

Local Development Framework  
Central Telford Area Action Plan

**Biodiversity Technical Paper**



Telford & Wrekin  
COUNCIL

# Central Telford Area Action Plan Biodiversity Technical Paper

This technical paper has been prepared to summarise the research and methodology for the body of evidence that underpins the approach to biodiversity in the Central Telford Area Action Plan. It should be read alongside the Green Spaces Technical Paper.

## 1. Introduction

Within the whole Borough there are the following formally designated biodiversity sites:

- 8 Sites of Special Scientific Interest (SSSIs) in the Borough; (Alscott Settling Ponds, Lincoln Hill, Lydebrook Dingle, Muxton Marsh, New Hadley Brick Pit, Newport Canal, The Wrekin and The Ercall, and Tick Wood and Benthall Edge Wood)
- 5 Local Nature Reserves (LNRs); Granville Country Park, Limekiln Wood, Lodge Field, Telford Town Park, and The Ercall and Lawrence's Hill, and
- 40 Wildlife Sites.

Within Central Telford there is:

- part of Randlay Wood Wildlife Site,
- part of Town Park which is part Wildlife Site and part Local Nature Reserve.

Although there are no further formally designated biodiversity sites in Central Telford there are many more informal areas with potentially significant biodiversity interest. These areas are termed strategic biodiversity areas and are identified in Map 11 *Strategic Biodiversity Areas in Central Telford*, which supports Policy CT19 Biodiversity.

## 2. Planning Policy Context

Local Planning Authorities have a legal obligation to conserve and promote biodiversity (Planning Policy Statement 9: *Biodiversity and Geological Conservation*). Thus, the aim of planning decisions and policies should be to prevent harm to biodiversity. This aim has been incorporated into the Central Telford Area Action Plan (CTAAP) in the Vision and Policy CT19 *Biodiversity*.

CT19 Biodiversity is also inline with the West Midlands Regional Spatial Strategy's policy QE7 *Protecting, Managing and Enhancing the Region's Biodiversity and Nature Conservation Resources*. QE7 states that all the plans and policies should encourage the maintenance and enhancement of the Regions wider biodiversity resources, giving priority to the protection and enhancement of specific species and habitats as identified in Local Biodiversity Action Plans. The Shropshire Biodiversity Action Plan has been used to define priority species and habitats within Central Telford and CT19 states that development proposals must demonstrate how they will contribute to Shropshire Biodiversity Action Plan targets.

The Core Strategy Development Plan Document (DPD) addresses the key spatial development issues for the whole Borough and provides a robust strategic local planning policy framework. Spatial Development Objective 18, paragraphs 8.8 and 8.15 of the Spatial Development Strategy and policy CS12 *Natural Environment* within the Core Strategy provide the strategic biodiversity direction for the Borough.

Within the direction set by the Core Strategy, biodiversity is recognised in Central Telford Area Action Plan (CTAAP) Vision Theme 7: *A Green Community* as a key element of CTAAP's vision. Policy CT19 *Biodiversity* and Map 11 *Strategic Biodiversity Areas in Central Telford* provide the local planning policy direction to conserve and promote biodiversity in Central Telford.

The Sustainability Appraisal (SA) Scoping Report (February 2008) updated the context, SA objectives and the baseline position for each objective. In relation to SA objective 7; *to make the best use of previously developed land (providing this does not harm its biodiversity value) and buildings* Table 5.3 *SA Baseline Data and Trends Summary* notes the current condition for this objective is 'Good'. However, the SA Scoping Report notes that this condition is highly sensitive to change. In relation to SA objective 10; *to protect and enhance wildlife habitats which are on an international, national and local scale* Table 5.3 describes the baseline position as currently being *moderate*, with a medium sensitivity to change. The SA Scoping Report baseline information highlights the need to protect and maintain current biodiversity value with a future view to enhancing this value.

### **3. Appropriate Assessment (AA)**

The Council is in the process of devising an AA Screening Methodology to address the European Habitats Directive. When completed this will allow land use plans to be screening for their potential impact on European Sites and determine whether an AA will be required. European Sites comprise of:

- Special Protection Areas (SPAs) for birds,
- Special Areas of Conservation (SACs) for other flora, fauna and habitats and,

- Ramsar sites are wetlands of global importance.

An AA will determine if there are significant adverse impacts on the European Sites from a land use plan.

The timescales and scope of devising this methodology have been shared and agreed with Natural England. As there are no European Sites within the Telford and Wrekin Councils administrative boundary and CTAAP affects a small area of the Borough, it has been agreed that it is reasonable that an AA would not be necessary. This is supported by Natural England's representation that the CTAAP is sound.

#### **4. Evidence**

Map 11 *Strategic Biodiversity Areas in Central Telford* is a diagrammatical way of showing the formally designated biodiversity sites along with areas of strategic concentrated biodiversity value (hot spots) and the potential habitat links between them (ecological corridors), in order to show the ecological/biodiversity network of Central Telford.

It is important to emphasise that this map is strategic and any identified areas of biodiversity value coming forward for development will still need full ecological surveys to have been completed and integrated into proposals.

These strategic biodiversity areas were identified using the following sources of information:

1. Priority and protected species information from the Shropshire Ecological Data Network (SEDN).

Telford, along with Shropshire Council, Natural England and the Environment Agency are the main funding bodies of the SEDN. The money they provide allows a central database to be managed and updated by Shropshire Wildlife Trust. The database contains validated species records provided by local recording groups. The relevant records within this database, which are those that relate to the location and distribution of priority and protected species, are then shared with the local authorities via a data sharing agreement.

Under the Planning Policy Statement 9: Biodiversity and Geological Conservation, "Development plan policies and planning decisions should be based upon up-to-date information about the environmental characteristics of their areas." Telford and Wrekin's contribution to the Shropshire Ecological Data Network ensures that the most up to date and best available information is accessible to the council. This information was used to develop an evidence base for the Natural Environment chapter of the CTAAP. The data also aids Telford and Wrekin in meeting the council's requirement under *The Natural Environment and Rural Communities Act (NERC) 2006*, to have regard

for biodiversity when making decisions and carrying out local authority functions.

2. Formally designated biodiversity sites, i.e. Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs) and Wildlife Sites.

These sites range from nationally to locally important for biodiversity and are a vital tool in assessing the natural environment in Central Telford.

3. Aerial and historical mapping and the council's water bodies' dataset to identify previous land uses, key habitats and corridors.

This information was used to: target areas of Central Telford for further investigation; link areas of known ecological importance (designated sites); and help identify undesignated sites that have biodiversity value.

4. Walkover of allocated sites and surrounding areas by the Natural Environment Officer and Environmental Planning Assistant as a scoping exercise to produce Biodiversity Statements where the sites' ecological interest were assessed to:
  - a. Determine the general impact of development on biodiversity.
  - b. Provide an initial indication of the sites' potential to be included in the Central Telford Area Action Plan.
  - c. Inform biodiversity recommendations for the development design, e.g. general areas for retention (see Appendix 2).
  - d. Identify further/more detailed ecological survey work required.

The methodology and criteria used for identifying biodiversity hotspots and ecological corridors on Map 11 are as follows:

The biodiversity hotspots and ecological corridors within the CTAAP were identified using the information outlined above. Specific detail of the findings is summarised in Appendix 1.

Hotspots are defined as undesignated sites that contain habitat(s) important for biodiversity and support or have the potential to support protected and priority species.

The hotspots are areas that are locally important for biodiversity. They are often located in areas with a mosaic of habitats, where combinations of the following ecological features occur: mature trees; woodland features; linear natural features e.g. hedgerows; wetland features; and species-rich grassland. These sites are not designated but are known locally to be of value to biodiversity; they may meet the criteria to become wildlife sites and contain the key features identified in policy CT19 for retention and enhancement.

Previous land use and how long it has been left undisturbed has also been taken into account. Brownfield sites are host to natural colonisers of the plant and animal communities and are characterised by semi-natural, unmanaged nature. The biodiversity value of Brownfield land is often underestimated, if a site is left undisturbed for a long period of time pioneer communities will develop through succession into habitats such as grassland, wetlands, scrub and woodland, which are important habitats for biodiversity.

Once the hotspots had been identified (for further details of the hotspots see Appendix 1), the ecological network was created by linking these areas of concentrated biodiversity. This was done using aerial mapping to connect natural habitats across central Telford and beyond. This approach is in line with PPS9 which emphasises that within the urban area, networks of natural habitats provide a valuable resource.

Ecological corridors are defined as areas that link sites of biodiversity importance and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment.

The production of an ecological network as part of the CTAAP allows identification of the remaining natural habitats within the central Telford area to ensure a sustainable network is maintained and natural habitats are incorporated into developments. Habitat corridors, by their very nature, will provide different functions for a variety of species, thus the broader term ecological corridors has been used in Map 11.

## 5. CT19 Biodiversity

Policy CT19 in the submission document, as amended following suspension (see below), expands upon the Preferred Option Report by referring to key sites to be conserved and enhanced such as Telford Town Park Local Nature Reserve and Randlay Wood Wildlife Site. These references address comments received during Preferred Options public consultation that requested more specific reference to formally designated biodiversity sites within Central Telford.

This policy aims to maintain and enhance biodiversity in Central Telford and that any development should implement appropriate mitigation and compensation measures to ensure that there is no net loss of biodiversity in Central Telford. The policy details, through bullet points, the measures that developments must incorporate to achieve this. These mitigation and compensation measures are covered in the mitigation section of this technical paper.

The third bullet point of the policy refers to the development proposals demonstrating how they have addressed biodiversity recommendations contained in Appendix 2 of this technical paper.

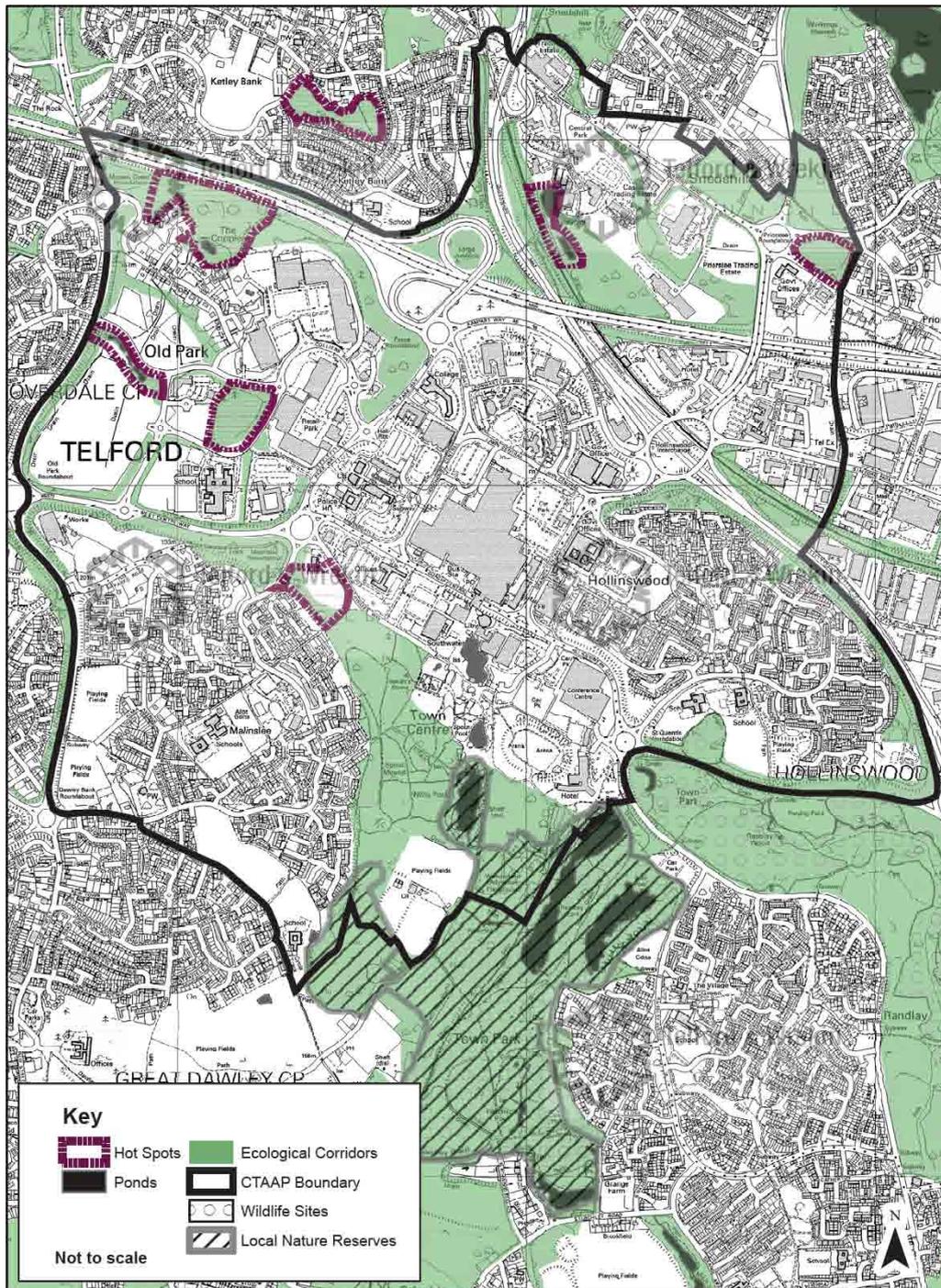
### POLICY

#### ~~CT16~~CT19 - Biodiversity

In order to maintain and enhance biodiversity and ecological corridors in the Central Telford area, development proposals must:

- Provide ecological surveys to determine what impact the proposed development will have on the existing designated habitats, ecological corridors, and on protected species in particular.
- Demonstrate how they will contribute, in full, to Shropshire Biodiversity Action Plan targets.
- Demonstrate how the biodiversity recommendations (contained in supporting technical papers) for allocated sites in this Area Action Plan are addressed.
- Retain and enhance mature trees, woodland features, linear natural features, wetland areas, species rich grassland, areas identified in Map 2011 above and any other protected habitats.
- Integrate development into the existing ecological network without causing fragmentation or isolation of habitats; where possible the network should be repaired and strengthened, maximising ecological corridors, especially the existing poor north-south ecological corridors in Old Park and Town Centre.
- Ensure linkages within and to the Town Park are retained.
- Implement appropriate mitigation and compensation measures to ensure that there is no net loss in biodiversity in the Central Telford area, such as the ongoing maintenance of enhanced sites.

## 6. Map 11 Strategic Biodiversity Areas of Central Telford



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The evidence for this map has been explained in section 4 of this report and the biodiversity values of the hotspots are described in Appendix 1. A key factor to remember is that the map's function is to identify sites with strategic biodiversity value, but biodiversity is living and can change. Telford is an area of growth and development thus, 'hotspots' and 'ecological corridors' will evolve over time. Additional factors may influence these changes, for example; climate change, species migration and land use change. The

evolution of these strategic biodiversity areas is beyond the scope of CTAAP and would need to be considered in light of the results of the ecological surveys for any development site. The integration of recommendations from the ecological surveys into a development's design should ensure improved connectivity between natural habitats and avoid habitat fragmentation and isolation.

In order to demonstrate a comprehensive illustration of the strategic biodiversity areas in Central Telford, Site Allocations which have biodiversity value have not been excluded from Map 11. Both the Preferred Options and Submission documents recognise that biodiversity and development can coexist through practices such as green roofs, ecological corridors and verges, vegetative planting and habitat creation.

There are currently limited north/south ecological corridors in Central Telford. Future development should facilitate the delivery of improved ecological corridors, particularly between the north and south and especially so within the Old Park and Town Centre Character Areas. The existing Shopping Centre and its surface car parking are significant barriers to ecological movement so developments in the Town Centre Core should incorporate features such as green roofs to promote biodiversity rich area of The Coppice, north Old Park to Malinslee and the Town Park to the south.

## **7. Site Allocations**

Development proposals in Central Telford will be required to undertake and integrate the findings of an ecological survey in their proposals. Details of how this should be done are contained within policy CT16 *Biodiversity*. Ecological scoping of the Site Allocations has been carried out and the results have been fed into Map 11. Full ecological surveys have not been carried out on Site Allocations as these surveys will be carried out by the developers of the sites at the appropriate time. Biodiversity recommendations for Site Allocations can be found in Appendix 2. These considerations will be applied to proposals coming forward on the allocated sites.

Development proposals falling within the strategic biodiversity areas of Central Telford (as identified within Map 11) will have to contain a greater regard for biodiversity, whether a Site Allocation or windfall development.

Many of the CTAAP Site Allocations are previously developed land. Thus identifying Site Allocations as having strategic biodiversity value highlights to the developer at an early stage, that biodiversity must be considered centrally to any development on the site. Additionally it emphasises that when the Council considers a planning application on a site with strategic biodiversity value, the protection and enhancement of biodiversity will be a key determining issue.

To ensure that there is no net loss of biodiversity in the Central Telford area, which is a key aim of CT19 *Biodiversity*, ecological surveys of Site Allocations

will need to consider the cumulative biodiversity impact of neighbouring site allocations being developed, especially in Central Park and Old Park where there is a concentration of Site Allocations.

## **8. Mitigation**

An ecological survey of the site will inform the appropriate mitigation and compensations measures needed on sites in order to maintain and enhance biodiversity.

If an ecological survey of a site reveals that there are priority and protected species and habitats onsite then inline with policy CT19 *Biodiversity* development proposals must;

- Provide the ecological survey as part of the planning application.
- Integrate mitigation and compensation measures to protect and enhance the biodiversity.
- Demonstrate how they will contribute, in full, to Shropshire Biodiversity Action Plan targets
- (for site allocations) Demonstrate how the biodiversity recommendations (contained in this supporting technical paper – appendix 2) have been addressed.
- Other mitigation measures listed in CT19 *Biodiversity*

There maybe occasions where an ecological survey of a potential development site produces results which identify further strategic biodiversity areas. If this was to happen the Councils Natural Environment Officers would be informed through the planning application process and would be able to update their biodiversity records. Conversely if an ecological survey shows there is limited value on a site, which has been noted in Map 11 as having strategic biodiversity value then the results from the survey will take precedence over Map 11.

Biodiversity is not a fixed feature, thus there may have been some changes, possibly as a result of new development, which means surveys will have more up to date information than that used to inform Map 11. In this situation development proposals in strategic biodiversity areas should still demonstrate a greater regard for biodiversity as there has been evidence of biodiversity on site and there is a need to maintain ecological links and corridors in Central Telford.

# **Appendix 1**

## **Biodiversity Hotspots Summary**

The following areas have been identified as Biodiversity Hotspots in Map 11:

### Malinslee Link (SA3)

This site consists of rough grassland and semi-mature woodland. It has the potential to support reptiles, amphibians, birds, bats, badgers and invertebrates. The site is also valuable to the connectivity of an ecological network as it forms part of a corridor between the Town Park area and Old Park / M54 corridor.

An ecological scoping survey was carried out on the Southwater area, which includes the Malinslee Link site, on the 30th of April 2008 by NJL Consultants. The site has also been visited by Butterfly Conservation.

Report results:

Although the plant communities in the grassland do not fulfil the conditions required to be considered a BAP habitat, it contains diverse flora and is of high ecological value.

Reptiles are likely to be using the site, given the local records and the suitable terrestrial habitat within the site and in adjacent areas.

The rough grassland supports a variety of invertebrates.

Birds-foot trefoil is abundant, and as this is the larval food for the dingy skipper butterfly this species is likely to be present. The dingy skipper is listed in the UK and Shropshire BAP.

The larvae of the green hairstreak butterfly (Shropshire BAP species) feed on legumes, which occur frequently in grassland, so this species is also likely to be present.

Butterfly Conservation recorded small heath butterflies (UK and Shropshire BAP species), meadow brown butterflies and burnet moths.

### The Belvedere Mound (adjacent to SA6)

The Belvedere mound is heavily treed and forms an important ecological resource and amenity space that is part of the green network. This site consists of woodland, scrub and rough grassland. It has the potential to support birds, bats and invertebrates.

The site is also valuable to the connectivity of an ecological network as it forms part of a corridor between the Town Park area and Old Park / M54 corridor.

### Northern part of Old Park West (SA4)

This site consists of semi-improved grassland, four landscaped ponds, trees and scrub. It has the potential to support amphibians, reptiles, birds and invertebrates.

The site is also valuable to the connectivity of an ecological network as it forms part of a corridor between the Town Park area and Old Park / M54 corridor.

An Extended Phase 1 Habitat Survey was undertaken for the Old Park West site on the 25th of April 2008 by Evolution Ecology.

Report results:

The lack of nutrient application to the grassland over recent years has allowed the area to become more floristically diverse.

The grassland and wooded areas provide the right resources for foraging badgers.

Ground nesting and tree dwelling birds are likely to be present.

Reptiles, in particular grass snakes, are likely to be present; they have already been recorded in the area.

A great crested newt survey was carried out on the ponds between May and June 2008. No great crested newts were recorded within the ponds or surrounding area, but a medium population of smooth newts and a small population of palmate newts were present. The likelihood great crested newt being present on the site is low.

### The Coppice (north of OP2b)

This site consists of patches of woodland, grassland (improved, semi-improved and rough), scrub and a pond. It has the potential to support bats, amphibians, reptiles, birds, badgers and invertebrates. Part of the site (Hill Top Village) was classed by the Penny Anderson report as having potential biodiversity value.

Report results:

Penny Anderson Associates wrote that the area had been drastically landscaped in about 1984, with many new trees planted. They pointed out the wildlife value of the pond.

The site also forms part of the M54 ecological corridor, and connects to other sites to form an ecological network.

### Part of Central Park (SA7)

This site consists of trees, scrub and ponds. It has the potential to support birds, amphibians, reptiles, badgers, invertebrates and foraging bats. Part of the site (Snedshill Pools) was classed by the Penny Anderson report as having potential biodiversity value.

The site is also valuable to the connectivity of an ecological network as it links to the north and west along the A442, the railway, and the motorway. Spoil heaps have over the years been colonised by native species of trees and provide biodiversity links.

A walkover of the Central Park Core site was carried out by the Natural Environment Officer and the Environmental Planning Assistant on the 21st May 2008.

Report results:

The pools are a good size and offer valuable habitats in the centre of the town.

The northern pool is larger than the southern pool, with a higher water level.

To the west of the pools a scrubby, tall herb community has developed, which extends down to the railway line.

The position of the site, in an industrial area in the heart of Telford, increases its value for conservation. The pools could be very important for a wide range of animals and birds in the city.

The site is adjacent to the railway line, and acts as a swollen lump of this linear corridor through the town.

In the 2008 walkover, a large mammal hole was identified in a bank adjacent to the building yard, and evidence of foxes was found on the Telford Way allocated site. The woodland also has potential to provide habitat for badgers. Deadwood, log piles and bird's nests were also observed in the woodland. This evidence adds to the potential for the Hot Spot to contain these species.

### Southern part of Priorslee Sub Area (East of Priorslee Roundabout)

This site consists of woodland and scrub. It has the potential to support birds, bats and invertebrates.

The site is valuable to the connectivity of an ecological network as it links to the north along St. George's by-pass, and it also links to other woodland and grassland to the east.

## **Appendix 2**

# **Biodiversity Statements for Site Allocations**

## **Site SA1 & SA2: Southwater**

A scoping survey was carried out on the Southwater site in April 2008 to highlight potential ecological constraints to future development, determine if further survey is necessary.

### **Overview**

The site itself is composed primarily of hard standing, town centre buildings, Southwater pond, and vegetation in the form of amenity grassland and plantings of small woodland, shrubs and trees, much of which is non-native. The site backs onto the Telford Town Park to the south, 170ha of open space, which is comprised of Shropshire Wildlife Sites and a Local Nature Reserve, where a number of protected and valued species have been recorded.

### **Bats**

Trees on site have been identified as having potential to support bats. A bat activity survey should be carried out to determine level of bat use on site and assess the probability of roosts on site. Demolition of buildings and removal mature trees will also require bat surveys. If bats are found to be using the site for roosting or foraging, development should not affect the integrity of bat sites of foraging areas. If a roost is found, then a licence from Natural England would be required.

### **Badgers**

Signs of badger foraging where recorded at the sites southern boundary. A survey to check the boundary features on or close to the southern edge, and 30m beyond the proposed development area is advised.

### **Great Crested newts**

Although no Great Crested newts were found in the ponds closest to site during a 2006 survey by Ecotech, some further habitat assessment for this species is advised. A great crested newt Habitat Suitability Index should be carried out on the onsite pond, the Chelsea Gardens Pools and the Maxell Gardens top pool, but all of the other ponds within 500m of the scoping survey area should be ruled out as Great Crested newt breeding habitat due to the fish presence there.

### **Other recommendations**

Net loss of hedgerow on site should be avoided; the development scheme should seek to incorporate more native woody species and use new hedgerows to create linkages between habitats onsite.

Any trees lost should be replaced with site-suitable, native tree species of local provenance. Large or overmature trees with deadwood supporting saproxylic invertebrates should be retained. Avoid work within the root zone of any trees to be retained. If removal cannot be avoided, any trees lost should be replaced with native species suitable to the location.

Woodland areas such as the wood near Southwater Field, the roadway embankment trees and the small woodlands around the arena should be retained. Woodland edges can be important linear features for foraging bats. Further surveys would be required if areas of woodland are to be lost, or connections between woodlands effected.

Development should avoid loss or degradation of ponds; maintain and enhance ponds for wildlife through appropriate management; create linkages from ponds to other habitats and construct new ponds for wildlife as part of the development scheme.

For more detailed information regarding protected and priority species and habitats on site please refer to the Ecological Scoping Survey for Southwater.

## **Site SA3: Malinslee Link**

### **Initial Biodiversity Assessment**

An Ecological Scoping Survey was carried out on the Southwater area, which includes the Malinslee Link site on the 30th of April 2008 by NJL Consultants. The site was also visited by Jenny Joy of Butterfly Conservation who has commented on the site.

#### **Site Overview (see Map attached)**

The Malinslee Link site is approximately 2 ha in size and consists of an area of rough grassland, bordered on the north-west side by semi-mature woodland. The site links to the north of the Town Park.

This site is strategically important in providing a corridor, which runs from the Town Park and links through the site to the Old Park area. This is an important feature because corridors help to maintain connectivity of adjacent habitats, which provides species with access to larger areas and helps to maintain biodiversity.

#### **Ecological Scoping Survey**

The rough grassland on this site has a diverse flora and supports a variety of invertebrates. Birds-food trefoil is abundant providing suitable habitat for Dingy Skipper. In addition Butterfly Conservation recorded Small Heath's, a UK BAP priority species on site, along with Burnet moths and Meadow Browns. The site also contains the appropriate habitat to support the Green Hairstreak butterfly another action plan species. For further information please see the Ecological Scoping Survey (April 2008).

#### **Site Recommendations**

This site is recommended for retention due to its high ecological value. Loss of habitats would require comprehensive mitigation/compensation e.g. green roofs. Further survey is required to investigate the invertebrate and floristic value of the site, this information will then be used to develop an appropriate mitigation and compensation strategy, which will be required to minimise the impact of the development on biodiversity.

In order to minimise the impact of development on biodiversity it is recommended that woodland areas, which can be important linear features for foraging bats are retained and enhanced to allow the site to continue to function as a corridor and provide stepping stone habitat.

Colonisation of BAP species should be encouraged through sympathetic management of habitats. If the field is to be affected by works, suitable shallow top-soiling and seeding should aid in restoring habitat.

There are linkages between this site and the Old Park CTAAP sites and a cumulative assessment of the impact of development on biodiversity needs to be made and used to inform the planning decision.

### **Recommendations for Further Survey**

It is likely that full botanical and invertebrate surveys are to be commissioned for this site and will be carried out next survey season by a specialist ecologist. The invertebrate survey must be carried out from March through to September to do the site justice. Work within 30m of the woodland will require a badger survey and further investigation is needed to establish the use of the site by reptiles.

Therefore, it is recommended that the following work is undertaken by a suitable qualified and competent ecologist:

- ❖ Ecological surveys to assess the potential of the site for protected species and habitats:
  1. Invertebrates
  2. Botanical
  3. Reptiles
  4. Badgers
- ❖ An Interpretive report detailing measures to compensate, mitigate and enhance the site based upon the findings of the ecological surveys and any potential loss of biodiversity. The report must also be directly related to the proposed density, design and layout of the development.
- ❖ Submit this information for consideration prior to a planning decision being made. Given the precedent set by R v Cornwall CC it is not considered that the surveys can be part of a planning condition.



## **Site SA4: Old Park West**

### **Initial Biodiversity Assessment**

An Extended Phase 1 Habitat Survey was undertaken for the Old Park West site on the 25<sup>th</sup> of April 2008 by Evolution Ecology.

#### **Site Overview (see Map attached)**

The Old Park West site is 14.6 ha in size and consists of improved grassland, with a planted semi-mature tree line on 3 sides and four landscaped ponds situated along the boundary with Colliers Way. The site lies between the Park Lane and Park Road sites. The area of improved grassland on the site may have previously been used for grazing but over more recent years has degenerated and the lack of nutrient application has allowed the area to become more floristically diverse

This site and adjacent Park Lane and Park Road sites provide a corridor through Old Park linking the Town Park to the M54 corridor. This is an important feature because corridors help to maintain connectivity of adjacent habitats, which provides species with access to larger areas and helps to maintain biodiversity.

#### **Extended Phase 1 Habitat Survey**

The Old Park West site is referred to as Zone 2 and the report includes a list of key habitats and plant species present on site as part of the survey results. The grassland and wooded areas are described as providing the right resources for badgers in terms of foraging. The Phase 1 Survey also states that there are concerns that any work undertaken in this area may cause disturbance to ground nesting birds and tree dwelling birds along with reptiles, in particular grass snakes that have already been recorded in the area.

A Great Crested newt survey was carried out on the ponds, with four presence and absence surveys undertaken between May and Jun 2008. No Great Crested newts were recorded within the ponds or surrounding area. A medium population of smooth newt and a small population of palmate newt were present in the ponds. The report concludes the development will not have an impact on Great Crested newts and the likelihood of them being present on the development site is low.

The report recommends that a full badger survey be conducted should any work be carried out within 30 metres of wooded areas. In addition there may also be concerns with reptiles, ground nesting birds and tree dwelling birds should any work be undertaken in the wooded area or the grassland area.

## **Site Recommendations**

In order to minimise the impact of development on biodiversity it is recommended that mature trees, wooded areas and some grassland areas are retained and enhanced to allow the site to continue to function as a corridor and provide stepping stone habitat. A buffer area should be provided adjacent to the woodland to minimise deterioration due to close proximity to the proposed development.

The ponds are used as a breeding site for smooth and palmate newts, which are not protected by law, but to minimise the impact of the development on biodiversity any newts found on the development site should be placed in a safe environment to prevent any injury or fatality.

In conclusion this site has the potential to be included in the Central Telford Area Action Plan and in principle could be developed. However, further work outlined by the Phase 1 report are required to determine whether any protected/priority species are present on or adjacent to the site. This information needs to then be used to develop an appropriate mitigation and compensation strategy, which will be required to minimise the impact of the development on biodiversity.

Due to the sites close proximity to other allocated sites (Old Park West and Park Road) a cumulative assessment of the impact of development on biodiversity needs to be made and used to inform the planning decision.

## **Recommendations for Further Survey**

Records held by Telford and Wrekin Council, which includes up to date records from Shropshire Wildlife Trust, do not show any protected species on or within close proximity to the site. This highlights the need for survey work to be carried out and does not mean that the site is not valuable for biodiversity.

It is recommended that the following work is undertaken by a suitable qualified and competent ecologist:

- ❖ Ecological surveys to assess the potential of the site for protected species and habitats:
  1. Reptiles (grass snake, common lizard)
  2. Badgers
  3. Nesting birds
  4. Botanical interest
  
- ❖ An Interpretive report detailing measures to compensate, mitigate and enhance the site based upon the findings of the ecological surveys and any potential loss of biodiversity. The report must also be directly related to the proposed density, design and layout of the development.

- ❖ Submit this information for consideration prior to a planning decision being made. Given the precedent set by R v Cornwall CC it is not considered that the surveys can be part of a planning condition.

# SA4 site map



## **Site SA5: Park Lane, Malinslee**

### **Initial Biodiversity Assessment**

A walkover of the Park Lane site was carried out by the Natural Environment Officer and the Environmental Planning Assistant on 12th June 2008.

#### **Site Overview**

The Park Lane site 6.5 ha in size and consists of fenced grazing, managed grassland and semi-mature woodland. The site lies to the north of Old Park West site allocation, with Old Park Way to the west. On the western side of the site a horse field is surrounded on three sides by woodland. A strip of woodland also runs along the northern boundary of the site, shielding the site from the houses behind. In front of the wooded area, fields of semi-improved grassland are fenced off for grazing and a swath of recently mowed grassland lies in-between the grazing fields and Collier Way. A line of evenly spaced trees line Collier way and two dry ditches run across the site.

This site and adjacent Old Park West and Park Road sites provide a corridor through Old Park linking the Town Park area to the M54 corridor. This is an important feature because corridors help to maintain connectivity of adjacent habitats, which provides species with access to larger areas and helps to maintain biodiversity.

#### **Extended Phase 1 Habitat Survey**

An Extended Phase 1 Habitat Survey has been carried out on this site and the adjacent Old Park West site. The Park Lane site is referred to by the report as Zone 3 and includes a list of key habitats and plant species present on site. The Phase 1 report describes the site as an area of little botanical interest but may provide the right resources for badgers, ground nesting birds and reptiles.

It is strongly recommended that a full badger survey be conducted should any work be carried out within 30 metres of either of the wooded areas. In addition there may also be concerns with reptiles and nesting birds.

A network of ponds lies across the road on the adjacent Old Park West site. Their suitability as breeding ponds for Great Crested newts is being assessed as part of the Old Park West biodiversity assessment. This involves a Great Crested newt survey, which is taking place between May and June 2008. If newts are found, the Park Lane site may provide terrestrial habitat and be used for hibernation and foraging by the newts.

## **Site Recommendations**

In order to minimise the impact of development on biodiversity it is recommended that mature trees, wooded areas along the northern and western boundaries and some grassland areas are retained and enhanced on site to allow the site to continue to function as a corridor and provide stepping stone habitat. A buffer area should be provided adjacent to the woodland to minimise deterioration due to close proximity to the proposed development.

In conclusion this site has the potential to be included in the Central Telford Area Action Plan and in principle could be developed. However, further work outlined by the Phase 1 report is required to determine whether any protected/priority species are present on or adjacent to the site and to develop an appropriate mitigation and compensation strategy, which will be required to minimise the impact of the development on biodiversity.

Due to the sites close proximity to other allocated sites (Old Park West and Park Road) a cumulative assessment of the impact of development on biodiversity needs to be made and used to inform the planning decision.

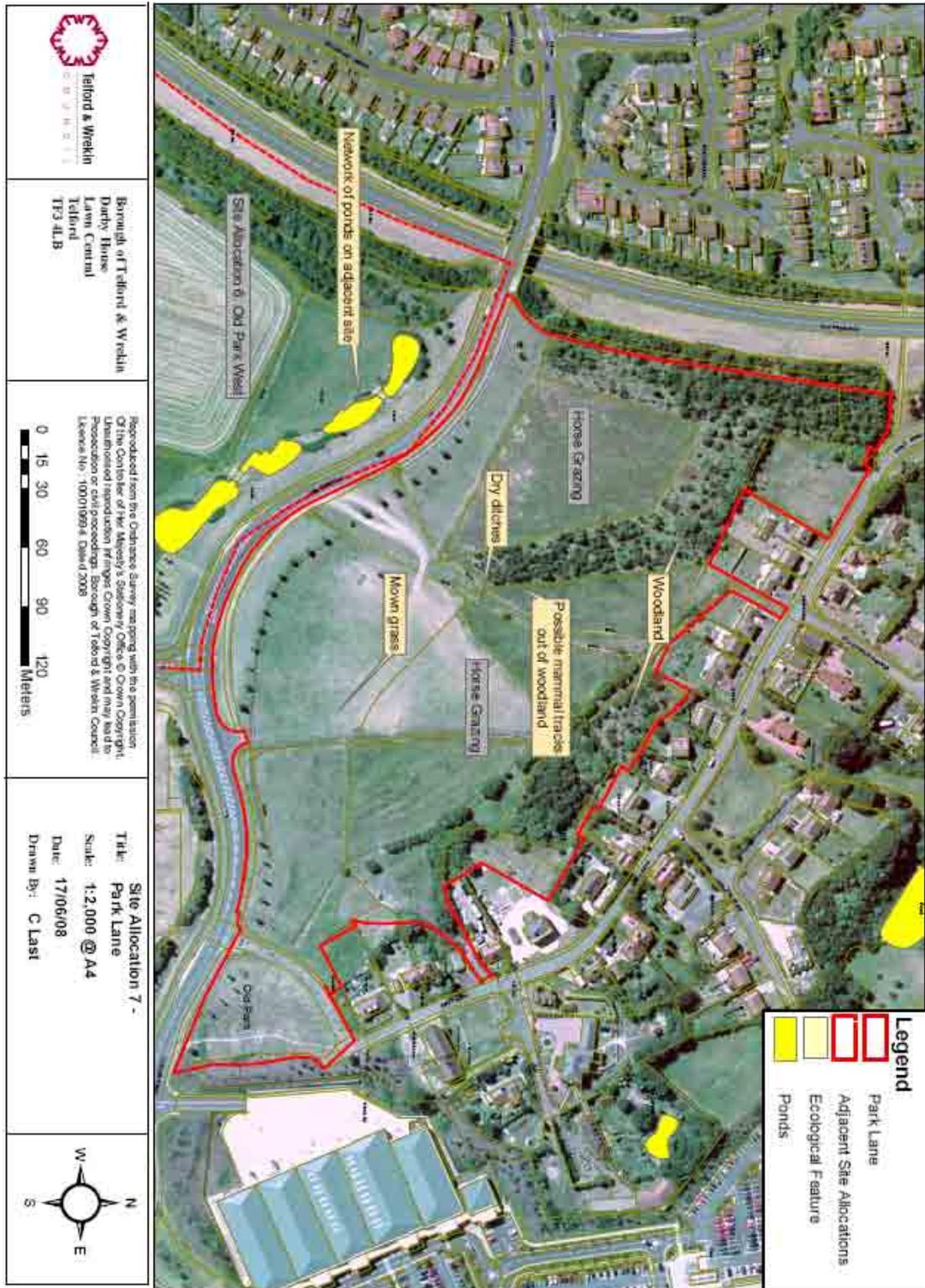
## **Recommendations for Further Survey**

Records held by Telford and Wrekin Council, which includes up to date records from Shropshire Wildlife Trust, do not show any protected species on or within close proximity to the site. This highlights the need for survey work to be carried out and does not mean that the site is not valuable for biodiversity.

It is recommended that the following work is undertaken by a suitable qualified and competent ecologist:

- ❖ Ecological surveys to assess the potential of the Park Lane site for protected species and habitats:
  1. Great Crested newt (currently in progress)
  2. Bats
  3. Nesting birds
  4. Badgers
  5. Botanical interest
  6. Reptiles (grass snake, common lizard)
- ❖ An Interpretive report detailing measures to compensate, mitigate and enhance the site based upon the findings of the ecological surveys and any potential loss of biodiversity. The report must also be directly related to the proposed density, design and layout of the development.
- ❖ Submit this information for consideration prior to a planning decision being made. Given the precedent set by R v Cornwall CC it is not considered that the surveys can be part of a planning condition.

# OP2a site map



## **Site OP2b: The Crest, Old Park**

### **Initial Biodiversity Assessment**

A walkover of the Crest, Old Park was carried out by the Environmental Planning Assistant on 25th September 2008.

#### **Site Overview (see Map attached)**

The Crest, Old Park is an area of grassland in-between Sainsbury's car park and the houses at The Crest. The site is shielded from adjacent land use by a strip of secondary woodland, with an area of scrub developing at the northern tip of the site and a dry ditch running across the field from north to south.

The area immediately to the north of the site has been identified as a potential area for biodiversity. A pond is located approximately 60m from the site in this area. With an additional pond located 20m from the south-east boundary of the site.

This site and adjacent habitat currently provide a wildlife corridor running from the town centre ring road along the motorway. The retail park to the east of the site is an area with poor habitat connectivity, which extends across to the town centre. Ecological connectivity in this area needs to be strengthened. The corridor is an important feature because it helps to maintain connectivity of adjacent habitats which provides species with access to larger areas and helps to maintain biodiversity.

#### **Site Recommendations**

Ecological surveys are required to determine what impact development of the site will have on protected species. The potential for the ponds to support Great Crested newts needs to be assessed and surveys of the woodland and adjacent areas will be required to determine whether the development will have an impact on bats, nesting birds, badgers etc.

In order to minimise the impact of development on biodiversity it is recommended that ecological features are retained and enhanced on site to allow the site to continue to function as a corridor and provide stepping stone habitat.

In conclusion this site has the potential to be included in the Central Telford Area Action Plan. However, further work is required to determine whether any protected/priority species are present on site and to develop an appropriate mitigation and compensation strategy, which will be required to minimise the impact of the development on biodiversity.

Due to the sites close proximity to other Central Telford sites within Old Park a cumulative assessment of the impact of development on biodiversity needs to be made and used to inform the planning decision.

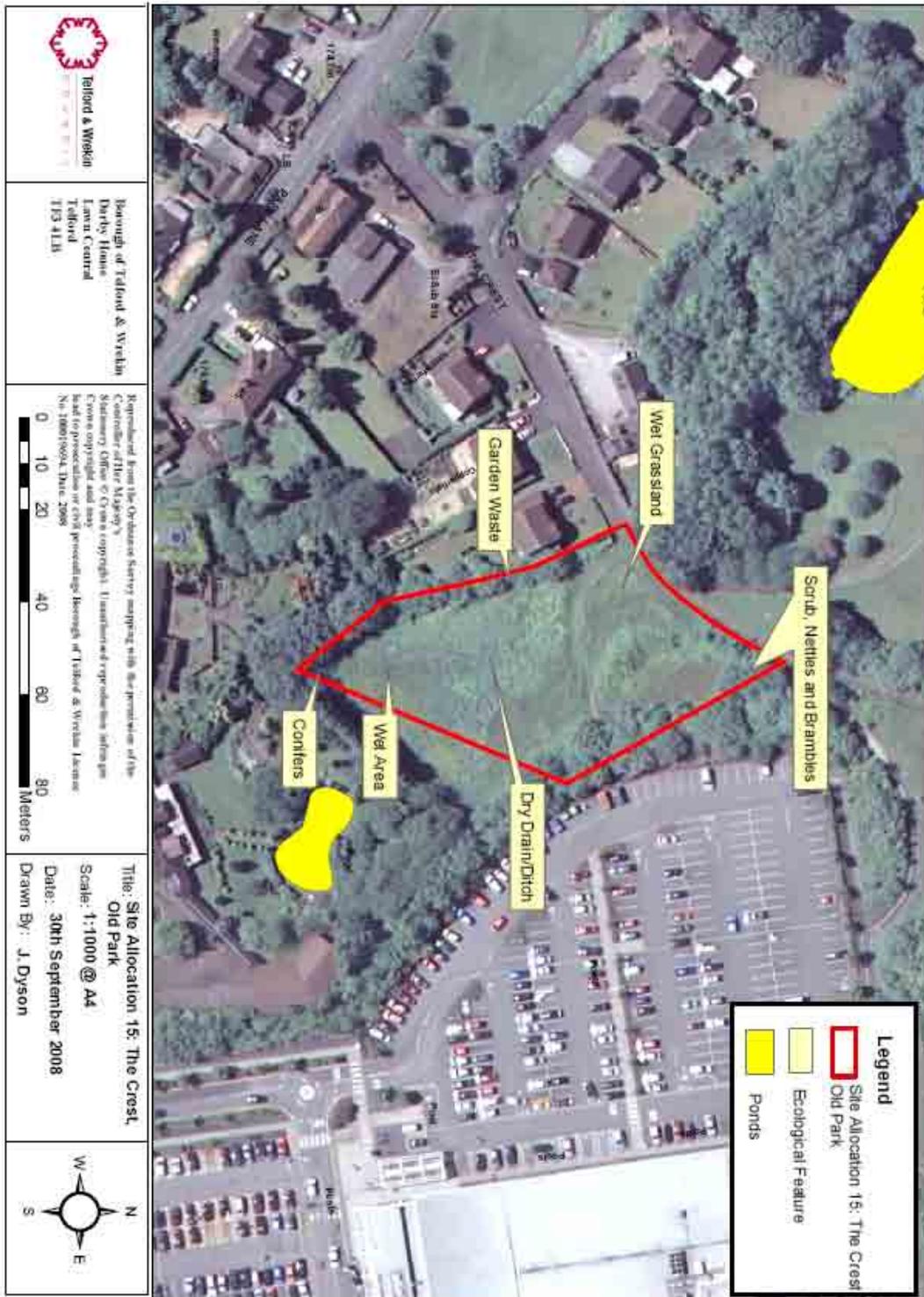
### **Recommendations for Further Survey**

Records held by Telford and Wrekin Council, which includes up to date records from Shropshire Wildlife Trust, do not show any protected species on or within close proximity to the site. This highlights the need for survey work to be carried out and does not mean that the site is not valuable for biodiversity.

It is recommended that the following work is undertaken by a suitable qualified and competent ecologist:

- ❖ Ecological surveys to assess the potential of the site to support protected or priority species or habitats.
- ❖ An Interpretive report detailing measures to compensate, mitigate and enhance the site based upon the findings of the ecological surveys and any potential loss of biodiversity. The report must also be directly related to the proposed density, design and layout of the development.
- ❖ Restoration or creation of priority BAP habitats and the protection and enhancement of the populations and habitats of priority BAP species, should be incorporated into the developments design. Development proposals should demonstrate how they contribute to Local Biodiversity Action Plan (LBAP) targets.
- ❖ To meet the requirements of PPS9 development proposals should not only avoid, mitigate or compensate for harm but seek ways to enhance and restore biodiversity.
- ❖ Submit this information for consideration prior to a planning decision being made. Given the precedent set by R v Cornwall CC it is not considered that the surveys can be part of a planning condition.

**OP2b site map**



## **Site SA6: Central Old Park**

### **Initial Biodiversity Assessment**

An Extended Phase 1 Habitat Survey was undertaken for the Central Old Park site on the 25<sup>th</sup> of April 2008 by Evolution Ecology.

#### **Site Overview (see Map attached)**

The Central Old Park site is 1.1 ha in size and consists of amenity grassland used by the adjacent office staff with a small area of planted trees. The site lies to the east of the Old Park West site.

This site and adjacent sites provide a corridor through Old Park linking the Town Park to the M54 corridor. This is an important feature because corridors help to maintain connectivity of adjacent habitats, which provides species with access to larger areas and helps to maintain biodiversity.

#### **Extended Phase 1 Habitat Survey**

The Old Park West site is referred to as Zone 1 and the report includes a list of key habitats and plant species present on site as part of the survey results. This area including the amenity grassland has little floristic value, but because of the species previously recorded, this area could be utilised by Grass Snakes.

A network of ponds lies across the road on the adjacent Old Park West site. Their suitability as breeding ponds for Great Crested newts was assessed as part of the Old Park West biodiversity assessment. This involved a Great Crested newt survey, which took place between May and June 2008. Great Crested newts were found to be absent from the ponds and surrounding area. Therefore, development of this site will not have an impact on Great Crested newts.

#### **Site Recommendations**

In order to minimise the impact of development on biodiversity it is recommended that mature trees and some grassland areas are retained and enhanced to allow the site to continue to function as a corridor and provide stepping stone habitat.

In conclusion this site has the potential to be included in the Central Telford Area Action Plan and in principle could be developed. However, further work outlined by the Phase 1 report are required to determine whether any protected/priority species are present on or adjacent to the site. This information needs to then be used to develop an appropriate mitigation and compensation strategy, which will be required to minimise the impact of the development on biodiversity.

Due to the sites close proximity to other allocated sites (Old Park West and Park Lane) a cumulative assessment of the impact of development on biodiversity needs to be made and used to inform the planning decision.

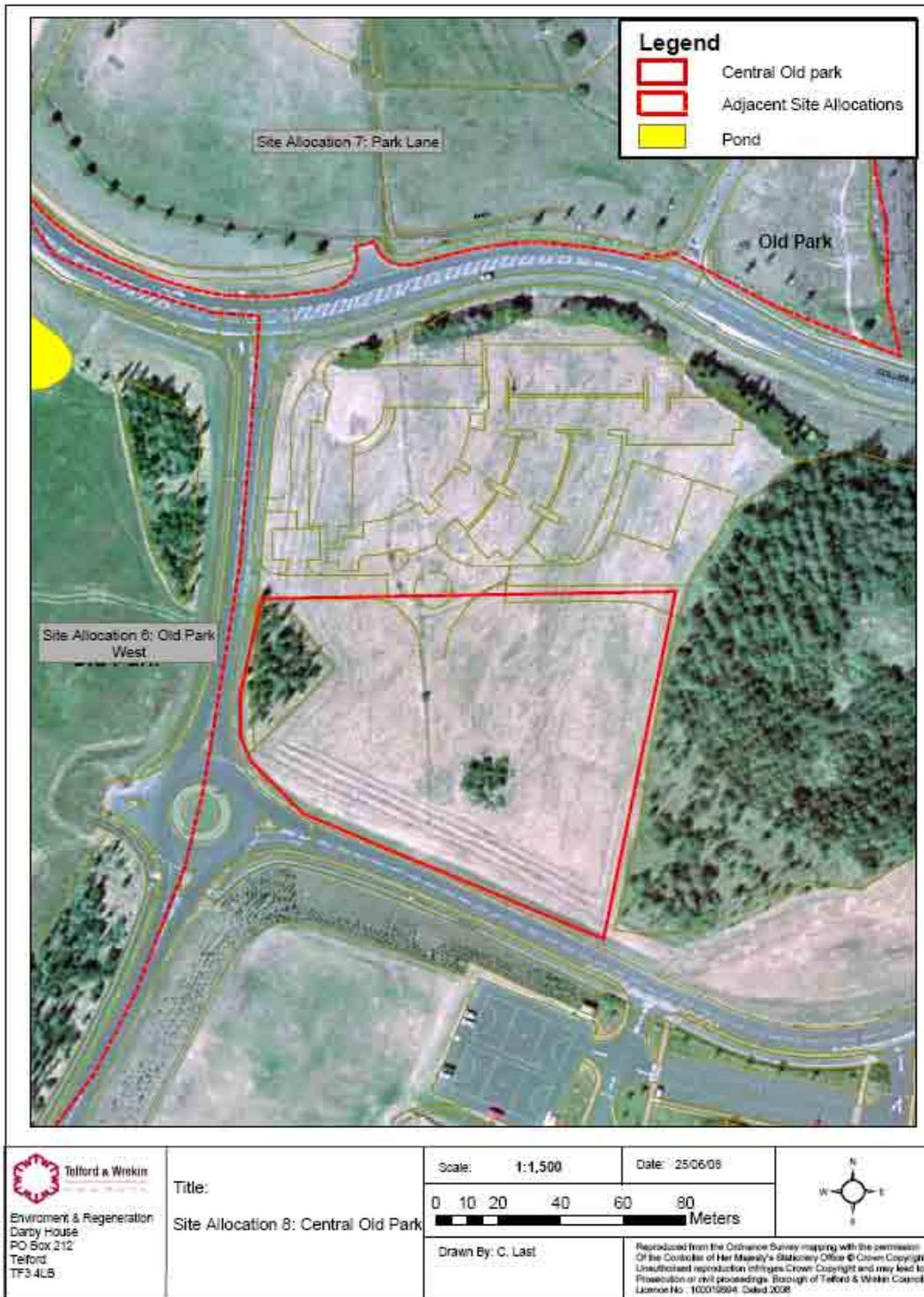
### **Recommendations for Further Survey**

Records held by Telford and Wrekin Council, which includes up to date records from Shropshire Wildlife Trust, do not show any protected species on or within close proximity to the site. This highlights the need for survey work to be carried out and does not mean that the site is not valuable for biodiversity.

It is recommended that the following work is undertaken by a suitable qualified and competent ecologist:

- ❖ Ecological surveys to assess the potential of the site for protected species and habitats:
  1. Reptiles (grass snake, common lizard)
  2. Badgers
  3. Nesting birds
  
- ❖ An Interpretive report detailing measures to compensate, mitigate and enhance the site based upon the findings of the ecological surveys and any potential loss of biodiversity. The report must also be directly related to the proposed density, design and layout of the development.
  
- ❖ Submit this information for consideration prior to a planning decision being made. Given the precedent set by R v Cornwall CC it is not considered that the surveys can be part of a planning condition.

**SA6 site map**



## **Site SA7: Central Park, Holyhead Road**

### **Initial Biodiversity Assessment**

A walkover of the Central Park site was carried out by the Natural Environment Officer and the Environmental Planning Assistant on 21<sup>st</sup> May 2008.

#### **Site Overview (see Map attached)**

The Central Park site is located adjacent to the Telford Way site allocation and consists of areas of woodland, scrub and grassland. The south-eastern end is the site of a disused builder's yard; where buildings have been demolished and the site has been left for species re-colonise unmanaged.

Approximately 50% of the site is wooded, with potential to support badgers, bats and nesting birds. The woodland is located in the south west and north east of the site. There is one pond on the site at the western boundary with another pond located just outside of the site boundary behind St James House.

A large mammal hole was identified in a bank adjacent to the building yard, and evidence of foxes was found on the Telford Way site. The woodland also has potential to provide habitat for badgers. Deadwood, log piles and bird's nests were also observed in the woodland, which needs further investigation.

The woodland on the site links to wooded areas to the north-west along the A442 and motorway. This is an important feature because corridors help to maintain connectivity of adjacent habitats, which provides species with access to larger areas and helps to maintain biodiversity.

#### **Site Recommendations**

Ecological surveys are required to determine what impact development of the site will have on protected species. The potential for the ponds to support Great Crested newts needs to be assessed and surveys of the woodland and adjacent areas will be required to determine whether the development will have an impact on bats, nesting birds, badgers etc.

In order to minimise the impact of development on biodiversity it is recommended that mature trees, woodland features and some grassland areas are retained and enhanced on site to allow the site to continue to function as a corridor and provide stepping stone habitat. A buffer area should be provided adjacent to the woodland to minimise deterioration due to close proximity to the office development.

The disused builder's yard is naturally regenerating and could be improved and enhanced to compensate for loss of biodiversity occurring in this area through development. These options need to be explored as part of the compensation/mitigation strategy after survey work has been carried out.

In conclusion this site has the potential to be included in the Central Telford Area Action Plan and parts in principle could be developed, however, areas of woodland on site should be protected from development. Further work is required to determine whether any protected/priority species are present on or adjacent to the site and to develop an appropriate mitigation and compensation strategy, which will be required to minimise the impact of the development on biodiversity.

Due to the sites close proximity to other allocated sites (Telford Way, St Georges and Holyhead Road) a cumulative assessment of the impact of development on biodiversity needs to be made and used to inform the planning decision.

### **Recommendations for Further Survey**

Records held by Telford and Wrekin Council, which includes up to date records from Shropshire Wildlife Trust, do not show any protected species on or within close proximity to the site. This highlights the need for survey work to be carried out and does not mean that the site is not valuable for biodiversity.

It is recommended that the following work is undertaken by a suitable qualified and competent ecologist:

- ❖ Ecological surveys to assess the potential of the Central Park site and adjacent woodland and builders yard for protected species and habitats:
  1. Bats
  2. Great Crested newts
  3. Nesting birds
  4. Badgers
  5. Botanical interest
  6. Reptiles e.g. grass snakes
  
- ❖ An Interpretive report detailing measures to compensate, mitigate and enhance the site based upon the findings of the ecological surveys and any potential loss of biodiversity. The report must also be directly related to the proposed density, design and layout of the development.
  
- ❖ Submit this information for consideration prior to a planning decision being made. Given the precedent set by R v Cornwall CC it is not considered that the surveys can be part of a planning condition.

**SA7 site map**



## **Site SA8: Telford Way, Central Park**

### **Initial Biodiversity Assessment**

A walkover of the Telford Way site was carried out by the Natural Environment Officer and the Environmental Planning Assistant on 21<sup>st</sup> May 2008.

#### **Site Overview (see Map attached)**

Telford Way is a meadow of semi-improved grassland, which has previously been grazed. The site is approximately 2.61 ha in size and separated from the St Georges site by Holyhead Road to the north. Castle Farm Trading Estate is to the west of the site with Abbey House Government Offices to the east of the site (see photo).

A band of woodland lies to the south of the site and is not included in the development area. Within this woodland the land slopes steeply down onto the former Priorslee Trading Estate and a disused builder's yard, where all buildings have been demolished and the site has been left unmanaged. Beyond the wasteland runs the M54.

A line of trees borders the site, with an area of denser vegetation located along the north-west corner, where the site rises up a bank to the road. Dominant species include Birch and Oak, with Rowan, Ash, Hawthorn and Conifer also present. A dry drain runs across the centre of the site from east to west. In the southern corner adjacent to the woodland lies the wettest area of the site.

Mammal runs were observed at the boundary of the woodland out into the meadow and a dead fox cub was found in the field in front of the wood. A large mammal hole was also identified in a bank on the building yard. Therefore, foxes are using the site and the woodland has potential to provide habitat for badgers. Deadwood, log piles and bird's nests were also observed in the woodland.



Figure 1 - View of Telford Way looking south-east across the site towards the A5 and the Government Offices

The woodland to the south of the site links to wooded areas to the north-west along the A442 and motorway. This is an important feature because corridors help to maintain connectivity of adjacent habitats, which provides species with access to larger areas and helps to maintain biodiversity.

### **Site Recommendations**

Although the woodland and disused trading estate is not included in the development site boundary it is immediately adjacent to the site and ecological surveys are required to assess the site itself, the woodland and the trading estate to determine what impact development of the site will have on badgers, bats, nesting birds and other protected species.

In order to minimise the impact of development on biodiversity it is recommended that mature trees, woodland features and some grassland areas are retained and enhanced on site to allow the site to continue to function as a corridor and provide stepping stone habitat. A buffer area should be provided adjacent to the woodland to minimise deterioration due to close proximity to the office development.

Area to the south of the development site as is naturally regenerating and could be improved and enhanced to compensate for loss of biodiversity occurring on the Telford Way site. Conversely results from the surveys may indicate that it would be preferential to develop the trading estate and builder's yard area and designate the Telford Way site as an area for enhancement. These options need to be explored as part of the compensation/mitigation strategy after survey work has been carried out.

In conclusion this site has the potential to be included in the Central Telford Area Action Plan and in principle could be developed as offices. However, further work is required to determine whether any protected/priority species are present on or adjacent to the site and to develop an appropriate mitigation and compensation strategy, which will be required to minimise the impact of the development on biodiversity.

Due to the sites close proximity to other allocated sites (St Georges and Holyhead Road) a cumulative assessment of the impact of development on biodiversity needs to be made and used to inform the planning decision.

### **Recommendations for Further Survey**

Records held by Telford and Wrekin Council, which includes up to date records from Shropshire Wildlife Trust, do not show any protected species on or within close proximity to the site. This highlights the need for survey work to be carried out and does not mean that the site is not valuable for biodiversity.

It is recommended that the following work is undertaken by a suitable qualified and competent ecologist:

- ❖ Ecological surveys to assess the potential of the Telford Way site and adjacent woodland and builders yard for protected species and habitats:
  1. Bats
  2. Nesting birds
  3. Badgers
  4. Botanical interest
  5. Reptiles e.g. grass snakes
  
- ❖ An Interpretive report detailing measures to compensate, mitigate and enhance the site based upon the findings of the ecological surveys and any potential loss of biodiversity. The report must also be directly related to the proposed density, design and layout of the development.
  
- ❖ Submit this information for consideration prior to a planning decision being made. Given the precedent set by R v Cornwall CC it is not considered that the surveys can be part of a planning condition.

**SA8 site map**



## **Site SA9: Land North of Priorslee Roundabout, Central Park**

### **Initial Biodiversity Assessment**

A walkover of the St Georges site was carried out by the Natural Environment Officer and the Environmental Planning Assistant on 21<sup>st</sup> May 2008.

#### **Site Overview (see Map attached)**

St Georges is a meadow of semi-improved grassland, which has previously been grazed or managed. The site is approximately 3.65 ha in size and is adjacent to the Holyhead Road site and north of the Telford Way site. St Georges is boarded on two sides by roads (Sned's Hill Way and Holyhead Road) and is immediately off Priorslee Roundabout in the Central Park area of Telford.



Figure 1 - View of St Georges Site Allocation looking north-west towards Sned's Hill Way

The site is shielded by a line of Oak, Rowan and Hawthorn trees running along the boundary to Holyhead road and Sned's Hill Way, with woodland of varying depth located along the north-east site boundary, which separates the site from the houses behind. Possible mammal tracks out of the woodland into the meadow were observed and the woodland may also provide habitat for bats and nesting birds.

This site and adjacent habitat (which includes the Holyhead Road and Telford way site allocations) currently provide a wildlife corridor running from south-east to north-west, which extends from Priorslee Village up to the

Queensway's intersection with the Silkin Way. The woodland habitat onsite also links up to a woodland corridor which runs north alongside the St Georges bypass. These corridors are important features because they help to maintain connectivity of adjacent habitats which provide species with access to larger areas and help to maintain biodiversity.

### **Site Recommendations**

In order to minimise the impact of development on biodiversity it is recommended that mature trees, woodland features and some grassland areas are retained and enhanced on site to allow the site to continue to function as a corridor and provide stepping stone habitat. Development proposals should look to retain and enhance the woodland on site, particularly the denser area running along the north-east boundary of the site. A buffer area should be provided adjacent to the woodland to minimise deterioration due to close proximity to housing development. Bat and bird boxes could be installed in the woodland to enhance its potential to support biodiversity.

In conclusion this site has the potential to be included in the Central Telford Area Action Plan and in principle could be developed as housing. However, further work is required to determine whether any protected/priority species are present on site and to develop an appropriate mitigation and compensation strategy, which will be required to minimise the impact of the development on biodiversity.

Due to the sites close proximity to other allocated sites (Telford Way and Holyhead Road) a cumulative assessment of the impact of development on biodiversity needs to be made and used to inform the planning decision.

### **Recommendations for Further Survey**

Records held by Telford and Wrekin Council, which includes up to date records from Shropshire Wildlife Trust, do not show any protected species on or within close proximity to the site. This highlights the need for survey work to be carried out and does not mean that the site is not valuable for biodiversity.

It is recommended that the following work is undertaken by a suitable qualified and competent ecologist:

❖ Ecological surveys to assess the potential of the site for:

1. Bats
2. Nesting birds
3. Badgers/small mammals
4. Botanical interest
5. Reptiles e.g. grass snakes

- ❖ An Interpretive report detailing measures to compensate, mitigate and enhance the site based upon the findings of the ecological surveys and any potential loss of biodiversity. The report must also be directly related to the proposed density, design and layout of the development.
- ❖ Submit this information for consideration prior to a planning decision being made. Given the precedent set by R v Cornwall CC it is not considered that the surveys can be part of a planning condition.

# SA9 site map



## **CP6: Church Road, St Georges**

### **Initial Biodiversity Assessment**

A walkover of the Church Road site was carried out by the Environmental Planning Assistant on 25<sup>th</sup> September 2008.

#### **Site Overview (see Map attached)**

Church Road is an area of trees and scrub located across the road from the Central Park Core site and is separated from the Holyhead road site by St Peter's Church. The site is fenced off and is currently un-managed and overgrown, with evidence of fly tipping. A line of trees shields the site from the main road, with a vegetated mound located in the south-west corner of the site surrounded by weeds and scrub.

This site and adjacent habitat currently provide a wildlife corridor running from south-east to north-west, which extends from Priorslee Village up to the Queensway's intersection with the Silkin Way. The corridor is an important feature because it helps to maintain connectivity of adjacent habitats which provides species with access to larger areas and helps to maintain biodiversity.

#### **Site Recommendations**

In order to minimise the impact of development on biodiversity it is recommended that ecological features are retained and enhanced to allow the site to continue to function as a corridor and provide a stepping stone habitat for local wildlife.

In conclusion this site has the potential to be included in the Central Telford Area Action Plan and in principle could be developed as housing. However, further work is required to determine whether any protected/priority species are present on site and to develop an appropriate mitigation and compensation strategy, which will be required to minimise the impact of the development on biodiversity.

Due to the sites close proximity to other allocated sites, a cumulative assessment of the impact of the development on biodiversity needs to be made and used to inform the planning decision.

#### **Recommendations for Further Survey**

Records held by Telford and Wrekin Council, which includes up to date records from Shropshire Wildlife Trust, do not show any protected species on or within close proximity to the site. This highlights the need for survey work to be carried out and does not mean that the site is not valuable for biodiversity.

It is recommended that the following work is undertaken by a suitable qualified and competent ecologist:

- ❖ Ecological surveys to assess the potential of the site to support protected or priority species or habitats.
- ❖ An Interpretive report detailing measures to compensate, mitigate and enhance the site based upon the findings of the ecological surveys and any potential loss of biodiversity. The report must also be directly related to the proposed density, design and layout of the development.
- ❖ Restoration or creation of priority BAP habitats and the protection and enhancement of the populations and habitats of priority BAP species, should be incorporated into the developments design. Development proposals should demonstrate how they contribute to Local Biodiversity Action Plan (LBAP) targets.
- ❖ To meet the requirements of PPS9 development proposals should not only avoid, mitigate or compensate for harm but seek ways to enhance and restore biodiversity.
- ❖ Submit this information for consideration prior to a planning decision being made. Given the precedent set by R v Cornwall CC it is not considered that the surveys can be part of a planning condition.



## **Site SA10: Holyhead Road, Central Park**

### **Initial Biodiversity Assessment**

A walkover of the Holyhead Road site was carried out by the Natural Environment Officer and the Environmental Planning Assistant on 21<sup>st</sup> May 2008.

#### **Site Overview (see Map attached)**

Holyhead Road is a meadow of semi-improved grassland, which has previously been grazed but recently left to become lush and overgrown. The site is approximately 1.25 ha in size and separated from the St Georges site by Sneds Hill Way. The site is boarded on two sides by roads (Sneds Hill Way and Holyhead Road), to the north-east by residential gardens and to the north-west by St Peter's Church and a well maintained graveyard. Remnants of a hawthorn hedge are present along the south-east boundary and an outgrown hedge dominated by hawthorn and ivy runs between the site and graveyard. A semi mature Oak is located in the western corner of the site. The northern corner of the site adjacent to the power cable is fenced off and overgrown with weeds, nettles and brambles.



Figure 1 - View of Holyhead Road looking north-west towards St Peter's Church

This site and adjacent habitat (which includes the St George's site allocation) currently provide a wildlife corridor running from south-east to north-west, which extends from Priorslee Village up to the Queensway's intersection with the Silkin Way. The corridor is an important feature because it helps to maintain connectivity of adjacent habitats which provides species with access to larger areas and helps to maintain biodiversity.

## **Site Recommendations**

In order to minimise the impact of development on biodiversity it is recommended that a wildlife corridor, hedgerow features and some grassland areas are retained and enhanced on site to allow the site to continue to function as a corridor and provide stepping stone habitat.

In conclusion this site has the potential to be included in the Central Telford Area Action Plan and in principle could be developed as housing. However, further work is required to determine whether any protected/priority species are present on site and to develop an appropriate mitigation and compensation strategy, which will be required to minimise the impact of the development on biodiversity.

Due to the sites close proximity to other allocated sites (Telford Way and St Georges) a cumulative assessment of the impact of development on biodiversity needs to be made and used to inform the planning decision.

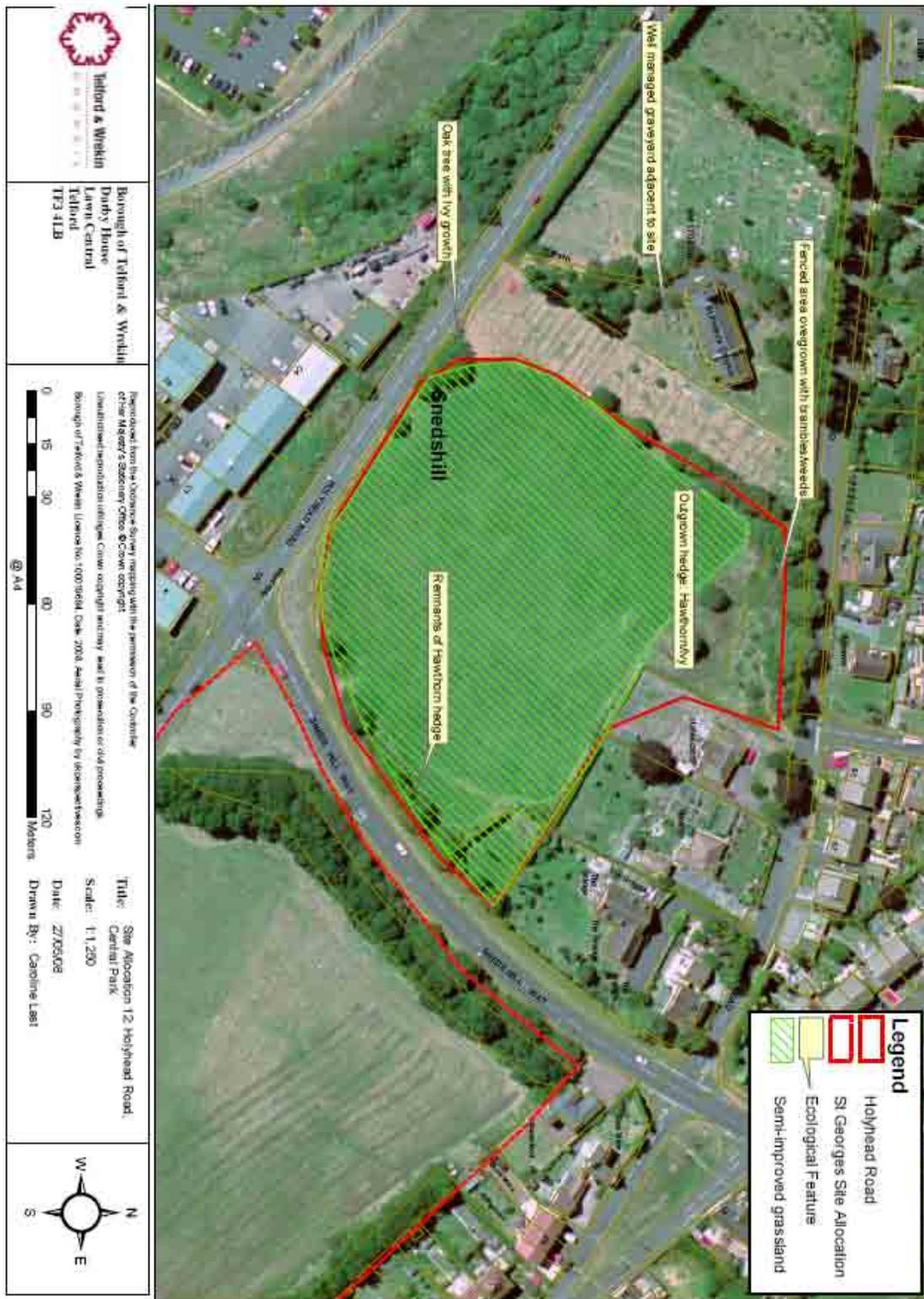
## **Recommendations for Further Survey**

Records held by Telford and Wrekin Council, which includes up to date records from Shropshire Wildlife Trust, do not show any protected species on or within close proximity to the site. This highlights the need for survey work to be carried out and does not mean that the site is not valuable for biodiversity.

It is recommended that the following work is undertaken by a suitable qualified and competent ecologist:

- ❖ Ecological surveys to assess the potential of the site for:
  1. Bats
  2. Nesting birds
  3. Botanical interest
  4. Reptiles e.g. grass snakes
- ❖ An Interpretive report detailing measures to compensate, mitigate and enhance the site based upon the findings of the ecological surveys and any potential loss of biodiversity. The report must also be directly related to the proposed density, design and layout of the development.
- ❖ Submit this information for consideration prior to a planning decision being made. Given the precedent set by R v Cornwall CC it is not considered that the surveys can be part of a planning condition.

# SA10 site map



## **Site SA11: Park Road, Malinslee**

### **Initial Biodiversity Assessment**

A walkover of the Park Road site was carried out by the Natural Environment Officer and the Environmental Planning Assistant on 12th June 2008.

#### **Site Overview (see Map attached)**

Park Road is a mixed use site in-between West Centre Way and Malinslee. Access to the site was limited due to private ownership. The site is approximately 4.59 ha in size and separated from the Old Park West site by West Centre Way. A band of woodland lies to the south of West Centre Way, shielding the site from the road. The north-east of the site is currently used for horse grazing and may provide suitable habitat for Dingy Skipper. There is a mature hedgerow running along the lane at the south-west boundary of the grazing fields. A wooded pit mound is situated on the northern tip of the site and there are engineering works in the western corner. A field of semi-improved grassland containing Japanese knotweed lies between the pit mound and the lane.

This site and adjacent Old Park West and Park Lane sites provide a corridor through Old Park linking the Town Park area to the M54 corridor. This is an important feature because corridors help to maintain connectivity of adjacent habitats, which provides species with access to larger areas and helps to maintain biodiversity.

#### **Site Recommendations**

In order to minimise the impact of development on biodiversity it is recommended that the mature hedgerow, mature trees, woodland features and some grassland areas are retained and enhanced on site to allow the site to continue to function as a corridor and provide stepping stone habitat. A buffer area should be provided adjacent to the woodland to minimise deterioration due to close proximity to the proposed residential development.

In conclusion this site has the potential to be included in the Central Telford Area Action Plan and in principle could be developed as offices. However, further work is required to determine whether any protected/priority species are present on or adjacent to the site and to develop an appropriate mitigation and compensation strategy, which will be required to minimise the impact of the development on biodiversity.

Due to the sites close proximity to other allocated sites (Old Park West and Park Lane) a cumulative assessment of the impact of development on biodiversity needs to be made and used to inform the planning decision.

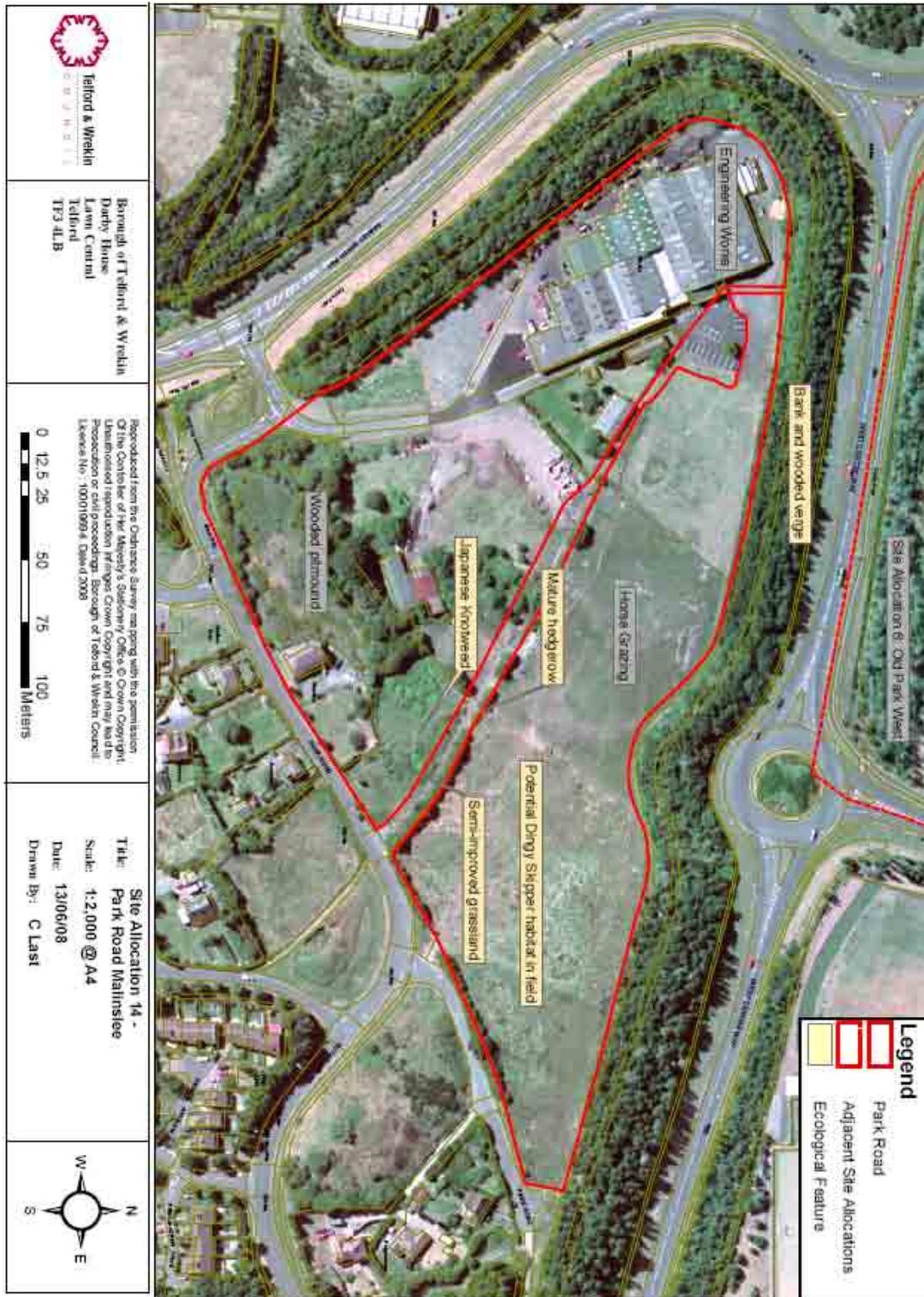
## **Recommendations for Further Survey**

Records held by Telford and Wrekin Council, which includes up to date records from Shropshire Wildlife Trust, do not show any protected species on or within close proximity to the site. This highlights the need for survey work to be carried out and does not mean that the site is not valuable for biodiversity.

It is recommended that the following work is undertaken by a suitable qualified and competent ecologist:

- ❖ Ecological surveys to assess the potential of the Park Road for protected species and habitats:
  1. Bats
  2. Nesting birds
  3. Badgers
  4. Botanical interest
  5. Reptiles
  6. Dingy Skipper
  
- ❖ An Interpretive report detailing measures to compensate, mitigate and enhance the site based upon the findings of the ecological surveys and any potential loss of biodiversity. The report must also be directly related to the proposed density, design and layout of the development.
  
- ❖ Submit this information for consideration prior to a planning decision being made. Given the precedent set by R v Cornwall CC it is not considered that the surveys can be part of a planning condition.

# SA11 site map



## **Site SA12: Land at St Langley and St Leonards Schools site**

### **Summary of Ecological Survey**

A Protected Species and Botanical Survey were carried out in October 2006 by Moorlands Ecology. The survey covers the CTAAP site boundary and extends to Brunel road. The site includes the existing school, playing field, allotments, parkland, and various commercial buildings.

#### **Survey Results**

A walkover of the site identified potential for nesting birds to use the site, as the trees are relatively young, they have a low potential to support bats. Further assessment for bats was carried out through an internal and external building survey along with a bat activity survey. School buildings were identified as having low potential to support bats, no bat roosts were discovered in any of the buildings inspected and no bat activity was recorded.

All the hedgerows have potential to provide good nesting or roosting sites for birds. Hedgerows near the school were being used by House Sparrow for roosting. House Sparrows are on the Red list meaning they are critically globally threatened.

The main impact of re-development of this site will be the loss of the allotments, trees and hedgerows that currently divides the schools from the allotment and the allotment from the children's play area. This derelict urban grassland habitat has potential to support reptiles and the report recommends that a reptile survey is undertaken.

#### **Mitigation/enhancement**

Development proposals should seek to enhance biodiversity on site and the report identifies opportunity for the creation of a wildlife area to compensate for the loss habitat to development. It may also be required to carry out mitigation against the loss of reptile habitat on site. Further information is required. The aim should be for no net loss of habitat/biodiversity.

Hedgerows and trees should be maintained on site wherever possible. Planting of native and ecologically valuable species should be incorporated in landscape proposals to ameliorate for the loss of nesting habitat during any clearance of vegetation.

Before demolition of buildings on site, careful inspection by a qualified ecologist must take place to ensure no bats/nesting birds are present.

Bird nesting boxes for House Sparrows and garden birds, along with bat boxes should be installed in suitable locations on the site, post construction.

Removal of any trees, introduced shrubs or scrub should be undertaken outside of the bird nesting season. This is weather dependent but generally extends between March and September inclusive.

## **Site SA13: Church Road, Malinslee**

### **Initial Biodiversity Assessment**

A walkover of the Church Road site in Malinslee was carried out by the Environmental Planning Assistant on 25<sup>th</sup> September 2008.

#### **Site Overview (see Map attached)**

The Church Road site consists of the car park for Church Wickets public house, an area of amenity grassland adjacent to a BMX track and playing fields, with scattered trees and scrub along the southern and western boundary.

This site is on the edge of an area of green space and is part of a larger wildlife corridor that extends north from Church road and south west connecting to the Town Park. The corridor is an important feature because it helps to maintain connectivity of adjacent habitats, which provides species with access to larger areas and helps to maintain biodiversity. Provision should be made on site to maintain and enhance these links.

#### **Site Recommendations**

In order to minimise the impact of development on biodiversity it is recommended that ecological features are retained and enhanced to allow the site to continue to function as a corridor and provide a stepping stone habitat for local wildlife.

In conclusion this site has the potential to be included in the Central Telford Area Action Plan and in principle could be developed as housing. However, further work is required to determine whether any protected/priority species are present on site and to develop an appropriate mitigation and compensation strategy, which will be required to minimise the impact of the development on biodiversity.

#### **Recommendations for Further Survey**

Records held by Telford and Wrekin Council, which includes up to date records from Shropshire Wildlife Trust, do not show any protected species on or within close proximity to the site. This highlights the need for survey work to be carried out and does not mean that the site is not valuable for biodiversity.

It is recommended that the following work is undertaken by a suitable qualified and competent ecologist:

- ❖ Ecological surveys to assess the potential of the site to support protected or priority species or habitats.
- ❖ An Interpretive report detailing measures to compensate, mitigate and enhance the site based upon the findings of the ecological surveys and any potential loss of biodiversity. The report must also be directly related to the proposed density, design and layout of the development.
- ❖ Restoration or creation of priority BAP habitats and the protection and enhancement of the populations and habitats of priority BAP species, should be incorporated into the developments design. Development proposals should demonstrate how they contribute to Local Biodiversity Action Plan (LBAP) targets.
- ❖ To meet the requirements of PPS9 development proposals should not only avoid, mitigate or compensate for harm but seek ways to enhance and restore biodiversity.
- ❖ Submit this information for consideration prior to a planning decision being made. Given the precedent set by R v Cornwall CC it is not considered that the surveys can be part of a planning condition.

# SA13 site map

