Ecological Impact Assessment

Unit 9, Satellite Industrial Park, Wolverhampton

Presented to: Gent Visick

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Delta-Simons Project No: 112715.621090

Protecting people and planet

Report Details

Client	Gent Visick
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As part of Lucion Services, our combined team of 500 in the UK has a range of specialist skill sets in over 50 environmental consultancy specialisms including asbestos, hazardous materials, ecology, air and water services, geo-environmental and sustainability amongst others.

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Non-Technical Summary

Delta-Simons Limited was instructed by Gent Visick (the 'Client') to undertake an Ecological Impact Assessment (EcIA) of Unit 9, Satellite Industrial Park, Wolverhampton (hereafter referred to as the 'Site') to inform a planning application for redevelopment of the Site.

This EcIA addresses the potential effects of the Proposed Development on ecology and nature conservation. The Report describes the methods used to assess the effects; the baseline conditions currently existing at the Site and within the immediate surrounding area; the mitigation measures required to prevent, reduce or offset any significant adverse effects and the likely residual effects after these measures have been adopted, as well as any proposed enhancement measures. A summary of residual effects is provided overleaf.

An ecological desk study undertaken in June 2022, and an updated search of the MAGIC webpage in March 2024, identified one regionally designated statutory site within 2 km of the Site, Waddens Brook, Noose Lane Local Nature Reserve (LNR)at a distance of 700 m from the Site, and eight non-statutory designated sites within 2 km of the Site centre, the closest Brook Point Pond and Waddens Brook at a distance of 600 m from the boundary. The Site is within an Impact Risk Zone (IRZ) of at least one Site of Special Scientific Interest (SSSI) located more than 7 km from the Site, however the development type does not meet any of the criteria for which the Local Planning Authority (LPA) would need to consult with Natural England. Given the similarity between the existing and proposed use of the Site, the distance between the Site and designated sites and the lack of connectivity, no effects on statutory or non-statutory designated sites are anticipated.

The habitats on Site were surveyed and assessed for their suitability to support protected and otherwise notable species by Delta-Simons on 18th May 2022 and an update walkover undertaken on 22nd March 2024 to consider any changes at the Site. The Site covers an area of approximately 0.98 ha and comprises a brick-built industrial unit, with associated hardstanding and limited areas of soft landscaping. The habitats present on Site are widespread on both a local and national scale, with none of the habitats being considered rare. The proposals will result in the loss of amenity grassland, introduced shrubs and three trees as well as habitats of negligible value including the building and hardstanding, however, the eastern boundary will be retained, protected and enhanced with a small amount of introduced shrubs and trees incorporated into an extended area of soft landscaping.

The building on-Site was assessed as having low Bat Roost Potential (BRP) due to two features within the brickwork towards the south-eastern extent. Following a nocturnal survey on 13th June 2022, no roosting bats were identified to be associated with the features and overall, very low bat activity was recorded. It was concluded that bat roosts were likely to be absent from the building on Site and the Site, with its limited soft landscaping and connectivity to suitable habitats, and high light levels was assessed to be of no more than local value to foraging and commuting bats. The updated walkover in March 2024 recorded the building to have deteriorated as a result of unauthorised access, however, the overall suitability remained low, and considering the setting of the Site, the risk of bats colonising since the survey in 2022 is considered to be low.

The construction phase will result in the loss of limited suitable bird nesting habitat in the form of scattered trees and low growing shrubs. Furthermore, the building offers nesting opportunities with broken windows and roof panels providing internal access. Suitable habitat will be removed (including building demolition) either outside the main nesting bird season, or subsequent to a nesting bird check by a suitably experienced ecologist immediately prior to removal. Habitat loss will be compensated through additional soft landscaping at the eastern Site boundary and at the south-west corner, including flowering lawn mix, hedgerow planting and five additional trees. A Biodiversity Net Gain assessment indicates this has the potential to result in a 10% net gain.

Wall cotoneaster *Cotoneaster horizontalis*, an invasive species listed on Schedule 9 of the Wildlife and Countryside Act (1981, as amended) was identified on Site and will need to be removed and appropriately disposed of during Site clearance to ensure it is not spread off-Site.

Summary of Residual Effects

Important Ecological Feature	Geographic Value	Characterisation of Unmitigated Impact	Significance Before Mitigation	Avoidance, Mitigation and Compensation	Residual Effect Significance
Habitats - Trees	Local	Habitat loss Damage to structure, roots and health of habitat	Minor adverse Non-significant	Adherence to BS5837:2012 Proposed soft landscaping	Minor beneficial Non-significant
Birds	Local	Habitat loss Nest destruction/ disturbance Noise and vibration	Minor adverse Non-significant	Sensitive timing of works and/or watching brief with regards to the removal of, and works within close proximity to, suitable nesting habitat Creation of new bird nesting habitat in the form of soft landscaping	Negligible Neutral
Bats	Local	Change in lighting on Site. Lighting scheme design to meet required standards whilst minimising impacts on immediate surrounds including boundary vegetation.	Negligible Neutral	n/a	Negligible Neutral
Invasive Species - Cotoneaster	N/A	Spread of plant during Site clearance	N/A	Appropriate methods to dispose of the plant followed during Site clearance	N/A

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1.0 Introduction

1.1 Purpose and Scope of the Survey

Delta-Simons Limited was instructed by Gent Visick (the 'Client') to undertake an Ecological Impact Assessment (EcIA) of Unit 9, Satellite Industrial Park, Wolverhampton (hereafter referred to as the 'Site') to inform a planning application for redevelopment of the Site.

The purpose of this report is to:

- Establish baseline ecological conditions at the Site.
- Provide details of ecological mitigation measures incorporated through design evolution as an intrinsic part of the project design.
- Detail any ecological mitigation measures to be implemented during Site clearance, construction and operation.
- Identify any residual ecological effects after avoidance and mitigation measures have been considered.
- Identify any compensation measures required to offset residual effects.
- Provide recommendations for how mitigation and compensation may be secured and monitored.
- Set out details of ecological enhancement measures to be included within the Proposed Development.
- Provide sufficient information to determine whether the project accords with relevant nature conservation policies and legislation and, where appropriate, to allow conditions or obligations to be proposed by the relevant authority.

The Site location and the red line boundary and/or survey area are shown in Figure 1.

1.2 Site Description

The Site is centred at Ordnance Survey (OS) grid reference SO 94606 99609, in the east of Wolverhampton. The Site covers an area of approximately 0.98 ha and comprises an industrial unit and surrounding hardstanding, with limited soft landscaping in the form of introduced shrub, amenity grassland and scattered trees.

The Site is located within a highly industrial area, comprising mostly industrial and commercial units and access roads.

The habitats present on Site are shown in Figure 2.

1.3 Proposed Development

The Proposed Development will comprise redevelopment of the Site for a builders merchant (Drawing 1).

The construction phase will comprise:

- Demolition of the existing building and clearance of other habitats on Site;
- Retention and protection of trees and shrubs at the eastern Site boundary; and
- Construction of the new buildings.

The operational phase will comprise:

- The occupation of the new industrial unit.

2.0 Legislation & Policy Summary

Planning guidelines, international commitments, legislation and planning policies relevant to the protection, conservation and enhancement of nature conservation interests are detailed below.

2.1 National Legislation, Policy and Guidance

Specific habitats and species of relevance to the Site receive legal protection in the United Kingdom under various pieces of legislation, including:

- National Planning Policy Framework (NPPF, 2023);
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
- The Countryside and Rights of Way (CRoW) Act 2000;
- The Natural Environment and Rural Communities Act (NERC) 2006;
- The Hedgerow Regulations 1997;
- The Protection of Badgers Act 1992; and
- The Environment Act 2021.

Where relevant, this assessment takes account of the legislative and policy protection afforded to specific habitats and species. Delta-Simons do not purport to provide specialist legal advice and where necessary the reader should also consult the original legislation, references to which are included in Appendix A.

2.2 Local Policy and Guidance

Local planning policies relating to ecology are generally based on national planning policy, the conservation of species protected under the above legislation and the protection of designated sites. However, relevant local policy and guidance documents are outlined below.

Black Country Core Strategy (adopted 2011)

The Core Strategy sets out the planning framework for the District and contains the following policy relevant to ecological features:

"Policy ENV1 - Nature Conservation

Development within the Black Country will safeguard nature conservation, inside and outside its boundaries by ensuring that:

- *Development is not permitted where it would harm internationally (Special Areas of Conservation), nationally (Sites of Special Scientific Interest and National Nature Reserves) or regionally (Local Nature Reserve and Sites of Importance for Nature Conservation) designated nature conservation sites;*
- *Locally designated nature conservation sites (Sites of Local Importance for Nature Conservation), important habitats and geological features are protected from development proposals which could negatively impact upon them;*
- *The movement of wildlife within the Black Country and its adjoining areas, through both linear habitats (e.g. wildlife corridors) and the wider urban matrix (e.g. stepping stone sites) is not impeded by development;*
- *Species which are legally protected, in decline, are rare within the Black Country or which are covered by national, regional or local Biodiversity Action Plans will not be harmed by development.*

Adequate information must be submitted with planning applications for proposals which may affect any designated site or any important habitat, species or geological feature to ensure that the likely impacts of the proposal can be fully assessed. Without this there will be a presumption against granting permission.

Where, exceptionally, the strategic benefits of a development clearly outweigh the importance of a local nature conservation site, species, habitat or geological feature, damage must be minimised. Any remaining impacts, including any reduction in area, must be fully mitigated. Compensation will only be accepted in exceptional circumstances. A mitigation strategy must accompany relevant planning applications.

Current designated nature conservation sites including Local Nature Reserves will be carried forward from existing Proposals Maps, subject to additions and changes arising from further studies. Local Authorities will look to designate additional nature conservation sites as necessary in conjunction with the Local Sites Partnership and consequently sites may receive new, or increased, protection over the Plan period.

All appropriate development should positively contribute to the natural environment of the Black Country by:

- *Extending nature conservation sites;*
- *Improving wildlife movement; and/or*
- *Restoring or creating habitats/geological features which actively contribute to the implementation of Biodiversity Action Plans (BAPs) and/or Geodiversity Action Plans (GAPs) at a national, regional or local level.*

Details of how improvements (which are appropriate to the location and scale) will contribute to the natural environment, and their ongoing management for the benefit of biodiversity and geodiversity will be expected to accompany planning applications. Local authorities will provide additional guidance on this in Local Development Documents.

Birmingham and the Black Country Biodiversity Action Plan (2010)

Modelled on the national plan, the Birmingham and the Black Country BAP concentrates on species and habitats of local conservation concern.

3.0 Methodology

The baseline for the EcIA has been established through a combination of desk study and field surveys.

3.1 Scope of the Assessment and Zone of Influence

The features considered for this assessment were designated sites, Habitats and Species of Principal Importance for conservation, and species protected by wildlife legislation.

Given the size and location of the Site, the zone of influence was taken to be the Site boundary and its immediate environs only. The exception for this was for designated sites and Great Crested Newt (GCN) *Triturus cristatus* details of the zone of influence for these features is provided in Section 3.2, below.

3.2 Desk Study

3.2.1 Data Search

In June 2022, available records of protected and notable species were collated from the local record centre, eCountability Ltd, along with the non-statutory designated sites from within 2 km of the Site centre. Considering the nature of the Site and its urban location, these records are still considered proportionate and appropriate to inform this assessment.

In March 2024, a search for internationally, nationally and locally designated statutory sites for nature conservation was undertaken using the Multi-Agency Geographic Information for the Countryside (MAGIC) website. The search radius was 6 km from the Site centre for internationally designated statutory sites and 2 km from the Site centre for nationally and locally designated statutory sites. A search for non-statutory ancient woodland was undertaken within 2 km of the Site centre, and an assessment was made regarding the location of Habitats of Principal Importance (HPIs) on or near the Site using MAGIC.

A search for species data available on the MAGIC website was undertaken (i.e. granted European Protected Species Licence applications, GCN Class Survey Licence Returns and Natural England GCN Pond Survey Data 2017-2019).

In addition, free and publicly accessible Ordnance Survey maps and aerial photographs were searched for waterbodies on, or within, 500 m of the Site boundary. This information has been used to assess the Site for its potential to support GCN the results of which are found in Section 4.3.

3.3 Preliminary Ecological Appraisal Survey

The habitats on Site were surveyed on 18th May 2022 and an update undertaken on 22nd March 2024 by a Delta-Simons ecologist. Since access was not permitted to the surrounding land, it was visually assessed from the Site boundary.

The following was undertaken during the survey:

- Habitats were classified and mapped using the standard UK Habitat Classification and methodology (UKHabs Ltd 2023). Dominant plant species were recorded in each different habitat. The plant species nomenclature followed that of Stace (2010). The list of plant species was compiled in accordance with methodology required to establish UK Habitat Classification types up to at least level 3, and to levels 4 or 5 wherever possible; and
- Habitats on-Site were surveyed for the presence of, or field signs to indicate the presence of protected or notable birds, amphibians, reptiles, mammals and widespread invasive plants. This included an external visual assessment of any trees/buildings on the Site for potential bat roost features and any evidence of bat activity, and an assessment of the Site's suitability to support commuting and foraging bats (Appendix B), in line with Collins (2023).

3.4 Bat Survey

Following the PEA and preliminary roost assessment undertaken on 18th May 2022, a single dusk emergence survey was carried out of the building on-Site on 13th June 2022.

The dusk emergence survey was carried out in line with the Bat Mitigation Guidelines (2004), Collins (2016[1]) and professional judgement to determine bat activity associated with potential roost features identified. The survey was carried out by Delta-Simon's ecologists who are suitably experienced in conducting bat surveys.

The dusk survey commenced approximately fifteen minutes prior to sunset and ceased approximately one and a half hours following sunset. The surveyors were equipped with Echo Meter Touch 2 Pro bat detectors connected to I-phones. Recordings were made of any bats seen and/or heard and the species, the timing, activity, location and direction of flight. Any bat calls that could not be identified in the field at the time of the survey were subject to analysis using BatExplorer software.

Table 1 provides details of the survey. The locations of the features surveyed are shown as Target Notes (TN) 1 and 2 on Figure 2.

Table 1 – Timings, Weather Conditions and Location of Surveyors of the Building Survey

Surveyor Locations	Date	Timing	Weather
1 – South side of building, observing TN 1 2 – East side of building, observing TN 2	13/06/2022	21:13 – 23:03 (sunset 21:33)	Start: 14°C, 7/8 cloud cover, wind 2 End: 13°C, 7/8 cloud cover, wind 2

Wind Speed Beaufort, Cloud Cover Oktas.

With reference to the Bat Mitigation Guidelines (2004), Collins (2016) and professional judgement, the weather conditions during the survey were considered suitable for bat activity.

3.5 Survey Limitations

The baseline conditions described in this report were accurate at the time at which the survey was undertaken. Should at least two years pass by, and/or conditions on Site/Site usage change prior to the commencement of works, an update survey should be undertaken.

There were no limitations to the surveys in terms of access, timing and weather conditions.

3.6 Ecological Impact Assessment Methodology

An ecological impact assessment has been carried out following the principles set out within the Guidelines for Ecological Impact Assessment (EcIA) in the UK and Ireland; Terrestrial, Freshwater, Coastal and Marine updated by the Chartered Institute of Ecology and Environmental Management (CIEEM) in 2019, the full details of which are provided in Appendix C.

[1] Version current at the time of the survey.

4.0 Baseline Conditions

The following section describes the baseline ecological conditions at the Site, outlining the results of the desk study and field survey findings. Current management is anticipated to remain unchanged up until development and, therefore, baseline conditions at the time of writing this Report are anticipated to reflect those at the commencement of the Proposed Development. The conservation importance of the features identified have been evaluated using the geographical scale outlined in Appendix C.

The pertinent information from the data search is set out in section 4.1 below for designated sites, whilst data search records for the species are discussed in the relevant species sections. Desk Study

4.1 Designated Sites

The results of the MAGIC data search and the eCountability desk search indicate:

- No internationally designated statutory sites present within 6 km of the Site;
- No nationally designated statutory sites within 2 km of the Site;
- One regionally designated statutory site within 2 km of the Site: Waddens Brook, Noose Lane Local Nature Reserve (LNR) approximately 700 m east of the Site; and
- Eight non-statutory designated wildlife sites within 2 km of the Site centre, six of which are Sites of Importance for Nature Conservation (SINC) and two Sites of Local Importance for Nature Conservation (SLINC), the closet being Brook Point Pond and Waddens Brook, situated at a distance of approximately 600 m.

4.2 SSSI Impact Risk Zones

The Site is situated within an Impact Risk Zone (IRZ) of at least one Site of Special Scientific Interest (SSSI), the closest of which is over 7 km from the Site. However, the development type does not meet any of the listed risk criteria for which the LPA would need to consult with Natural England and therefore this is not considered further within this report.

4.3 Priority Habitats

The MAGIC data search did not suggest that there are any Priority/HPI habitats on Site, or immediately adjacent to the Site.

4.4 Habitats

Figure 2 shows the extent of habitat types identified during the survey and boundary features. Descriptions of the habitat types and dominant plant species found at the Site are provided below. Photographs of the Site survey are located in Appendix E. Habitat condition assessments (using the Statutory Biodiversity Metric Condition Assessment criteria) are provided in Appendix F, where appropriate.

Individual Urban Trees

A small number of scattered trees were located within the eastern extent of the Site. These comprised immature and semi-mature Norway maple *Acer platanoides* and Leyland cypress *Cupressus × leylandii*.

G4 Modified Grassland

Small areas of modified grassland occurred in the east and west of the Site (Photograph 1). Species identified included annual meadow grass *Poa annua*, daisy *Bellis perennis*, creeping buttercup *Ranunculus repens*, dandelion *Taraxacum officinale* agg., sow-thistle *Sonchus* sp. and bird's-foot trefoil *Lotus corniculatus*. Though recently unmanaged, the grassland featured a relatively short sward height.

U1 847 Introduced Shrub

Areas of introduced shrub with colonising scrub were present at the eastern Site boundary and to the east of the building, alongside the parking area (Photograph 2). These areas showed evidence of previous management. Species included butterfly-bush *Buddleja davidii*, hydrangea *Hydrangea* sp., rose *Rosa* sp., bramble *Rubus fruticosus* agg., barberry *Berberis* sp and herb-Robert *Geranium robertianum*. Wall cotoneaster *Cotoneaster horizontalis,* a species listed on Schedule 9 of the WCA 1981, was identified within the shrub beds (Photograph 3).

U1b5 Buildings

The Site was dominated by a single industrial building (Photograph 4). It was brick-built with a saw-tooth roof forming the western extent, including window panels of the vertical sections, and both pitched and flat roof sections in the east. The pitched roof sections in the south-east were felt covered and included skylight panels, whilst the north-eastern pitch was of metal construction. Security lighting was noted on the west side of the building, whilst a number of windows and roller-shutter doors were located around the building.

In March 2024, the building was noted to have been subject to vandalism and unauthorised access, resulting in broken windows and missing roof panels.

U1b6 Other Developed Land

The building was surrounded by sealed surface providing access and car parking.

4.5 Species

Due to a lack of suitable habitat/connectivity to other suitable habitat in the wider area and/or an absence of nearby records in the data search, many protected or notable species are considered likely absent from the Site (including amphibians, reptiles and badgers) and based on the information currently available, only the ecological receptors listed below are considered to be potential important ecological features at the Site.

Birds

Extensive bird records were returned within the data search. Those of potential relevance to the Site include house sparrow *Passer domesticus* and starling *Sturnus vulgaris* listed on the Red List of BoCC, and swift *Apus apus* listed on the Amber list of BoCC.

Bird species recorded at the time of the survey were wood pigeon *Columba palumbus* listed on the Amber List of BoCC as well as blue tit *Cyanistes caeruleus* and long-tailed tit *Aegithalos caudatus*. It should be noted that this is not a comprehensive inventory of the bird species which may be present at the Site.

The Site is considered to provide limited resources for birds, with the introduced shrub and scattered trees providing limited suitable nesting habitat for common urban bird species. The building was also considered to provide opportunities for nesting birds, with missing roof material and open/missing roller door providing internal access for species such as pigeon, although this species was not confirmed to be using the building for nesting/roosting at the time of the 2024 walkover survey.

The Site is considered to be of local value for birds.

Bats

A total of 131 records of at least four bat species; common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Nathusius's pipistrelle *Pipistrellus nathusii* and noctule *Nyctalus noctula* were returned from within 2 km of the Site, with the closest record being of common pipistrelle, approximately 240 m from the Site in 2019. A review of the MAGIC website confirmed that no recent EPSL for bats have been granted within 1 km of the Site.

The building on Site was assessed as having low BRP, with two potential roost features identified. Both features were associated with minor gaps in brickwork, located on the south-east part of the building (TN 1 and 2 on Figure 2, Photographs 5 and 6). In March 2024, despite deterioration in the condition of the building following vandalism and unauthorised access, its roosting potential was considered to be consistent with the 2022 findings. Missing roof panels and broken windows provided additional potential access to the interior of the building, however, this also resulted in increased exposure to inclement weather, natural light and draughts.

During the dusk survey in June 2022, no bats were recorded to emerge from the on-Site building. As such, considering the low potential of the features present, bat roosts were considered likely to be absent from the Site. Considering the overall suitability of the Site and its surroundings, these results are considered to remain valid and the risk of bats colonising the Site is considered very low.

Overall, bat activity was very low during the survey and comprised only two of the more common and light-tolerant species: common pipistrelle and noctule. The surveyor observing the feature at TN 1 recorded four passes by noctules, above Site although all of these were at such a distance that they could only be heard on the detector and were not seen, whilst the surveyor observing the feature at TN 2 recorded a single common pipistrelle commuting across the south-eastern extent of the Site.

None of the trees on Site were considered to offer bat roost potential.

The habitats on Site are predominantly of very low quality for foraging and commuting bats with only limited soft landscaping. The most valuable habitats for foraging and commuting bats are likely to be those along the eastern aspect of the Site, as these have some connectivity with tree lines that run along the adjacent road, although are subject to street lighting. Given the relatively poor suitability of the habitats on-Site for bats, the level of illumination from on-Site and surrounding industrial units and roads, limited connectivity to other suitable habitats and the low level of bat activity recorded during the survey, it is considered that the Site is of local value for bats.

Invasive Non-Native Species

Wall cotoneaster, recorded within the shrub beds at the Site, is an invasive species listed on Schedule 9 of the Wildlife and Countryside Act (1981, as amended).

4.6 Summary of Important Ecological Features and Geographic Value

The species scoped out as important ecological features above due to their likely absence from Site cannot experience effects from the Proposed Development and are not therefore considered below.

The 'important ecological features' identified above with the potential to experience effects as a result of the Proposed Development are listed in Table 4 below, along with their geographic importance. These features will be the subject of the ecological impact assessment in section 5.0.

Table 2 - Identified Important Ecological Features

Important Ecological Feature	Geographic Value
Designated Sites	Regional and Local
Habitats - Trees	Local
Nesting Birds	Local
Bats	Local
Invasive Species	N/A

5.0 Assessment of Effects

The evaluation in this section is based on the baseline information presented above, review of design proposals, consultation with the design team, knowledge of likely construction practices to be employed, and reasonable assumptions regarding operation.

For purposes of the assessment, it is assumed there has been no change in the condition of the Site since the Site surveys (unless otherwise stated).

5.1 Important Ecological Features for Which No Effect is Anticipated

Given the similarity between the existing and proposed use of the Site, the distance between the Site and designated sites and lack of connectivity, no adverse effects on statutory or non-statutory designated sites are anticipated.

5.2 Important Ecological Features and Potential Effects

5.2.1 Habitats

Potential Impacts and Effects During Construction and Operation

During Construction

The habitats present on Site are widespread on both a local and national scale, with none of the habitats being considered rare. The development proposals will result in the loss of amenity grassland, introduced shrubs and three trees as well as habitats of negligible value including the building and hardstanding, however, the three trees at the eastern Site boundary are to be retained and an additional five planted at the Site, along with flowering lawn grassland, and native hedgerow.

Without appropriate mitigation, works within close proximity to the retained trees have the potential to cause damage to the structure, roots and health of the trees. This has the potential to have a minor adverse effect that is not significant.

During Operation

If habitats planted during construction are not managed appropriately during operation, then there is the potential for additional biodiversity loss from the Site.

This is considered to have a minor adverse impact that is not significant.

Avoidance and Mitigation

During Construction

Any trees to be retained at the Site will be protected during the construction works, with adherence to BS5837:2012. Any new plants to be included will be of native species or of those known to be of benefit to wildlife.

During Operation

An appropriate management plan will be in place, in order to ensure retained habitats are managed for the benefit of biodiversity.

Assessment of Residual Effects

The potential residual effects during construction and operation are considered to be minor beneficial and non-significant.

5.2.2 Birds

Potential Impacts and Effects During Construction and Operation

During Construction

The construction phase will result in the loss of limited suitable nesting habitat in the form of scattered trees and low growing shrubs, as well as demolition of the building. There is, therefore, potential for direct adverse effects on nesting birds that are permanent in nature as a result of such clearance.

In addition, construction works being carried out within proximity to nesting birds may affect them indirectly, depending on the works being carried out, and the species of bird affected. Noise and vibration disturbance effects may result in birds being repeatedly flushed off nests, causing disruption to feeding activity, or even abandonment of nests. This is considered to be a temporary impact.

Further to the potential direct effects on birds whilst they are actively nesting, the removal of suitable vegetation will result in the direct loss of available bird nesting habitat, as well as a loss of foraging opportunities. The loss of the very limited bird nesting and foraging habitat on Site is unlikely to be significant in isolation.

The potential impact to birds during the construction phase of works are considered to have a minor adverse effect that is non-significant.

During Operation

During operation, if habitats retained and/or planted are not managed appropriately, then there is the potential for direct and indirect disturbance of nesting birds. The potential impact to birds during the operational phase of works are considered to have a minor adverse effect that is non-significant.

Without mitigation, this is considered likely to have a minor adverse effect that is non-significant.

Avoidance and Mitigation

During Construction

Where practicable, vegetation clearance and building demolition at the Site will be undertaken outside of the main nesting bird season (i.e. clearance carried out between September and February inclusive).

If these works cannot be restricted to within this period, an Ecological Watching Brief will be maintained during the main bird breeding season to ensure that no nesting birds are adversely affected. This will entail checking all suitable habitat for nesting birds due to be removed, and a buffer of at least 10 m beyond that area, by a suitably qualified ecologist prior to the commencement of works. If, during the Ecological Watching Brief, birds are found to be within the area due to be cleared or the buffer zone, measures to prevent any disturbance to breeding birds, including the cessation of tree and vegetation clearance, or construction works in areas close to breeding sites until the birds have completed breeding, will be put in place until the chicks have fledged.

During Operation

Proposed soft landscaping at the eastern Site boundary includes tree planting which will compensate for the loss of nesting habitat at the Site. Future management of the landscaping at the Site is to be undertaken by a competent person, with an awareness for the potential for nesting birds.

Assessment of Residual Effects

Provided the above mitigation is completed, the potential residual effects during construction and operation are considered to be negligible and of neutral significance.

5.2.3 Bats

Potential Impacts and Effects During Construction and Operation

Given the relatively poor suitability of the habitats on-Site for bats, the level of illumination from on-Site and surrounding industrial units, lack of connectivity to other suitable habitats and the low level of bat activity recorded during the survey, it is considered that the Site is unlikely to be of notable value for bats. With reference to the External Lighting Assessment prepared by Hydrock (March 2024) the lighting scheme is to be designed to meet required standards whilst minimising impacts on the immediate surrounds.

The construction and operational phases are, therefore, anticipated to result in negligible effects resulting from changes to the on-Site lighting scheme. The effects are, therefore, considered to be of neutral significance.

Avoidance and Mitigation

Effects are of neutral significance and no mitigation is required.

Assessment of Residual Effects

Residual effects are considered to be negligible and of neutral significance.

5.2.4 Invasive Non-Native Species

Potential Impacts and Effects During Construction and Operation

Wall cotoneaster has been identified on Site and, in the absence of mitigation, could be spread beyond the Site boundary (an offence under WCA 1981) during clearance works.

Avoidance and Mitigation

<u>During Construction</u>

During Site clearance, the wall cotoneaster should be removed and either appropriately disposed of or burnt on Site to prevent its spread.

5.3 Cumulative Effects

Given the size, nature and location of the Proposed Development and outcome of the assessment of impacts, no other schemes have been identified for which the Site may contribute to an in-combination cumulative effect on ecologically important features within the ZOI of the Site.

6.0 Conclusions

The habitats present on Site are widespread, in both a local and national context. Where possible trees and soft landscaping at the eastern Site boundary are to be retained and protected during the development with new landscaping comprising flowering lawn grassland mix, native hedgerow and trees. Whilst there is likely to be a temporal delay in achieving the biodiversity objectives for the Site (i.e. whilst new habitats become established), it is anticipated that in the long term there will be no significant residual effects on designated sites, habitats or protected species resulting from the proposed development, such that the development proposals are in accordance with ENV1 of the Black Country Core Strategy (adopted 2011).

7.0 Disclaimer

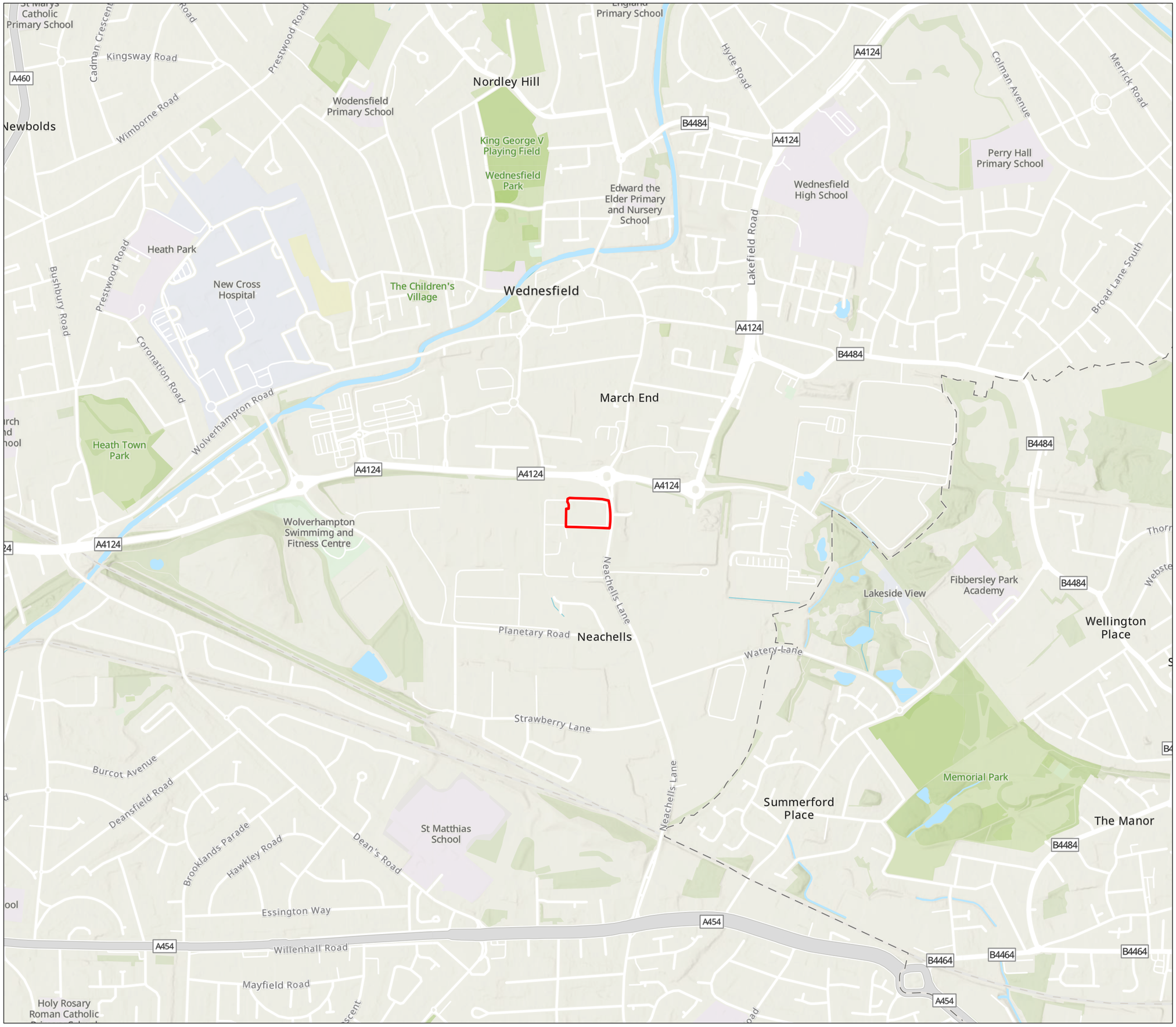
The recommendations contained in this report represent Delta-Simons' professional opinions, based upon the information referred to in Section 1.0 of this report, exercising the duty of care required of an experienced Ecology Consultant. Delta-Simons does not warrant or guarantee that the Site is free of bats or other protected species.

The behaviour of animals can be unpredictable and may not conform to characteristics recorded in current scientific literature. This report, therefore, cannot predict with absolute certainty that animal species will or will not occur in apparently suitable locations or habitats or that they will not occur in locations or habitats that appear unsuitable.

No part of the survey included an assessment of the materials and conditions of any buildings. No part of the survey included an asbestos assessment, nor did it represent an appraisal of other deleterious materials or hazardous substances.

This report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed as defined in Section 1.0 of this report. Nothing contained in this report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons does not intend, without its written consent, for this report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

Figure 1 – Site Location Plan



Legend

Site boundary

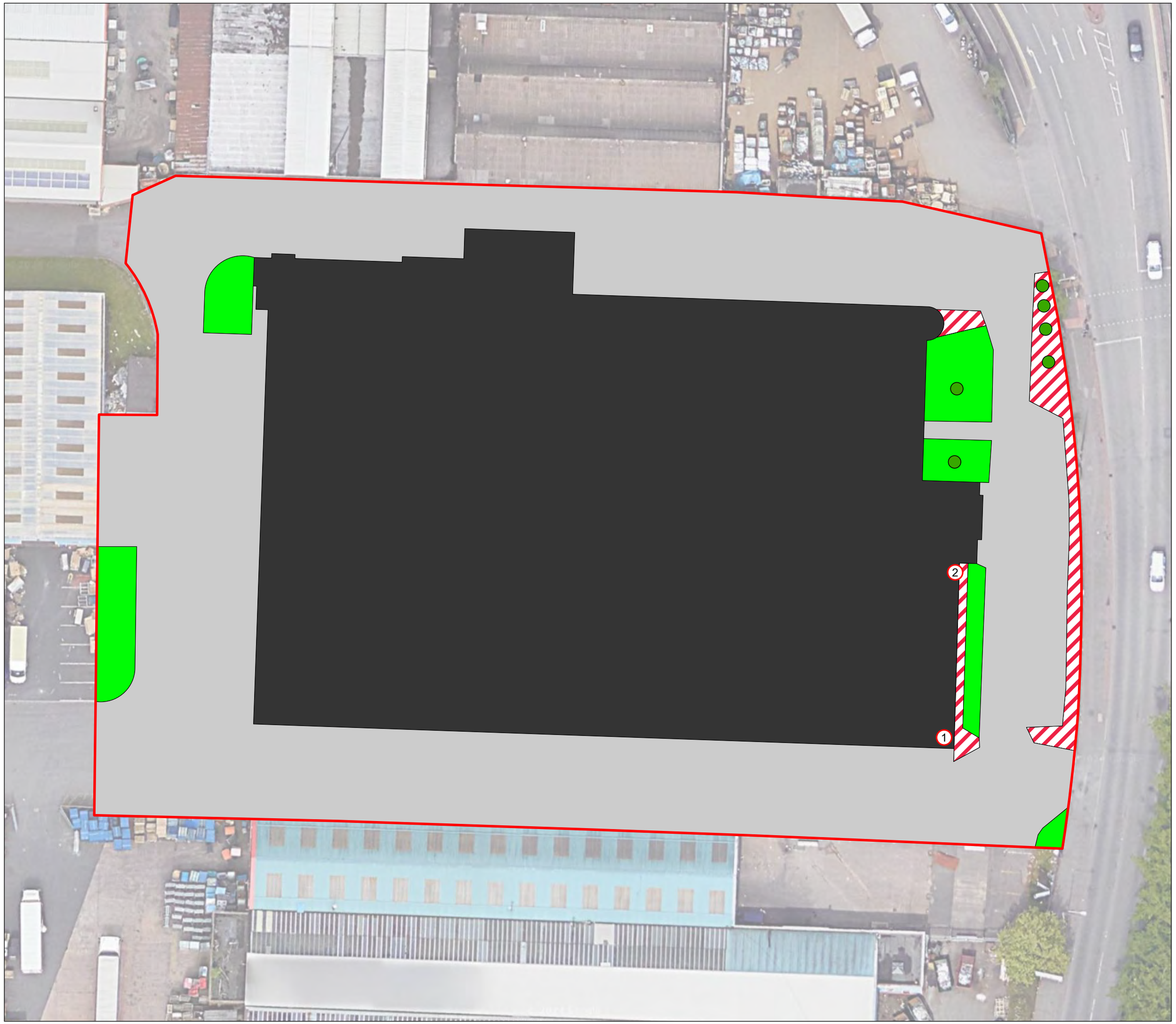
Figure	Site Location Plan
Job	Unit 9 Satellite Industrial Park, Wolverhampton
Client	Gent Visick

Figure No.	Revision	Date
1	A	26/03/2024
Drawn: BB	Checked: JB	Scale: 1:10,000 @ A3
Job No. 112715.621090		Central GR 394611E 299610N

DO NOT SCALE.
NOT FOR CONSTRUCTION.

DeltaSimons

Figure 2 – Habitat Plan



Legend

- Site boundary
- g4 - modified grassland
- u1 - built-up areas and gardens - 847 - introduced shrubs
- u1b5 - buildings
- u1b6 - other developed land
- Broadleaved scattered tree
- Target note

0 5 10 15 20 Meters

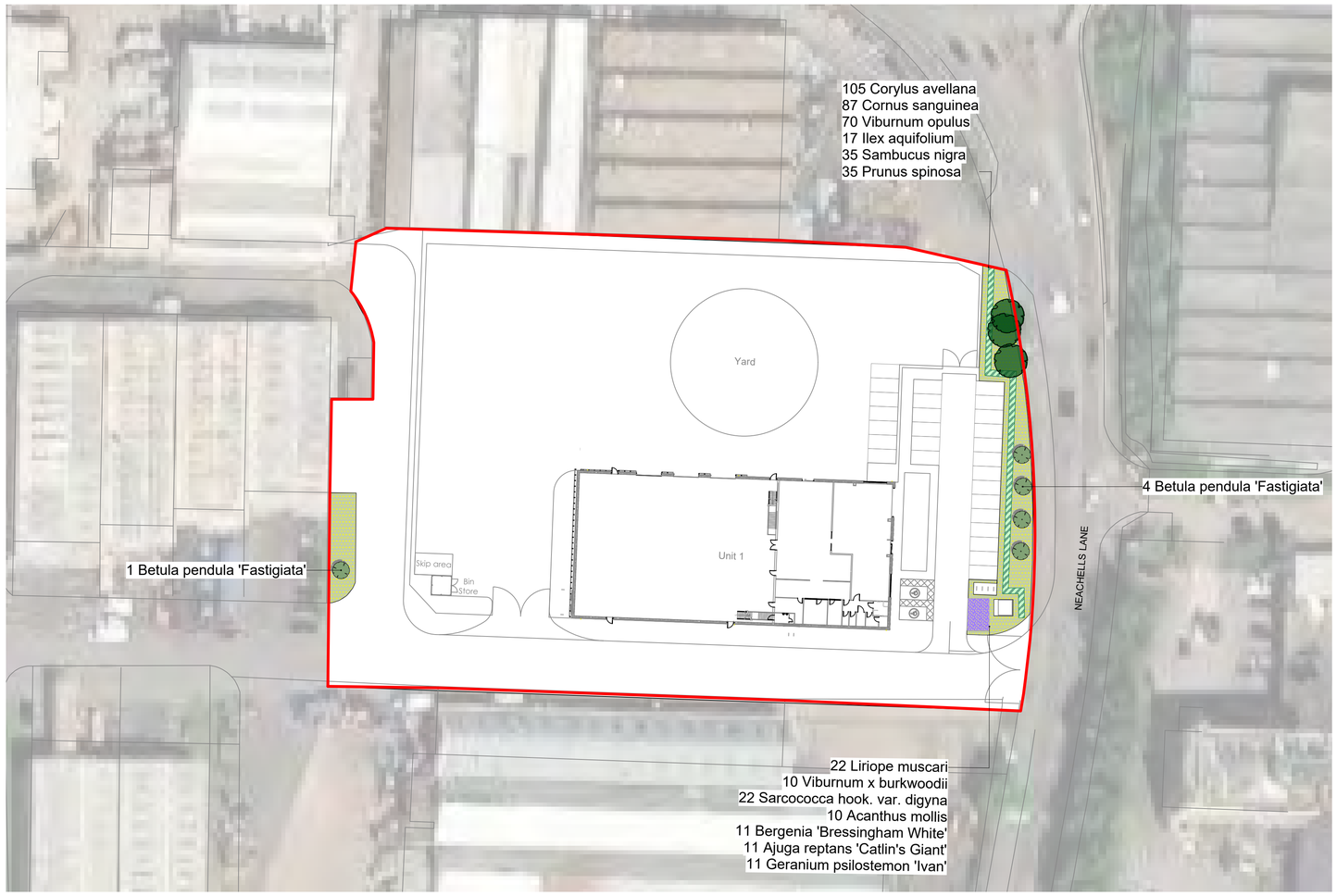
-N-

Figure	UK Habitat Plan		
Job	Unit 9 Satellite Industrial Park, Wolverhampton		
Client	Gent Visick		
Figure No. 2	Revision A	Date 26/03/2024	
Drawn BB	Checked JB	Scale 1:450 @ A3	
Job No. 112715.621090		Central GR 394611E 299610N	

DO NOT SCALE.
NOT FOR CONSTRUCTION.

DeltaSimons

Drawing 1 – Proposed Development Plan



SOFTWORKS GENERAL NOTE:

1. Regarding tree planting, root barrier is not indicated on the adjacent proposals. Should services be located within close proximity to tree rooting areas, root barrier should be installed.
2. Buildings in close proximity to trees could require deeper foundation design, as per the NHBC guidance *'4.2 Building near trees'*.
3. All planting within visibility splays to be maintained at a height of no greater than 600mm.
4. All planting to be implemented in random species groups of 3-5 per species.
5. All shrub and perennials to be mulched with bark to a depth of at least 50mm to discourage weed growth.
6. All hedgerows to be reinforced by a post and 3 wire fencing to a height of 800mm to help establishment, prevent cutting through and trampling.
7. Regarding the grassed areas shown, these are to be Emorsgate EL1 Flowering Lawn Mix as specified or similar.

EMORSGATE EL1 OR SIMILAR FLOWERING LAWN MIXTURE

Wild Flowers

%	Latin name	Common name
1.0	Betonica officinalis	Betony
2.0	Centura nigra	Common Knapweed
1.2	Galium verum	Lady's Bedstraw
0.8	Leontedon Hispidus	Rough Hawkbit
2.4	Lotus corniculatus	Birdsfoot Trefoil
2.8	Plantago lanceolata	Ribwort Plantain
0.8	Primula veris	Cowslip
1.2	Ranunculus acris	Meadow Buttercup
0.4	Salium silaus	Pepper Saxifrage
0.4	Vicia cracca	Tufted Vetch
5.0	Medicago lupulina	Black Medic (Ag)
5.0	Triolium repens	Small Leaved White Clover (Ag)

Grasses

%	Latin name	Common name
8.0	Agrostis cappilaris	Common Bent (Ag)
1.0	Carex flacca	Glaucous Sedge
39.0	Cynosurus cristatus	Crested Dogstail (Ag)
28.0	Festuca rubra	Red Fescue (Ag)
4.0	Phleum bertolonii	Smaller Cat's-tail (Ag)

0 10 20 30 40m

N

KEY

- Site Boundary
- Proposed new Trees (native species)
- Mixed Native Hedge
  - double staggered row, 5 plants per linear m
- Existing Trees to be retained
- Amenity Grassland
  - Emorsgate EL1 Flowering Lawn Mix or similar, sowing rate 4g / m2
- Ornamental Planting

Planting Schedule

ORNAMENTAL PLANTING

Qty	Latin Name	Common Name	Height	Container Size	Rate/Plants m²		
10	Acanthus mollis	Bears breeches	20-30cm	1.5-2L	3		
11	Ajuga reptans 'Catlin's Giant'	Bugle 'Catlin's Giant'	20-30cm	1.5-2L	5		
11	Bergenia 'Bressingham White'	Elephant's ears	20-30cm	2-3L	5		
11	Geranium psilostemon 'Ivan'	Armenian cranesbill	20-30cm	2L	5		
22	Liriope muscari	Big blue lilyturf, Turf Lily	20-30cm	2L	5		
22	Sarcococca hook. var. digyna	sweet box 'Purple Stem'	20-30cm	2-3L	5		
10	Viburnum x burkwoodii	Burkwood viburnum	20-30cm	2-3L	3		
97							

INDIVIDUAL TREES

Qty	Latin Name	Common Name	Height	Form	Root Condition	Clear Stem	Girth
5	Betula pendula 'Fastigiata'	Upright silver birch	300-350cm	Selected Standard	RB	Min 175cm	10-12cm
5							

MIXED NATIVE HEDGEROWS (planted double staggered, 5 plants lin/m)

Qty	Latin Name	Common Name	Height	Form	Root Condition	%	
87	Cornus sanguinea	Common dogwood	60-80cm	Whip	BR	N/A	
105	Corylus avellana	Hazel, Cobnut	60-80cm	Whip	BR	N/A	
17	Ilex aquifolium	Holly	40-60cm	Whip	C2L	N/A	
35	Prunus spinosa	Blackthorn	60-80cm	Whip	BR	N/A	
35	Sambucus nigra	Common elder	80-100cm	Whip	BR	N/A	
70	Viburnum opulus	Guelder rose	60-80cm	Whip	BR	N/A	
349							

NOTE:

For information regarding the build development proposals please refer to details provided by the Architect / Engineer.

FPCR has not been provided with information on levels or existing services, as such this information should be clarified before proceeding.

rev	date	description	drn	chk
P01	27.03.2024	FIRST ISSUE	RJC	EAF

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

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w: www.fpcr.co.uk

client
Mileway

project
Satellite Industrial Park, Wolverhampton

drawing title
Softworks Planting Plan

scale	drn	chk	date created
1:500 @ A1	RJC	EAF	27 MARCH 2024

project number	status	issue
12427	S3	P01

document number
12427-FPCR-XX-XX-DR-L-0001
Project Code - Originator - Zone - Level - Type - Role - Drawing Number

File: L:\12400\12427\LANDS\Drawings\FPCR 12427 Satellite Industrial Park Planting Plan IAM copy.vwx

Appendix A – References

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Appendix B – Assessment of Structures, Trees and Habitats for Bats

Assessment of Structures, Trees and Habitats for Bats

Suitability	Description	
	Roosting	**Commuting and Foraging**
None	No habitat features on site likely to be used by any roosting bats at any time of the year.	No habitat features on site likely to be used by any commuting or foraging bats at any time of year.
Negligible	An inspected structure which is considered to have no features likely to be used by roosting bats, however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features likely to be used as flightpaths or by foraging bats, however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, inadequate space, shelter, protection and conditions, and/or the low suitability of surrounding habitats means that it is unlikely to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats).	Habitat that could be used by small numbers of commuting bats due to its quality and connectivity. For example, a gappy hedgerow or unvegetated stream that is isolated from the surrounding landscape. Alternatively, suitable but isolated habitats that could be used by small numbers of foraging bats such as a lone tree or a patch of scrub.
Moderate	A structure with one or more potential roost sites that are of adequate size, shelter and protection, with suitable conditions and surrounding habitat to support a bat roost but unlikely to support a roost of high conservation status (with respect to roost type not individual species conservation status).	Continuous habitat connected to the wider landscape that could be used by bats for flightpaths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by large numbers of bats on a more regular basis and potentially for long periods of time due to their size, shelter, protection, conditions and the surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flightpaths such as flowing waterbodies, hedgerows, lines of trees and woodland edges. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to, and connected to, known roosts.

NB: A structure may be identified to support a confirmed/suspected roost due to the presence of bat(s) and/or evidence such as droppings, staining and feeding remains, but will still be allocated a level of suitability from the table above.

Guidelines for assessing the suitability of trees on proposed development sites for bats.

Suitability	**Description**
None	Either no Potential Roost Features (PRFs) in the tree or highly unlikely to be any
Further Assessment Required (FAR)	Further Assessment Required to establish if PRFs are present in the tree
Potential Roosting Feature (PRF)	A tree with at least one PRF present
PRF – L (Low Roost Suitability)	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats
PRF – M (High Roost Suitability)	PRF is suitable for multiple bats and may therefore be used by a maternity colony

The above tables have been adapted from Collins, J. (ed). 2023.

Appendix C – Ecological Impact Assessment Methodology

Ecological Impact Assessment Methodology

The methodology for the EcIA follows the principles set out within the Guidelines for Ecological Impact Assessment (EcIA) in the UK and Ireland; Terrestrial, Freshwater, Coastal and Marine updated by the Chartered Institute of Ecology and Environmental Management (CIEEM) in 2019 and comprises a staged approach to assessing the potential impacts resulting from the proposed development on the ecological features within the ZOI.

The EcIA has involved the following stages:

- Determination of baseline conditions;
- Identification of important ecological features;
- Identification of potential impacts and effects;
- Identifying likely significant effects;
- Designing appropriate avoidance and/or mitigation for impacts and effects;
- Assessment of residual effect significance;
- Assessment of cumulative impacts and effects; and
- Identification of compensation and enhancement measures.

Baseline Conditions

Baseline conditions have been established following the methodology outlined in the above sections.

Important Ecological Features

Important ecological features have been identified based on existing statutory, policy and conservation objectives. In accordance with the CIEEM Guidelines the value or potential value of an ecological resource has been determined within a defined geographical context in line with the table below.

Potential Impacts and Effects

The potential impacts on any important ecological features are identified during construction and operation, and prior to any mitigation, based on available baseline data, an assessment of design proposals and construction methods, and available information on the existing conservation status of the features in question.

Impacts are then characterised in terms of the following attributes:

- Positive or negative – i.e. a change that improves or reduces the quality of the environment;
- Magnitude – i.e. the size of an impact in quantitative terms where possible;
- Extent – i.e. the area over which an impact occurs;
- Duration – i.e. the time for which an impact is expected to last;
- Reversibility – i.e. is the impact permanent or temporary; and
- Timing and frequency – e.g. related to breeding seasons.

The likely effects of potential impacts on important ecological features largely depend upon their sensitivity, whilst the level of certainty that an impact will occur as predicted is based on professional judgment. Only the impacts likely to result in significant effects have been described in detail within the report. Impacts that are either unlikely to occur, or if they did occur are unlikely to be significant have been scoped out and justification for scoping out provided.

Geographic Scale	Example Criteria for Classification at each Geographic Scale
International	Habitats meeting the criteria for Wetlands of International Importance (Ramsar), Special Area of Conservation (SAC) or Special Protection Area (SPA) site. A species present in internationally important numbers (>1% of international population). Notable species which is part of the cited interest of an SPA or SAC and which regularly occurs in internationally or nationally important numbers.
National	Habitats meeting the criteria for a Site of Special Scientific Interest, Marine Conservation Zone (MCZ), or National Nature Reserve (NNR). A species present in nationally important numbers (>1% of UK population). A species which is part of the cited interest of a SSSI and which regularly occurs in internationally or nationally important numbers. Rare breeding species (e.g. birds with <300 UK breeding pairs).
Regional	A local site with important regional habitats or significant populations of Species of Principal Importance (SPIs) under the NERC act. Species present in regionally important numbers (>1% of regional population). Species listed as priority species, which are not covered above, and which regularly occur in regionally important numbers. Sustainable populations of a species that is rare or scarce within a region. Species on the Birds of Conservation Concern (BoCC) Red or Amber List and which regularly occur in regionally important numbers.
County	A local site with a habitat that is characteristic of the county or rare on a county scale, or with significant populations of locally important species. Species present in county important numbers (>1% of county population). Species listed as priority species, which are not covered above, and which regularly occur in county important numbers. Sustainable population of a species that is rare or scarce within a county. A site designated for its county important assemblage of species. Species on the BoCC Red or Amber List and which regularly occur in county important numbers.
Local	A site which has wildlife corridors likely to be essential to allow viable movement of species or improve the biodiversity of the area. Species listed as priority species, which are not covered above, and are rare in the locality. Species present in numbers just under county importance (<1% of county population). Sustainable population of a species that is rare or scarce within the locality. A site whose designation is just under for inclusion for its county important assemblage of a particular species on site. Other species on the BoCC Red or Amber List and which are considered to regularly occur in locally important numbers.

Likely Significant Effects

In accordance with the CIEEM guidelines, an ecologically significant effect is 'an effect that either supports or undermines the biodiversity conservation objectives for 'important ecological features' or for biodiversity in general'.

Using an approach to valuing impacts that involves professional judgement and reference to available conservation objectives, neutral and minor effects are considered to be not significant, while moderate and major effects are assessed to be significant. The table below provides a comparison of the terms used.

Effect Significance	Type of Effect	Equivalent CIEEM Assessment
Significant	Major beneficial	Significant positive impact on biodiversity conservation objectives at given geographical context
	Moderate beneficial	Positive impact on biodiversity conservation objectives at given geographical context
Non-significant	Minor beneficial	Limited positive impact on biodiversity conservation objectives at given geographical context
Neutral	Negligible	No significant impact on biodiversity conservation objectives at given geographical context
Non-significant	Minor adverse	Limited adverse impact on biodiversity conservation objectives at given geographical context
Significant	Moderate adverse	Adverse impact on biodiversity conservation objectives at given geographical context
	Major adverse	Significant adverse impact on biodiversity conservation objectives at given geographical context

The evaluation of significant effects has been based on the best available scientific evidence. Where sufficient evidence is not available, the precautionary principle has been applied. Therefore, where it is not possible to robustly justify a conclusion of no significant effect, a significant effect has been assumed. Any uncertainty has been acknowledged within the report.

Avoidance and/or Mitigation

Negative impacts have been avoided and/or mitigated where possible, in line with the mitigation hierarchy as presented within the CIEEM Guidelines.

Assessment of Residual Effect Significance

Once the impacts of the proposed development have been assessed, and all attempts to avoid and mitigate ecological impacts have been finalised, an assessment of the residual impacts is undertaken to determine the significance of their effects upon ecological features.

Cumulative Impact Assessment

The following types of future development within the same zone of influence have been considered as part of the cumulative impact assessment in relation to each important ecological feature:

- Proposals for which consent has been applied which are awaiting determination and are visible on the local planning portal;

- Projects which have been granted planning consent, but which have not yet been started or which have been started but are not yet completed (i.e. under construction); and
- Proposals which have been refused permission but which are subject to appeal and the appeal is undetermined.

Compensation and Enhancement

Compensation measures were taken to offset residual effects resulting in the loss of, or permanent damage to ecological features despite mitigation, where required. Compensation has only been considered as a last resort, in line with the mitigation hierarchy.

Enhancement measures have been agreed over and above any mitigation or compensation measures, in order to provide a biodiversity net gain.

Appendix D – Site Photographs

Site Photographs

Photograph 1 – Modified grassland and introduced shrubs alongside the on-Site building

Photograph 2 – Introduced shrubs and trees at the north-east of the Site

Photograph 3 – Wall cotoneaster identified on Site

Photograph 4 – on-Site building

Photograph 5 – Potential bat roost feature identified on the building (TN 1)

Photograph 6 – Potential bat roost feature identified on the building (TN 2)

Appendix F – Baseline Habitat Condition Assessment Tables

Baseline Habitat Condition Assessment Tables

Grassland (low distinctiveness)

Habitat Classification: Modified Grassland

Criteria	Condition Achieved	Notes/Justification
Criteria A - There are 6-8 vascular plant species per m² present, including at least 2 forbs.	No	Limited floral diversity
Criteria B - Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Consistent sward height
Criteria C - Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area.	Yes	No scrub
Criteria D - Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	No notable damage recorded
Criteria E - Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².	Yes	Limited bare ground
Criteria F - Cover of bracken less than 20%.	Yes	No bracken
Criteria G - There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Yes	No INNS

CONDITION ASSESSMENT RESULT: Poor

Urban Trees

Habitat Classification: Urban trees

Criteria	Condition Achieved	Notes/Justification
Criteria A - The tree is a native species (or at least 70% within the block are native species).	Yes	Native species
Criteria B - The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Individual trees
Criteria C - The tree is mature (or more than 50% within the block are mature).	No	Semi-mature
Criteria D - There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Natural canopy shapes, no damaging impacts of human activity
Criteria E - Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	None present
Criteria F - More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Oversailing grassland/shrubs

CONDITION ASSESSMENT RESULT: Moderate