease marks and clean cobweb-free gaps around potential entrance points and crevice roost sites.
- 3.4.3 The building and trees were classified according to the criteria set out in Table 3 below in accordance with standard guidance (Collins, 2016). With respect to roost type, the assessments in this report are made irrespective of species conservation status, which is established after presence is confirmed.

Table 3. Bat Roost Suitability Descriptions (taken from Collins, 2016)

Suitability	Description of Roosting Habitats
Confirmed Presence	Presence of roosting bats within the building or tree confirmed by the survey
High	A building or tree with one or more potential roost Sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Moderate	A building or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
Low	A building or tree with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by a larger number of bats (i.e. unlikely to be suitable for maternity or hibernation).
Negligible	Trees or buildings that appear unsuitable for roosting bats due to a clear lack of roosting spaces and/or absence of suitable access points, such as voids, small crevices etc, cracked limbs, rot holes, woodpecker holes, limb tear outs etc.

3.5 Limitations and Caveats

- 3.5.1 December is a sub-optimal time of the year for botanical survey to be undertaken. The Site was dominated by building, hardstanding, garden and modified grassland which were intensively managed and frequently mown therefore, it is unlikely that important plant species, requiring further detailed botanical survey, were present within these areas. Therefore, this limitation is not considered to be significant constraint to a robust initial site assessment.



3.5.2 This report is based solely on the Site conditions on the 9th December 2021 and provides a 'snapshot' of Site conditions at this time only.

3.6 Evaluation of Ecological Features

3.6.1 The potential of the Site to support legally protected or notable species was determined through a review of field observations and desk study information.

3.6.2 The likelihood of the occurrence of any protected and/or invasive species is ranked as follows and relies on habitat suitability for the species at the Site as well as an evaluation, in parallel, of desk study data and published guidance/literature which is referenced accordingly:

- **Negligible** – while presence cannot be absolutely discounted, the Site supports very limited or poor-quality habitat for a species or species group. There may be no local records of the species/species group from the data search, and the surrounding habitats are considered unlikely to support wider populations of a species/species group. The Site may also be outside or peripheral to the known natural range of a species/species group.
- **Low** – habitats within the Site are of poor to moderate quality for a given species/species group. There are few or no returns from the data search, but presence cannot be discounted based on the national distribution of the species/species group, the nature of surrounding habitats, habitat fragmentation or recent on-Site disturbance, etc.
- **Medium** – habitats within the Site are of moderate quality providing some opportunities for a given species/species group. The desk study reveals historic local occurrence of the species/species group and the Site is within the national distribution and with suitable surrounding habitat. Factors limiting the likelihood of occurrence may include small habitat area, habitat isolation, and/or disturbance.
- **High** – habitats within the Site are of high quality for a given species/species group. The desk study provides evidence of local occurrence. The Site may be within/peripheral to a national or regional stronghold and/or has good quality surrounding habitat and good connectivity.
- **Confirmed Presence** - presence confirmed from the most recent Site survey or by recent, confirmed records.

3.6.3 The CIEEM EclA guidelines (CIEEM, 2018) state that "*the importance of an ecological feature should be considered within a defined geographical context*". The suggested frames of reference within the CIEEM EclA guidelines have been appropriately adapted, appropriate to the Site and Proposed Development. These frames of reference are:

- International and European
- National (England)
- Regional (West Midlands)
- County (Staffordshire)
- Borough (Tamworth)
- Parish (Drayton Bassett)



4. Ecological Baseline and Assessment of Impacts and Effects

4.1 Zone of Influence

- 4.1.1 The Zone of Influence (Zol) for the Proposed Development is the area within which significant ecological impacts could occur to ecological features.
- 4.1.2 The Zol differs for each ecological feature, and the Zol has been clearly stated in the baseline assessment of each ecological feature below.
- 4.1.3 The Zol has been stated for every ecological feature except those where there is clearly a lack of suitable habitat at or adjacent to the Site, and therefore no pathways by which impacts could occur to the feature.
- 4.1.4 Where a Zol has been provided for a species that has subsequently been scoped out of further assessment, the Zol relates to the area considered as part of the initial scoping assessment for that ecological feature (i.e. the area within which potential impacts to the feature have been considered).

4.2 Statutory Wildlife Sites

Zol

- 4.2.1 The Zol for statutory wildlife sites is considered to be 1km from the Site boundary. This is due to the relative ecological connectivity of the Site from the wider area and possible impacts from the occupational phase of the Site to the local area (such as for recreational purposes).

Baseline and Assessment of Impacts and Effects

- 4.2.2 There are no statutory wildlife sites within 1km of the Site.
- 4.2.3 No direct or indirect impacts to statutory wildlife sites are considered likely to arise because of the Proposed Development.
- 4.2.4 No further survey or assessment regarding statutory wildlife sites is required and no significant effects to statutory wildlife sites are likely to arise as a result of the Proposed Development.

4.3 Non-Statutory Wildlife Sites

Zol

- 4.3.1 The Zol for non-statutory wildlife sites is considered to be 1km from the Site boundary. This is due to the relative ecological connectivity of the Site from the wider area and possible impacts from the occupational phase of the Site to the local area (such as for recreational purposes).

Baseline and Assessment of Impacts and Effects

- 4.3.1 There is one non-statutory site within 1km of the Site which is a RSPB nature reserve.

Middleton Lakes

- 4.3.2 Middleton Lakes is a RSPB nature reserve located c.1km southeast of the Site comprising a number of habitats including open water, wet grassland, reedbed, meadow and woodland. It is an important site for birds and supports notable species including barn owl (*Tyto alba*), Cetti's warbler (*Cettia cetti*), lapwing (*Vanellus vanellus*) and sedge warbler (*Acrocephalus schoenobaenus*).
- 4.3.3 The Proposed Development will not result in direct impacts to Middleton Lakes as there is sufficient distance between the Site and the nature reserve to preclude significant effects to the nature reserve.
- 4.3.4 Indirect impacts (i.e., dust deposition from construction traffic) are unlikely to occur due to the



lack of highways adjacent to the nature reserve from which impacts could occur, and the intervening distance between the Site and the nature reserve.

- 4.3.5 No significant effects to Middleton Lakes are therefore anticipated as a result of the Proposed Development.

4.4 Habitats

- 4.4.1 A plan of the habitats detailed below is provided at Appendix 2.

- 4.4.2 The assessment of importance within section 4.4 relates solely to the botanical importance of habitats at the Site. It does not take use or possible use by protected species into account as this is addressed within section 4.5

- 4.4.3 Secondary codes are provided in *this style text* beneath each habitat heading where applicable.

ZoI

- 4.4.4 The ZoI for habitats in relation to the Proposed Development is the habitats within the Site boundary only. This is because of the localised nature of impacts resulting from the Proposed Development, and the limited pathways by which impacts to habitat outside of the Site could occur.

Buildings (u1b5)

- 4.4.5 The reader is referred to Section 4.5 for descriptions of the buildings on Site.

- 4.4.6 The buildings will be removed to facilitate the Proposed Development. The buildings are not considered to be ecologically important as habitats.

Built Linear Features (u1e)

68 (mortared wall), 69 (fence)

- 4.4.7 Wooden post fencing delineated the eastern, southern and northern boundaries of the Site (Figure 1). This fencing was in good condition at the time of the survey. The fencing along the eastern Site boundary had been recently installed (Figure 2). Low brick walls (Figure 4) enclosed a garden area to the north of the main house (B1). These walls were in good condition, though were covered in dense ivy (*Hedera helix*) in places.

- 4.4.8 The built linear features on Site will be removed to facilitate the Proposed Development and are not considered to be ecologically important as habitats.

Built-up Areas and Gardens (u1)

10 (scattered scrub), 48 (non-native), 160 (introduced shrub)

- 4.4.9 Several ornamental shrub beds bordering areas of modified grassland and surrounding the main house (B1) were recorded on Site (Figures 3 and 4). The shrub beds were largely overgrown at the time of the survey and the surrounding grassland and some scattered bramble (*Rubus fruticosus* agg.) scrub was encroaching into the beds.

- 4.4.10 A large shrub bed in the southwest corner of the Site appears to have recently been cleared and was now characterised by bare ground (Target Note 4, Figure 11). It should be noted that the lack of vegetation within this bed may also be in part due to the time of year at which the survey was undertaken.

- 4.4.11 Overgrown flower beds containing a mixture of planted fruit shrubs and bramble scrub surrounded the timber shed and dilapidated greenhouse in the northern extent of the Site.

- 4.4.12 Species recorded within the shrub beds on Site comprise spindle (*Euonymus* sp.), common ivy, oak (*Quercus* sp.) saplings, common polypody (*Polypodium vulgare*), male fern (*Dryopteris filix-*



mas), cotoneaster (*Cotoneaster* spp.), forsythia (*Forsythia* sp.), viburnum (*Viburnum tinus*), snowberry (*Symphoricarpos albus*), hellebore (*Helleborus niger*), coral bells (*Heuchera* sp.) and bramble.

- 4.4.13 Self-seeded forb species including meadow crane's-bill (*Geranium pratense*), cow parsley (*Anthriscus sylvestris*), bristly oxtongue (*Helminthotheca echioides*), smooth sow-thistle (*Sonchus oleraceus*) and variegated yellow archangel (*Lamium galeobdolon* subsp. *argentatum*) (Target Note 7, Figure 12) were also recorded within the shrub beds.
- 4.4.14 The introduced shrub beds on Site will be removed to facilitate the Proposed Development. The shrub beds are not considered to be ecologically important as habitats and can be easily recreated post-development.
- 4.4.15 Variegated yellow archangel (Target Note 7, Figure 12) is listed on Schedule 9 Part 2 of the Wildlife and Countryside Act 1981 (as amended) as an invasive species in England and Wales. As such, it is an offence to plant or otherwise cause variegated yellow archangel to spread in the wild. A precautionary recommendation regarding appropriate management of this invasive species is provided at Section 6.5.

Hedgerow (Priority Habitat) (h2a)

56 (young trees – planted)

- 4.4.16 A defunct hedgerow (H1) consisting of native woody species delineated the southern boundary of the Site (Figure 5). The shrub specimens present were young and had only recently been planted. Hedgerow H1 was growing to c. 2-3m in height and had not recently been managed.
- 4.4.17 Woody species recorded comprised hawthorn (*Crataegus monogyna*), beech (*Fagus sylvatica*), holly (*Ilex aquifolium*) and bramble. The understorey of this hedgerow was largely similar to the forb species recorded within the modified grassland, being characterised by common bent (*Agrostis capillaris*), false oat-grass (*Arrhenatherum elatius*), meadow crane's-bill, creeping buttercup (*Ranunculus repens*), common nettle (*Urtica dioica*), bramble, dandelion (*Taraxacum officinale*), yarrow (*Achillea millefolium*) and cow parsley.

190 (hedgerow with trees)

- 4.4.18 A mature hedgerow (H2) delineated the western boundary of the Site (Figure 6). Hedgerow H2 was growing to c.5m in height and had been subject to management within the past year. This hedgerow was dominated by a variety of non-native ornamental species with some native woody species recorded.
- 4.4.19 Native woody species recorded comprised ash (*Fraxinus excelsior*), holly (*Ilex aquifolium*), common broom (*Cytisus scoparius*) and silver birch (*Betula pendula*). Ornamental species recorded included cotoneaster (*Cotoneaster frigidus*), viburnum (*Viburnum tinus*), Norway maple (*Acer platanoides*), butterfly bush (*Buddleja davidii*), St John's wort (*Hypericum* sp.) and Mexican orange (*Choisya ternata*). The hedgerow understorey was characterised by a layer of leaf litter with sprawling bramble, ivy, smooth sow-thistle and dandelion.
- 4.4.20 Hedgerows H1 and H2 are ecologically important up to the Parish level.
- 4.4.21 It is understood that both hedgerows (H1 and H2) are to be retained and protected as a part of the Proposed Development. Providing that this remains true, no direct impacts upon the hedgerow habitat is anticipated. Recommendations to control indirect impacts on this habitat are provided in Chapter 5.2.1.



Modified Grassland (g4)

10 (scattered scrub), 11 (scattered trees), 64 (mown), 73 (bare ground)

- 4.4.22 Modified grassland dominated the Site to the south and east of the main house (B1) (Figures 1, 2, 3 and 5). This habitat had been subject to regular management in the form of mowing, and was relatively species-poor. The grassland was dominated by grasses including perennial rye-grass (*Lolium perenne*), common bent, Yorkshire fog (*Holcus lanatus*) and cock's-foot (*Dactylis glomerata*), with forb species present including abundant springy turf-moss (*Rhytidiadelphus squarrosus*), occasional yarrow, dove's-foot crane's-bill (*Geranium molle*), creeping buttercup and dandelion.
- 4.4.23 Scattered tree specimens recorded within the modified grassland in the northern extent of the Site comprised young silver birch and English oak (*Quercus robur*) (Figure 13).
- 4.4.24 Log piles (Target Note 1, Figure 7) and spread wood chippings (Target Note 2, Figure 8) were recorded within the areas of modified grassland located to the southeast of the main house (B1). A compost heap was noted behind a timber shed in the northeast extent of the Site (Target Note 8, Figure 10). Bramble scrub (Target Note 5) was recorded behind a timber shed in the northern extent of the Site.
- 4.4.25 A large amount of discarded brush (Target Note 3, Figure 9) was present adjacent to the northern boundary of the Site, associated with an area of well-trodden bare ground (Target Note 4, Figure 13). It is likely that this area of bare ground was present as a result of recent heavy machinery use in the area.
- 4.4.26 The modified grassland on Site is not considered to be ecologically important.
- 4.4.27 It is understood that the modified grassland on Site will be removed to facilitate the Proposed Development. Any impacts as a result of the Proposed Development will not result in a significant ecological effect on this habitat due to the limited botanical diversity, and this habitat can be easily replaced post-development.

Other Developed Land (u1b6)

17 (ruderal/ephemeral)

- 4.4.28 A gravel access track (Figure 14) provided vehicular access to the Site from Salts Lane. In the west of the Site, areas of gravel hardstanding provided parking and a concrete access track (Figure 6) provided vehicular access to the garage (B2). Ephemeral vegetation was colonising areas of the gravel and concrete hardstanding, with forb species recorded including common columbine, butterfly bush, dandelion, herb Robert (*Geranium robertianum*), spear thistle (*Cirsium vulgare*), dove's-foot crane's-bill and lady's mantle (*Alchemilla mollis*).
- 4.4.29 A concrete hardstanding patio area was located at the eastern elevation of the main house (B1). Ephemeral forb species had colonised the patio, with species present including dandelion, smooth sow-thistle, dog rose (*Rosa canina* agg.), Canadian fleabane, groundsel (*Senecio vulgaris*) and ash and holly saplings.
- 4.4.30 The areas of hardstanding are to be removed to facilitate the Proposed Development. This habitat is not ecologically important due to its limited botanical diversity and given that it can easily be replaced post-development.

4.5 Species Baseline and Assessment of Impacts and Effects

- 4.5.1 Biological records have been provided by Staffordshire Ecological Record Centre (SERC, 2021). The data will be licensed for use by Wharton and the Client for a 12-month period, it is not owned by Wharton or the Client and ownership of the data remains with the data provider.



- 4.5.2 Please note that all data from pre-1996 (25+ years) has been filtered from the data search as data of this age and older is unlikely to be significant to the Proposed Development.
- 4.5.3 Where a species/species group has been scoped out of further assessment below, no significant effects (adverse or otherwise) to this species are anticipated as a result of the Proposed Development, and no legislative breach in respect of the species legal protection is anticipated.

Badger

Zol

- 4.5.4 The Zol for badger is considered to be the Site and land within a 30m radius of the Site. No important habitats for badgers are considered to be affected outside of the Site boundary by the Proposed Development.

Baseline and Assessment of Impacts and Effects

- 4.5.5 There are no records for badger within 1km of the Site.
- 4.5.6 No evidence of badger, including setts, latrines, prints or signs of foraging was identified at the Site. The Site is topographically flat, as such, there are limited sett building opportunities on Site for badger. The hedgerows, grassland and shrub beds do however provide some limited suitable foraging habitat for badger, and it is likely, given the semi-rural location of the Site, that badgers may commute through and forage opportunistically on Site.
- 4.5.7 To prevent any harm coming to the species during the construction phase, a recommendation regarding foraging and commuting terrestrial mammals has been made in Section 6.3.

Bats

Zol

- 4.5.8 The Zol for bats is considered to be the Site only. No important habitats for bats are considered to be affected outside of the Site boundary by the Proposed Development.

Baseline and Assessment of Impacts and Effects - Commuting and Foraging Habitat

- 4.5.9 There are no records for bats within 1km of the Site.
- 4.5.10 The Site is dominated by modified grassland and shrub beds which may offer some limited foraging opportunities for common bat species. The boundary hedgerows provide linear connectivity to the wider landscape. Further foraging and roosting opportunities present in the vicinity of the Site comprise pockets of woodland and a golf course to the northwest, the Birmingham and Fazeley Canal and Middleton Lakes to the southeast.
- 4.5.11 The grassland and shrub beds at the Site are suitable for use by small numbers of bats for foraging purposes but are unlikely to provide an important foraging habitat for bats in the local or wider area due to the relatively low botanical diversity and limited diversity of habitats at the Site. The grassland and shrub habitats at the Site will be lost as a result of the Proposed Development, however the Site Plan as Proposed (Whitebox Architecture and Design, 2021) (provided at Appendix 4) indicates that there will be soft landscaping incorporated into the Proposed Development, as well as new hedgerow and tree planting, which will provide suitable foraging habitat for bats at the Site in the long-term. The loss of grassland and shrub beds at the Site is therefore not considered likely to result in a significant effect to foraging bats, and the creation of habitats as part of the Proposed Development will result in a minor positive (not significant) effect at the Local level for foraging bats.
- 4.5.12 It is understood that the boundary hedgerows on Site are to be retained as a part of the Proposed Development. Indirect impacts including illumination of the hedgerows on Site, either during the construction or operational phases of the Proposed Development, should be taken into



consideration. A recommendation regarding sensitive lighting is provided in Section 6.1.

- 4.5.13 Suitable foraging habitat is present in the surrounding area of the Site (off-site) as it is comprised of grassland and hedgerows. The Proposed Development will not adversely affect this tree line or the suitable foraging habitat, no fragmentation effect is considered likely to arise as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects - Roosting Habitat

- 4.5.14 There are no records for bat roosts within 1km of the Site.
- 4.5.15 A variety of buildings were recorded within the Site. The main house (B1), which is the largest building on Site, is a two-storey house of rendered brick construction, with a tiled hipped roof (Figure 15). The house has a dormer window and porch on the southern elevation, and a single-storey conservatory extension on the eastern elevation. Externally, a small number of potential bat roosting features were identified particularly on the southern elevation, including gaps beneath the ridge tiles (Figure 16), gaps between the external wall and eaves (Figure 17), and lifted lead flashing (Figure 18).
- 4.5.16 Internally, the loft void had been converted into an additional residential room with a dormer window, which flooded the void with natural light. The loft conversion had not been completed and therefore, the rafters and bitumen felt lining of the loft void were still exposed (Figure 20) and floor boards had not been fully installed. Several holes and tears in the roof lining were noted at the time of the internal inspection.
- 4.5.17 A single storey garage (B2) (Figure 21) is located to the north of the main house (B1). The garage is of rendered brick construction with a flat roof lined with roofing felt (Figure 20), which was in relatively good condition at the time of the survey. Externally, only a small number of potential bat roosting features were identified, comprising an open window on the southern elevation (Figure 21) and a gap between the overhanging roofing felt and timber fascia/guttering on the southeast corner of the garage (Figure 22). Internally, the garage did not have a loft void and reflected external temperatures.
- 4.5.18 Four single-storey outbuildings (Figures 13 and 24) of timber and glass (greenhouse) construction are located in the northern extent of the Site. These outbuildings did not possess any potential bat roosting features externally, lacked loft voids and internally reflected external temperatures.
- 4.5.19 Table 4 and Table 5 overleaf describe the main house (B1) and the garage (B2) in relation to their suitability to support roosting bats. The tables should be read in conjunction with the photos that are included in Appendix 7.

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Table 4. Detail of Bat Roost Potential for the Main House (B1)

External Assessment		
Feature	Present During Inspection?	Notes
Lifted/warped/missing tiles at roof level	Yes	Lifted tiles were noted on the southern elevation
Missing mortar (at roof level)	Yes	Missing mortar beneath ridge tiles on southeast elevation (Figure 16)
Missing mortar (in brickwork)	No	External walls rendered and in good condition
Lifted lead flashing	Yes	Lifted lead flashing around dormer window and porch roof on southern elevation (Figure 18)
Gaps around lintels (windows and doors)	No	Well-sealed
Gaps in hanging tiles/cladding	N/A	Not present
Gaps at soffits/eaves/argeboard	Yes	Gap between external wall and eaves on southeast corner (Figure 17)
Other	N/A	N/A
Internal Assessment		
Feature	Present During Inspection?	Notes
Light ingress to roof void?	Yes	Dormer window on southern elevation provides natural light into loft void
Roof lining	Yes	Holes and tears present (Figure 20)
Roof timbers	Yes	Exposed rafters, though exposed to natural light
Small/medium/large void	Medium	-
Cobwebbing	No	No significant cobwebbing noted during the internal inspection
Temperature (°C)	Warm	Reflecting internal temperature of house, given that the loft is a conversion and can be accessed from the ground floor via stairs with no barrier/door
Flight space	Yes	Open flight space available in loft conversion, however exposed to natural light in the day due to dormer window. House is currently occupied so access to the remainder of the house is unlikely
Other	N/A	N/A
Evidence of bats found?		None
Suitability of building		Moderate

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4.5.1 The main house (B1) has moderate suitability to support roosting bats, with lifted tiles on the southern elevation, gaps beneath the ridge tiles, gaps between the external wall and eaves and lifted lead flashing.

Table 5. Detail of Bat Roost Potential for the Garage (B2)

External Assessment		
Feature	Present During Inspection?	Notes
Lifted/warped/missing tiles at roof level	No	No tiles present – flat felt lined roof
Missing mortar (at roof level)	N/A	Not present
Missing mortar (in brickwork)	No	External walls rendered and in good condition
Lifted lead flashing	N/A	No lead flashing present
Gaps around lintels (windows and doors)	No	Well-sealed
Gaps in hanging tiles/cladding	N/A	Not present
Gaps at soffits/eaves/argeboard	Yes	Gap between the overhanging roofing felt and timber fascia/guttering on the southeast corner (Figure 22)
Other	Yes	Open window at southern elevation (Figure 21) providing potential flight access into garage
Internal Assessment		
Feature	Present During Inspection?	Notes
Light ingress to roof void?	N/A – no loft void	Window on southern elevation provides natural light into garage (Figure 23)
Roof lining	N/A	Not present
Roof timbers	Yes	Exposed joists, though exposed to natural light (Figure 23)
Small/medium/large void	N/A	No loft void present
Cobwebbing	No	No significant cobwebbing noted during the internal inspection
Temperature (°C)	Cool	Reflecting external temperatures
Flight space	Yes	Open flight space available, however exposed to natural light in the day due to window on southern elevation
Other	N/A	N/A
Evidence of bats found?		None
Suitability of building		Low



- 4.5.2 The garage (B2) has low suitability to support roosting bats, with an open window on the southern elevation and a gap between the overhanging roofing felt and timber fascia/guttering on the southeast corner of the garage.
- 4.5.3 Trees at the Site were considered to have negligible suitability to support roosting bats, given that no suitability for or evidence of roosting bats was identified during the PRA of trees at the Site.
- 4.5.4 The reader is referred to Section 5.1 and its recommendations regarding roosting bats.

GCN and other Amphibians

ZoI

- 4.5.5 The ZoI for GCN is the Site and ponds within 500m of the Site, given the connectivity to the wider landscape via hedgerows and grassland.
- 4.5.6 The ZoI for other amphibians is the Site only.

Baseline and Assessment of Impacts and Effects

- 4.5.7 There are no records for GCN within 1km of the Site. No records of licence returns for GCN were present within 500m of the Site.
- 4.5.8 Aerial imagery (Google Earth Pro, 2022) and mapped data (DEFRA, 2022) indicates that there are two ponds within a 500m radius of the Site, the closest of which (P1) is located c.410m north of the Site (see Appendix 5). Both of these ponds (P1 and P2) are located to the north of the village of Drayton Bassett. The built environment provides a significant intervening barrier between these ponds and the Site. Furthermore, core amphibian habitat is generally within a 50m radius of a pond and it is generally accepted that amphibian dispersal distance from a pond is rarely over 250m (Jehle, 2000). Given that these ponds are located over 400m from the Site it is considered unlikely that GCN (if present) in these ponds would be significantly affected by the Proposed Development.
- 4.5.9 Whilst the Site supports suitable habitat for amphibians via the grassland, shrub beds and hedgerows, no ponds have been identified within 250m of the Site (DEFRA, 2022) (Google Earth Pro, 2022). It is therefore unlikely that amphibians, including GCN, will be adversely affected by the Proposed Development, and the Site is not likely to be ecologically important for amphibians.
- 4.5.10 Several log piles (Target Note 1, Figure 7), discarded brush (Target Note 3, Figure 9) and a compost heap (Target Note 8, Figure 10) were recorded on Site. These features may provide hibernacula (refuge) for common amphibians. A recommendation regarding the sensitive removal of these features is provided at Section 6.2.

Hazel dormouse

ZoI

- 4.5.11 The ZoI for hazel dormice is considered to be the Site only as this is the only likely area where impacts to hazel dormice may occur as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects

- 4.5.12 There are no records for hazel dormice within 1km of the Site.
- 4.5.13 The Site lies outside of the geographic range of this species; this in combination with the lack of suitable habitat (including food sources) within the Site means that the Site is highly unlikely to be ecologically important for hazel dormice, and the species is highly unlikely to be present at the Site.



Hedgehog

ZoI

4.5.14 The ZoI for hedgehog is considered to be the Site only as this is the only likely area where impacts to hedgehog may occur as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects

4.5.15 There are no records for hedgehog within 1km of the Site.

4.5.16 The Site supports suitable foraging and shelter habitat for hedgehog including overgrown shrub beds, grassland and hedgerows. It is unlikely that important populations of hedgehog are present at the Site given the relatively small size of the Site. The Site is therefore unlikely to be ecologically important for hedgehog.

4.5.17 Several log piles (Target Note 1, Figure 7), discarded brush (Target Note 3, Figure 9) and a compost heap (Target Note 8, Figure 10) were recorded on Site. These features may provide hibernacula (refuge) for hedgehog. A recommendation regarding the sensitive removal of these features is provided at Section 6.2.

4.5.18 The Proposed Development also has the potential to adversely affect individual hedgehog that may use the Site via direct impacts from machinery or becoming trapped in excavations. This effect is unlikely to be significant, however precautionary measures have been recommended in Section 6.3 to reduce the likelihood of potential impacts occurring to a negligible level.

Invertebrates

ZoI

4.5.19 The ZoI for invertebrates is considered to be the Site only as this is the only likely area where impacts to invertebrates may occur as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects

4.5.20 There are 22 records for protected and notable invertebrates within 1km of the Site. Species include:

- *Anaglyptus mysticus*;
- Small heath (*Coenonympha pamphilus*);
- Dingy skipper (*Erynnis tages*);
- Wall (*Lasiommata megera*);
- Western honeybee (*Apis mellifera*);
- Tree bumblebee (*Bombus hypnorum*);
- Large red-tailed bumblebee (*Bombus lapidaries*);
- Common carder bee (*Bombus pascuorum*);
- Blood vein (*Timandra comae*); and,
- Cinnabar (*Tyria jacobaeae*).

4.5.21 The closest record was for tree bumblebee 0.42km northwest of the Site in 2013.

4.5.22 The Site supports relatively common and widespread botanical species within the grassland, shrub beds and hedgerows on Site. Whilst common invertebrate species are likely to use the plant species present at the Site as food, larval and egg-laying plants, the likelihood of red data book species or other notable invertebrate species being present at the Site is negligible.



Providing that native, nectar-rich flowering species are incorporated into the landscaping scheme of the Proposed Development, it is considered unlikely that invertebrates will be negatively impacted in the long-term. Recommendations regarding enhancement opportunities at the Site are provided at Section 7.

4.5.23 The Site is therefore unlikely to be important for notable invertebrate species.

Otter, Water vole and White-clawed crayfish

4.5.24 There are no rivers or streams on Site. There are no desk study records for white clawed-crayfish or water vole within 1km of the Site. Given the lack of suitable watercourses on or immediately adjacent to the Site, no adverse effect to white clawed-crayfish or water vole are anticipated as a result of the Proposed Development.

4.5.25 A drain, which is hydrologically connected to the Birmingham and Fazeley Canal, is located c.260m south of the Site. There are four desk study records for otter located 0.43km southeast of the Site associated with the Birmingham and Fazeley Canal.

4.5.26 There was no suitable habitats for otter holt creation on Site, therefore the presence of otter on Site would only be opportunistic when commuting through the Site. Given the absence of significant barriers and the arable habitat providing connectivity to the Site from the south, the possibility that otter may commute through the Site on occasion should be considered. A precautionary recommendation regarding the covering of excavations is provided at Section 6.3.

Reptiles

ZoI

4.5.27 The ZoI for reptiles is considered to be the Site only as this is the only likely area where impacts to reptiles may occur as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects

4.5.28 There are three records for reptiles within 1km of the Site. All of the records are for grass snake (*Natrix helvetica*) with the closest two records being 0.47km west of the Site in 2000.

4.5.29 Whilst the Site supports some suitable habitat for reptiles, its main purpose as an amenity area and the heavily managed agricultural surroundings indicates that the presence of reptiles at the Site is highly unlikely. It is therefore highly unlikely that the Site is ecologically important for reptiles.

4.5.30 Several log piles (Target Note 1, Figure 7), discarded brash (Target Note 3, Figure 9) and a compost heap (Target Note 8, Figure 10) were recorded on Site. These features may provide hibernacula (refuge) for reptiles. A recommendation regarding the sensitive removal of these features is provided at Section 6.2.

Wild birds

ZoI

4.5.31 The ZoI for wild birds is the Site only, as this is the only area where impacts to wild birds may occur as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects

4.5.32 There are 262 records for protected and notable birds within 1km of the Site. Species include:

- Kingfisher (*Alcedo atthis*);
- Pintail (*Anas acuta*);
- Garganey (*Anas querquedula*);



- Greylag goose (*Anser anser*);
- Goldeneye (*Bucephala clangula*);
- Ruff (*Philomachus pugnax*);
- Cetti's warbler (*Cettia cetti*);
- Marsh harrier (*Circus aeruginosus*);
- Quail (*Coturnix coturnix*);
- Whooper swan (*Cygnus cygnus*);
- Peregrine (*Falco peregrinus*);
- Hobby (*Falco Subbuteo*);
- Wryneck (*Jynx torquilla*);
- Mediterranean gull (*Larus melanocephalus*);
- Bar-tailed godwit (*Limosa lapponica*);
- Whimbrel (*Numenius phaeopus*);
- Avocet (*Recurvirostra avosetta*);
- Common tern (*Sterna hirundo*);
- Wood sandpiper (*Tringa glareola*);
- Greenshank (*Tringa nebularia*);
- Green sandpiper (*Tringa ochropus*);
- Redwing (*Turdus iliacus*);
- Fieldfare (*Turdus pilaris*); and,
- Barn owl (*Tyto alba*).

- 4.5.33 The closest records were for Cetti's warbler, whooper swan, peregrine, hobby, green sandpiper and redwing 0.47km west of the Site in 2019.
- 4.5.34 Pied wagtail (*Motacilla alba*), robin (*Erithacus rubecula*), blackbird (*Turdus merula*) and blue tit (*Cyanistes caeruleus*) were recorded utilising the habitats on Site during the survey.
- 4.5.35 The hedgerows, trees and buildings/outbuildings on Site may provide suitable nesting habitat for wild birds. Given the small size of the Site and the amenity habitats present, it is unlikely to support important populations of wintering, breeding or migratory bird species.
- 4.5.36 There is a risk of a breach of Section 1 of the Wildlife and Countryside Act 1981 (as amended) (HMSO, 1981) in relation to damage to/destruction of bird nests and their eggs if the removal of the hedgerows, trees or buildings on Site is undertaken during the nesting bird season. Mitigation measures have been proposed within Section 6.6 to reduce the risk of a breach of legislation to a negligible level.
- 4.5.37 House sparrows (*Passer domesticus*) were roosting beneath the eaves on the western elevation of the main house (B1) on Site at the time of the survey (Target Note 6). To avoid a breach of legislation in relation to damage to/destruction of bird nests and their eggs, avoidance measures are provided within Section 5.2.



Protected plants

ZoI

4.5.38 The ZoI for protected plants is the Site only, as this is the only area where impacts to protected plants may occur as a result of the Proposed Development.

Baseline and Assessment of Impacts and Effects

4.5.39 There are three records for plants within 1km of the Site. The records are all for sainfoin with the closest being 0.68km southeast of the Site in 2016.

4.5.40 The Site supports relatively common and widespread botanical species within the grassland, shrub beds and hedgerows on Site. No protected or notable plant species were observed at the Site during the field survey, though the limitation on botanical survey season must be noted. The high nutrient status of the modified grassland on Site is unlikely to be conducive to the presence of protected/notable plant species.

5. Further Surveys

5.1 Bats

Bat emergence/re-entry surveys

5.1.1 The main house (B1) has **moderate** suitability to support roosting bats. This building will therefore require a minimum of two presence/likely absence bat surveys. These surveys must be undertaken between May and August.

5.1.2 The garage (B2) has **low** suitability to support roosting bats. This building will therefore require a minimum of one presence/likely absence bat survey. This survey must be undertaken between May and August. This survey may be undertaken at the same time as the bat emergence/re-entry surveys of the main house (B1).

5.1.3 Further surveys may be required if a bat roost is identified on Site or if bat activity levels are high enough that further survey effort is deemed necessary. Static detectors may also be placed within the buildings at the Site to passively determine the use of the Site by roosting bats on a longer-term basis for more robust assessment.

5.1.4 Further surveys are required as the Proposed Development has the potential to result in a breach of legislation in respect of roosting bats if roosting bats are present within any of the buildings on Site. The elements of the Proposed Development that have the potential to adversely affect roosting bats, if present, are:

- The demolition of the main house (B1) and the garage (B2).

5.1.5 Information on avoidance, mitigation, compensation, enhancements and licensing will be provided, if required, on completion of further surveys within a separate report.

5.2 House Sparrow

Pre-works nesting bird check

5.2.1 House sparrows were roosting beneath the eaves on the western elevation of the main house (B1) on Site at the time of the survey (Target Note 6). This roost site will need to be checked by a suitably qualified ecologist prior to demolition of the building to ensure that house sparrows are not using the building as a nesting site. Providing that the house sparrows are not using the building as a nesting site, to ensure the welfare of the wild birds the house sparrows should be excluded from the roost site to ensure that individuals are not trapped/injured during the building demolition.



- 5.2.2 Prior to works commencing, sparrow terrace nest boxes should be installed on Site to provide an alternative roosting site.

6. Avoidance, Mitigation and Compensation

6.1 Bats

- 6.1.1 It is recommended that the use of artificial lighting as part of the Proposed Development follows the protocols outlined in best practice guidance (BCT, ILP &, 2018) to minimise disturbance and sky-glow at and around the Site and to reduce the effect of post-development lighting on foraging and commuting bats and other nocturnal species. Lighting from the Proposed Development will be kept to the minimum required for health and safety, and will be directed away from boundary features which may occasionally be utilised by foraging and commuting bats.
- 6.1.2 Further detail regarding lighting on Site will be provided at later stage if bats are found to be roosting within the buildings on Site.

6.2 Hibernacula

- 6.2.1 The log piles (Target Note 1, Figure 7), brush piles (Target Note 3, Figure 9) and the compost heap (Target Note 8, Figure 10) on Site should be dismantled sensitively by hand to avoid any potential harm to common amphibians, reptiles or small mammals, such as hedgehog, that may be using these features for refuge. The bramble scrub on Site should be removed using hand tools only to allow any common amphibians or small mammals present to disperse.
- 6.2.2 Dismantling of the hibernacula on Site should be undertaken during the active season for common amphibians and hedgehog, which extends between March and October (inclusive).

6.3 Terrestrial Mammals including Badger, Hedgehog and Otter

- 6.3.1 It is possible that individual hedgehog may be impacted by Site clearance and excavation works (injury/death and trapping respectively). As a precautionary measure, should log piles (Target Note 1), brush piles (Target Note 3) or areas of scrub (Target Note 5) be required to be cleared at the Site, these habitats must be checked for hedgehog immediately prior to removal to reduce the likelihood of adverse effects to this species. Guidance for the sensitive removal of these habitats is outlined in Section 6.2.
- 6.3.2 Any open excavations which cannot feasibly be infilled overnight must also be covered with a solid sheet material (i.e. plywood) to prevent fauna from falling into excavations and becoming trapped. Should this not be possible, a shallow slope must be dug into the excavation prior to it being left overnight to allow an escape route for any fauna that may fall in. All excavations should be checked for fauna in the morning prior to works commencing.

6.4 Trees and Hedgerows

- 6.4.1 The retained trees and hedgerows on Site should be protected appropriately throughout the construction phase in accordance with BS5837 (BSI, 2012). An arboricultural consultant should be consulted regarding the protection of the trees to be retained on Site, during the construction phase of the development to ensure they remain in good health post-development.
- 6.4.2 Any trees that must be removed as part of the Proposed Development should be replaced like-for-like with native species as part of a landscaping scheme.

6.5 Variegated Yellow Archangel

- 6.5.1 Variegated yellow archangel is listed on Schedule 9 Part 2 of the Wildlife and Countryside Act 1981 (as amended) as an invasive species in England and Wales. As such, the spread of this



species into the 'wild' (deemed at this Site to be outside of the ownership boundary), must strictly be precluded and controlled.

- 6.5.2 If the variegated yellow archangel is required to be removed to facilitate the Proposed Development, the entire plant and its root system must be excavated along with the surrounding soils to make sure all plant matter and seeds are removed. The whole plant and the soil must then be sent to a licensed landfill as controlled waste.
- 6.5.3 It is not anticipated that any other biosecurity issues will arise at the Site due to the Proposed Development.

6.6 Wild Birds

- 6.6.1 No further surveys for breeding, migratory or wintering birds are required at the Site.
- 6.6.2 Birds and their nests are legally protected (HMSO, 1981), and many species are listed as Species of Principal Importance (HMSO, 2006). Priority bird species are also afforded protection in planning through national (Department for Communities and Local Government, 2019) and local planning policy.
- 6.6.3 If the removal of the trees, scrub or buildings is required on Site to facilitate the Proposed Development, removal should avoid the nesting bird season (March to September inclusive) or be checked by a suitably qualified ecologist immediately prior to clearance to check for nesting birds if undertaken during the nesting season.
- 6.6.4 The netting of any suitable bird nesting habitat should be prohibited (CIEEM & RSPB, 2019).

7. Ecological Enhancement Opportunities

- 7.1.1 The Proposed Development should include integrated bat boxes into the brickwork of any new proposed buildings on Site. The bat boxes should be installed a minimum of 4m above ground level, preferably on south facing elevations.
- 7.1.2 The Proposed Development should also include bird boxes, all of which must be positioned on north-facing aspects, out of direct sunlight (to avoid overheating eggs and chicks) and at a height of c.4m (to avoid predation by domestic cats). The provision of the specific bird boxes listed below will deliver additional nesting opportunities for the aforementioned species listed as Species of Principal Importance under the Natural Environment and Rural Communities Act 2006 (HMSO, 2006) such as house sparrow and spotted flycatcher, which are local in the area. These should include:
- General nesting boxes; one bird box with a 25mm entrance hole and one bird box with a 32mm entrance hole, both of which can be placed either on buildings or suitable trees around the Site;
 - Sparrow terrace nest boxes, which must be placed on any new building at the Site; and,
 - Open-fronted nest boxes which must be placed in well concealed locations within the existing scrub (if retained) to prevent egg and chick predation.
- 7.1.3 Hedgehog shelters should be provided at the Site as part of the Proposed Development, to enhance the Site for sheltering hedgehogs. These should be placed within vegetation and away from roads. Additionally, 13cm x 13cm holes should be installed within garden fencing or any hard boundaries to allow hedgehog to migrate across the Site; holes in fencing should avoid conflict with Webb Street to preclude hedgehog mortality.
- 7.1.4 The landscaping design for the Proposed Development should include the planting of a wide-range of native species, including nectar and pollen-rich species, to attract invertebrate prey for a



variety of animals in the local area, which will enhance the Sites biodiversity. These can be chosen from the RHS: Perfect for Pollinators List (RHS, 2019).

- 7.1.5 Specific details on the numbers of bat and bird boxes and hedgehog shelters will be provided once robust details of the Proposed Development are available, to ensure the enhancements suggested are appropriate.

8. Conclusion

- 8.1.1 Further works for protected species are considered to be necessary in respect of the Proposed Development and subsequent planning application. These include;
- Bat emergence/re-entry surveys; and,
 - Pre-works nesting bird check.
- 8.1.2 The use of artificial lighting as a part of the Proposed Development should follow protocols outlined in best practice guidance (BCT, ILP &, 2018) to minimise disturbance of commuting bats and other nocturnal species.
- 8.1.3 Avoidance and good practice construction measures for badger, hedgehogs, otter and nesting birds are necessary to prevent harm to these species and potential breach of legislation.
- 8.1.4 Any fences or other hard boundaries that are erected as part of the Proposed development must include suitable 'hedgehog highways' which comprise a 13x13cm hole at the base, which will maintain connectivity across the Site for hedgehogs.
- 8.1.5 Enhancement measures have been provided for bats, birds and hedgehogs, as well as planting recommendations however, specific recommendations will be detailed once robust details of the Proposed Development are available.



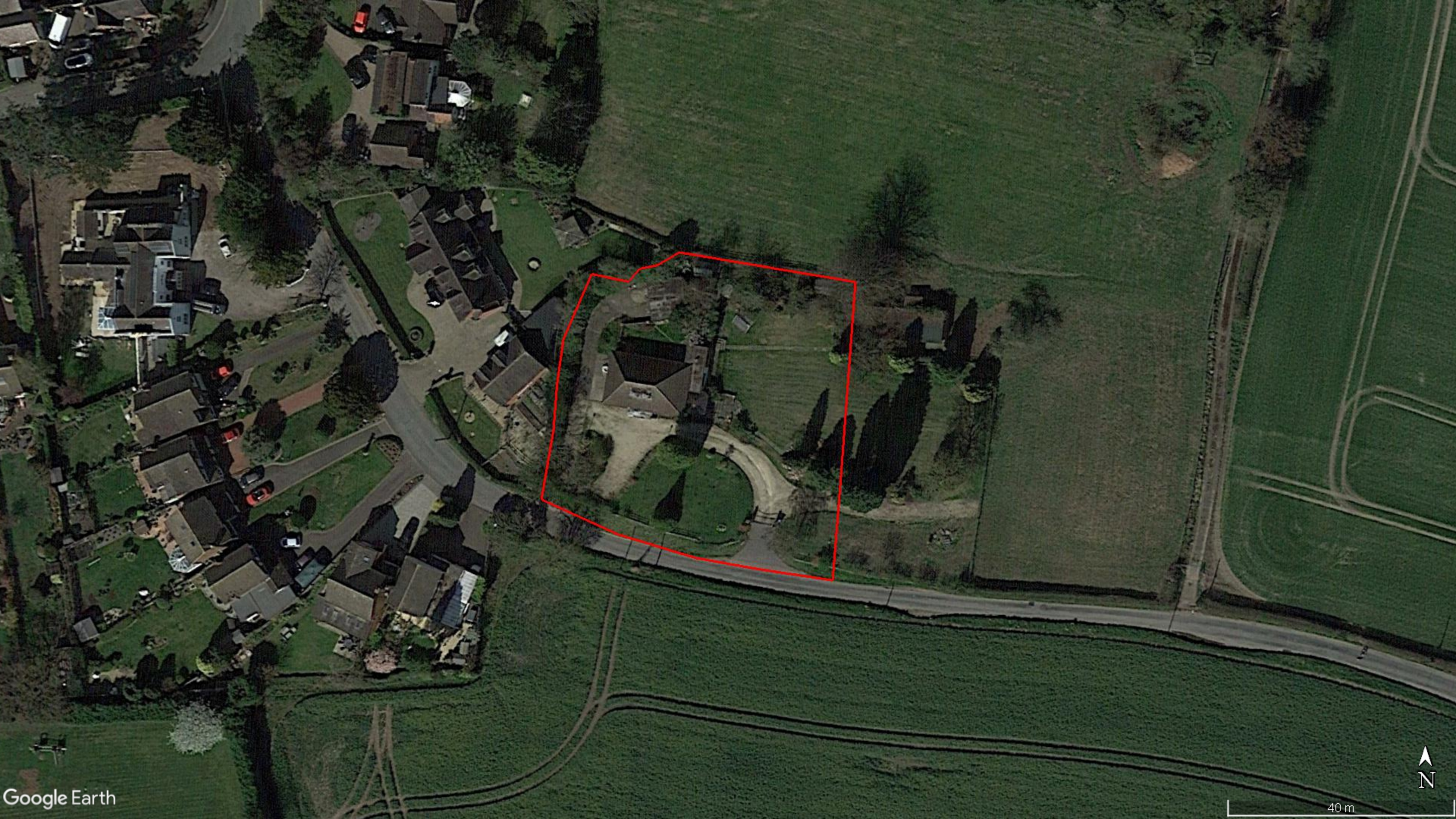
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Appendix 1 – Site Location Plan (Google Earth Pro, 2022)

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Appendix 2 – UK Habitat Classification Plan

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- Site Boundary
- g4 - modified grassland
- 10 (scattered scrub)
- 11 (scattered trees)
- 64 (mown)
- 73 (bare ground)
- h2a - hedgerow (priority habitat)
- 56 (young trees - planted)
- 190 (hedgerow with trees)
- u1 - built-up areas and gardens
- 10 (scattered scrub)
- 48 (non-native)
- 160 (introduced shrub)
- u1b5 - buildings
- u1b6 - other developed land
- 17 (ruderal/ephemeral)
- Target Notes

- 1) Log piles
- 2) Spread wood chippings
- 3) Large amount of discarded brash along northern Site boundary
- 4) Well-trodden bare ground
- 5) Bramble scrub behind timber shed
- 6) House sparrow (*Passer domesticus*) roost
- 7) Variegated yellow archangel (*Lamium galeobdolon* subsp. *argenteum*)
- 8) Compost heap

Date: 14/01/2022

Client: Whitebox Architecture and Design

Project: Willow End, Salts Lane, Drayton Bassett, Tamworth

Title: UK Habitat Classification Plan

Map file reference	Plan No.
220114 1395 HAB V1	E001

WHARTON
Natural Infrastructure Consultants

MINERVA MILL | STATION ROAD | ALCESTER | B49 5ET

E. info@wnic.co.uk
T. +44 (0)1789 459458
www.wnic.co.uk

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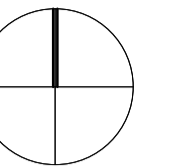


Appendix 3 – Site Plan as Existing (Whitebox Architecture and Design, 2021)

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PROJECT ARCHITECT TO BE NOTIFIED OF DISCREPANCIES IN FIGURED DIMENSIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. THIS DRAWING IS COPYRIGHT.

Orientation



Schedule of Area

Key



P01	Planning issue	01.12.21
P00	Preliminary issue	29.10.21
Rev	Description	Date



Whitebox Architecture + Design
3 Kenswick Manor
Lower Broadheath
Worcester WR2 6QB

Client

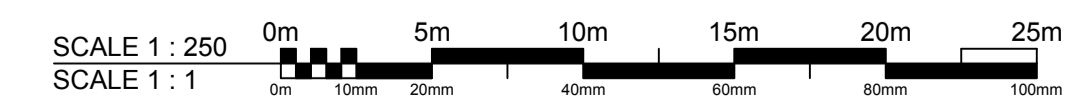
Project
WILLOW END, SALTS LANE, DRAYTON BASSETT
TAMWORTH, STAFFORDSHIRE, B78 3UD

Drawing Title
SITE PLAN AS EXISTING

Project No.	Drawing No.	Revision
1092	WHB-SA[20]0002	P01
Scale	Date	Drawn by
1:250@A1	29.10.21	WHB

Status
PLANNING

01 SITE PLAN AS EXISTING
1:250



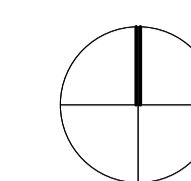


Appendix 4 – Site Plan as Proposed (Whitebox Architecture and Design, 2021)

DRAFT

PROJECT ARCHITECT TO BE NOTIFIED OF DISCREPANCIES IN FIGURED DIMENSIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. THIS DRAWING IS COPYRIGHT.

Orientation



Schedule of Areas

Plot 1 GIA	245 m ² / 2,637 sq.ft
Plot 2 GIA	245 m ² / 2,637 sq.ft
Total GIA	490 m ² / 5,274 sq.ft

Key

- Root Protection Area (RPA)
- Existing tree (retained)
- Existing tree (removed)
- New tree planting to Landscape Architect's details
- New hedge planting to Landscape Architect's details
- New soft landscaping to Landscape Architect's details
- New hard landscaping to Landscape Architect's details
- Existing block paving
- New metal estate fence (1.2m)
- New close boarded fence with wildlife openings (1.8m)

P05	Planning issue	01.12.21
P04	Minor updates	30.11.21
P03	Plan updated	11.11.21
P02	Access revised to client's comments	05.11.21
P01	House types, access and drive updated	05.11.21
P00	Preliminary issue	31.10.21
Rev	Description	Date



Whitebox Architecture + Design
3 Kenswick Manor
Lower Broadheath
Worcester WR2 6QB

Client
MR J. VENABLES

Project
WILLOW END, SALTS LANE, DRAYTON BASSETT
TAMWORTH, STAFFORDSHIRE, B78 3UD

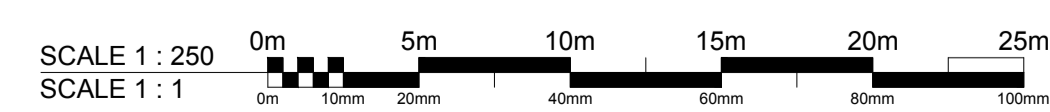
Drawing Title
SITE PLAN AS PROPOSED

Project No.	Drawing No.	Revision
1092	WHB-SA[20]0003	P05
Scale	Date	Drawn by
1:250@A1	31.10.21	WHB

Status
PLANNING



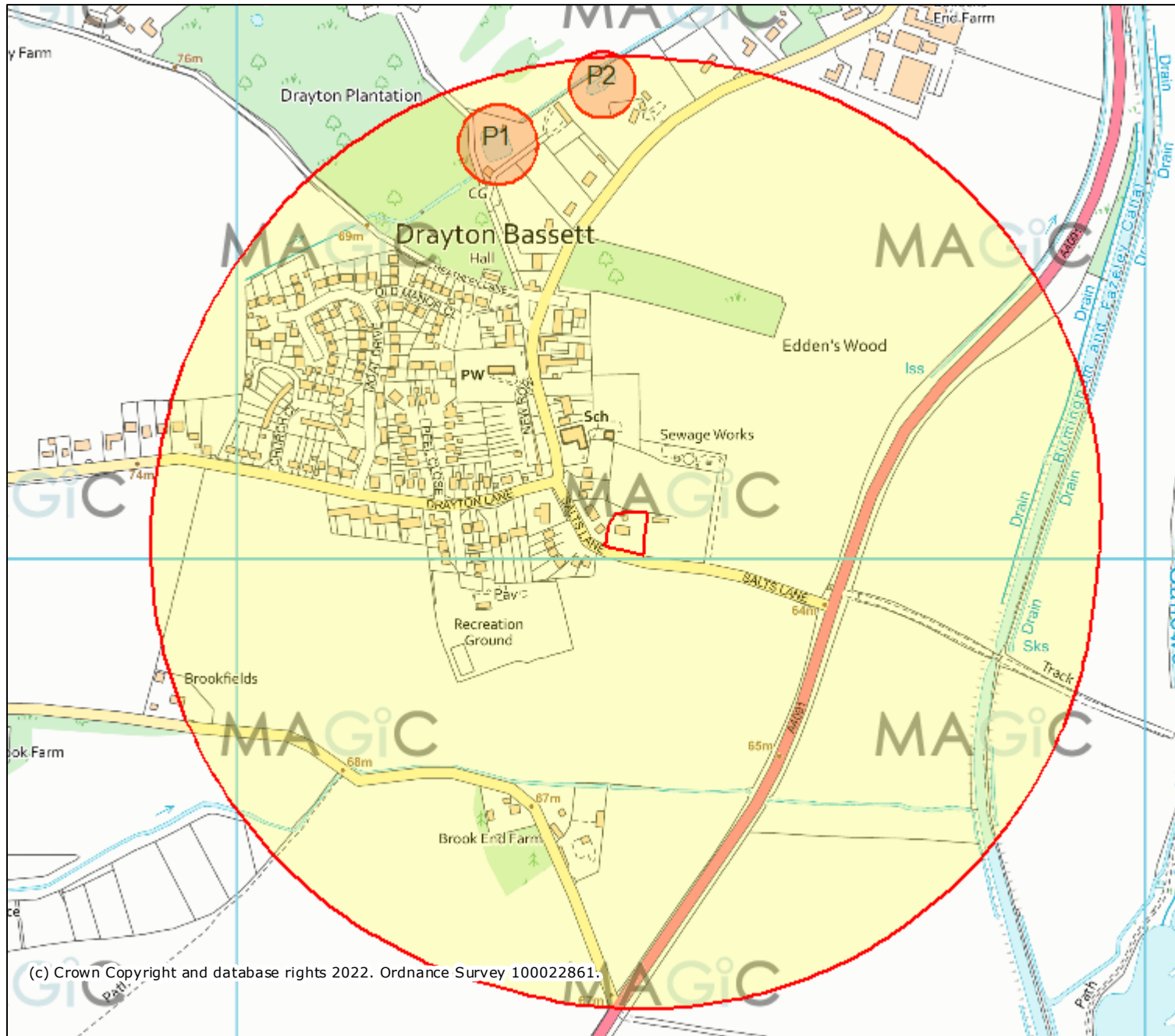
01 SITE PLAN AS PROPOSED
1:250





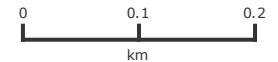
Appendix 5 – 500m Buffer from Site Showing Ponds (DEFRA, 2022)

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Projection = OSGB36
 xmin = 417800
 ymin = 299200
 xmax = 421000
 ymax = 300800



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Appendix 6 – Local Planning Policy Excerpts (Tamworth Borough Council, 2016)

This policy aims to address Strategic Spatial Priorities SP7, SP8
EN4 Protecting and Enhancing Biodiversity
<p>When dealing with a planning application that impacts on a site of biodiversity or geodiversity value, a distinction will be made between statutory and non-statutory sites defined on the Policies Map as follows:</p> <ul style="list-style-type: none">• Statutory European and national sites (Special Area of Conservation or SAC and Site of Special Scientific Interest or SSSI): will be protected from development that would have an adverse impact on their interest features. Development will be required to demonstrate appropriate mitigation to ensure no negative impact. Development will not be permitted that has a negative impact on the water quality of the Alvecote Pool SSSI. Development in the vicinity of the SSSI should

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be designed to incorporate appropriate mitigation including management and alternative recreational green space to minimise recreational pressure on the site.

- Statutory and non-statutory local sites (Local nature reserves or LNR, Sites of County Biological Importance or SBI, Local Geological/Geomorphological Sites or LoGS and Biodiversity Alert Sites or BAS): development should not have an adverse impact on a site that is designated as having local importance for nature conservation, geodiversity or a green link, except in exceptional circumstances where the importance of the development outweighs the harm. In these circumstances, the opportunity should be taken to create greater than equivalent compensatory habitat in an appropriate location.
- Non-designated sites, including the canal and river networks that provide the opportunity for habitat enrichment to create more robust and functional ecological units will be safeguarded, particularly if they form part of a green or blue link, including links to the wider green infrastructure network outside Tamworth.

Development will be supported that preserves designated biodiversity and geodiversity sites, high quality agricultural land (Grades 1, 2 and 3a), termed as Best and Most Versatile (BMV) land, maintains the favourable conservation status of populations of protected species and incorporates existing landscape features. Development should not result in a net loss of biodiversity by ensuring that where harm to biodiversity is unavoidable and it has been demonstrated that no alternative sites are suitable, development is adequately mitigated or as a last resort, compensated for; otherwise planning permission should be refused.

Development should create and reinforce links between semi-natural habitats, including habitats beyond the Tamworth boundary.

Areas of Biodiversity Action Plan habitat will be protected from net loss, taking the opportunity to restore and re-create habitats, using the Tamworth Phase One Habitat Survey and biodiversity opportunity mapping as a guide. Opportunities for public access should be incorporated where compatible and appropriate. The Council will support proposals for habitat restoration and creation identified through local partnerships.

Development should incorporate planting of native tree species where appropriate to the site. Development that would involve the removal of any tree, woodland or hedgerow, which contributes significantly to its setting, local landscape character or its surroundings, will be resisted unless the wider benefits of the development are sufficient to offset the loss and cannot be avoided by appropriate siting or design. Where removal is justified and unavoidable, suitable and appropriate mitigation planting will be required to offset the loss of these features.

In line with the requirements of the EU Water Framework Directive, Development will not be permitted that could negatively impact the River Anker, River Tame and their associated tributaries, that would degrade the classification of the waterbody (as specified in the Humber River Basin Management Plan).

Development should exploit opportunities to deliver priorities of the EU Water Framework Directive and the Humber River Basin Management Plan to ensure that the River Anker and River Tame meet Good Ecological Status by 2027. This could include opening up culverted watercourses and re-aligning and naturalising watercourses where possible when development is taking place.



Appendix 7 – Site Photographs

Figure 1. Wooden post fencing delineating the southern Site boundary and hedgerow H1 (looking southeast past Salts Lane)



Figure 2. Mown modified grassland, newly installed wooden post fencing and log pile (Target Note 1) (looking east)



Figure 3. Overgrown shrub bed separating the gravel parking area and modified grassland to the south of the main house (building B1)



Figure 4. Shrub bed and brick wall to the east of the garage (building B2) (looking north)



Figure 5. Hedgerow H1 (looking southwest)



Figure 6. Hedgerow H2 (looking north) and concrete access road leading to garage (building B2)



Preliminary Ecological Appraisal

VERSION: V1 DATE: January 2022
REF NO: 220114 1395 PEA V1



Figure 7. Log piles within areas of modified grassland (Target Note 1)



Figure 8. Spread wood chippings (Target Note 2) on modified grassland to southeast of main house (building B1)



Figure 9. Large amount of discarded brush adjacent to northern Site boundary (Target Note 3)



Figure 10. Compost heap behind timber shed (Target Note 8)



Figure 11. Large shrub bed now characterised by bare ground (Target Note 4) (looking southwest)



Figure 12. Variegated yellow archangel (Target Note 7), located to the south of a timber shed in the northeast corner of the Site



Preliminary Ecological Appraisal

VERSION: V1 DATE: January 2022
REF NO: 220114 1395 PEA V1



Figure 13. Area of bare ground (Target Note 4) in northern extent of the Site, with young scattered trees and timber sheds (looking north)



Figure 14. Gravel access track off Salts Lane leading to the front (southern elevation) of the main house (B2) (looking east)



Figure 15. Southwest elevation of the main house (B1) (looking northeast)



Figure 16. Gaps created by missing mortar beneath ridge tiles on southeast elevation of the main house (B1)



Figure 17. Gap between external wall and eaves on southeast corner of the main house (B1)



Figure 18. Lifted lead flashing around dormer window and porch roof on the southern elevation of the main house (B1)



Preliminary Ecological Appraisal

VERSION: V1 DATE: January 2022
REF NO: 220114 1395 PEA V1



Figure 19. Gap created by missing mortar beneath ridge tiles on southwest corner of the main house (B1)



Figure 20. Exposed rafters and bitumen felt lining in internal loft void of the main house (B1), with holes and tears noted in lining



Figure 21. Garage (B2) located to the north of the main house (B1), with open window on southern elevation



Figure 22. Gap between overhanging roofing felt and timber fascia/guttering on southeast corner of garage (B2)



Figure 23. Internal view of garage (B2)



Figure 24. Timber shed in northeast extent of the Site (looking northeast)



WHARTON NATURAL INFRASTRUCTURE CONSULTANTS

Head Office

The Coach House,
Birmingham Rd,
Coughton,
Alcester

T. 01789 459 458

E. hello@wnic.co.uk

WNIC.CO.UK

