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Bellway Homes Limited (West Midlands)

Parks Farm, Uttoxeter NE

Assessment of Existing Ecological Constraints

March 2017

FPCR Environment and Design Ltd

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1.0 INTRODUCTION

- 1.1 This report has been produced to collate and assess all relevant ecological constraints information in relation to the north east development area of the Parks Farm site in Uttoxeter in order to facilitate ecological condition discharge.
- 1.2 Conditional approval was granted to develop the site for residential housing on the 13th November 2015 (P/2013/00882).
- 1.3 The June 2013 Ecological Appraisal mapped the existing habitats as comprising improved grassland fields divided by hedgerows and hedgerows with scattered mature broad leaved trees. The key ecological features included:
- Hedgerows and trees
 - Potential foraging/ commuting habitat for Great Crested Newts
- 1.4 The majority of the development area of the site comprised improved grassland of limited botanical species diversity, grazed to a short sward. This habitat is of limited value to nature conservation and is not a constraint to the development.

2.0 RELATED PLANNING CONDITIONS AND ACTIONS

- 2.1 The table below summarises the planning conditions relating to Ecology and Biodiversity, and the recommendations for addressing each under the previous outline application with further recommendations for full planning consent of the proposed development included:

Table 1: Overview of Ecology related conditions

No.	Condition	Action	Document	Further Action
9	No development of any phase shall take place until a scheme for the protection of trees and hedges to be retained during the course of the development of that phase has been submitted to and approved in writing by the local planning authority. The approved tree and hedgerow protection measures shall be erected before development commences and shall be retained at all times whilst construction work is taking place.	tree retention plan showing root protection zones.	Arboricultural Assessment (Drawing 4348-A-03, FPCR 2016)	Establish root protection zones around retained trees on northern boundary. Root protection zones to be maintained throughout construction period; refer to Arboricultural assessment for fencing details.
11	No development of any phase shall take place until a landscape management plan, indicating a scheme for the long-term management of the open space, green	Biodiversity Enhancement and Habitat Management Plan	Biodiversity Enhancement and Habitat Management Plan (FPCR 2017)	None required; the development site is located wholly within the approved residential development area. All open space, green infrastructure and planting within the public realm is outside the boundary of the current application site.

No.	Condition	Action	Document	Further Action
	<p>infrastructure and planting within the public realm and details of biodiversity management within that phase have been submitted to and approved in writing by the local planning authority. The open space shall thereafter be completed and maintained in accordance with the approved management scheme.</p>			<p>Consequently, management of these areas is covered by a separate management plan submitted by St Modwen Properties PLC (Biodiversity Enhancement and Habitat Management Plan, FPCR, January 2017).</p> <p>The loss of hedgerows from this area of the site have been adequately mitigated for across the wider development area, as set out in section 5. (Biodiversity Enhancement and Habitat Management Plan, FPCR, January 2017).</p>
17	<p>The development shall only be carried out in accordance with the mitigation measures identified in the approved Ecological Appraisal (dated June 2013) and accompanying appendices.</p>			
18	<p>No development of any phase shall take place until a scheme of biodiversity enhancement measures relating to that phase, including a timetable for implementation, has been submitted to and approved in writing by the local planning authority. The development shall thereafter be completed in accordance with the approved details and associated timescales.</p>	Produced Habitat Management Plan	Biodiversity Enhancement And Habitat Management Plan (FPCR 2017)	Implement relevant sections of Biodiversity Enhancement And Habitat Management Plan

4.0 GREAT CRESTED NEWT: LICENCE REQUIREMENTS (2016-26222-EPS-MIT)

4.1 The development area is within the licenced exclusion zone. As Great Crested Newts have been translocated and excluded from this area there are no constraints on development from this species.

4.2 Ongoing licensed operations which are to be maintained during works associated with this application site comprise:

- Exclusion fencing is to be retained around the Phase 1 area until the completion of Phase 1 construction operations, in order to minimise development impacts on GCN,
- The approved licence Works Schedule may require ongoing modification in line with construction periods for the current application site and future school development site. This strategy was devised through consultation with Natural England licensing, to minimise the impacts of development on GCN.
- Daily [exclusion fence checks] by site staff and monthly by an ecologist during construction, whilst any GCN fencing is present on site. **September 2016 – November 2019.**
- All site operatives working in the licenced area during site clearance works must be suitably inducted (Ecology Toolbox Talk – Great Crested Newts, FPCR 2016).

5.0 COMPENSATORY HEDGEROW PLANTING SCHEME

5.1 The development will require the removal of several isolated sections of hedgerow. Of the hedgerow to be removed the majority is included in, and compensated for, in the 'Hedgerow Plan, Phase 1A and Phase 1B Losses and Gains' (4348-L-04, FPCR 2016) figure, approved in relation to application P/2013/00882. Additional removals of hedgerows H13, H14, an isolated

section of H15 and part of the Low Value section of H3 will be required for the further development of the site under this application.

5.2 A calculation of the losses and gains are given below:

Table 2. Hedgerow Losses and Gains

	Pre-development Hedgerow	Lost	Retained	New Planting	Net loss/gain
Existing Agreed	1,031m	444m	587m	566m	+122m
Proposed (assuming 42m H3 defunct)	989m	598m	433m	578m*	-20m

***New hedgerow planting totalling 55m of non-native species hedgerow has been excluded from the calculation.**

5.3 Hedgerow H3 is shown as a complete hedge of 'Moderate Value' under the Hedgerow Evaluation and Grading System (HEGS), described as having 10-30% gaps with a dry ditch along the southern side.

5.4 A more detailed assessment shows that the eastern length up to 150m from the eastern boundary has approximately 10% gaps and stands of mature trees, and is therefore graded as 'Moderate Value'. The western 42m comprises a minimum of 30% gaps and contains no mature trees, which would be graded as 'Low Value'.

5.5 Given the sparsity of the western 42m of H3 and the condition of the stands remaining, this section is considered to be defunct (Plate 1).

5.6 The eastern terminus of the hedgerow is at Parks Farm and does not connect to any further good quality habitat.

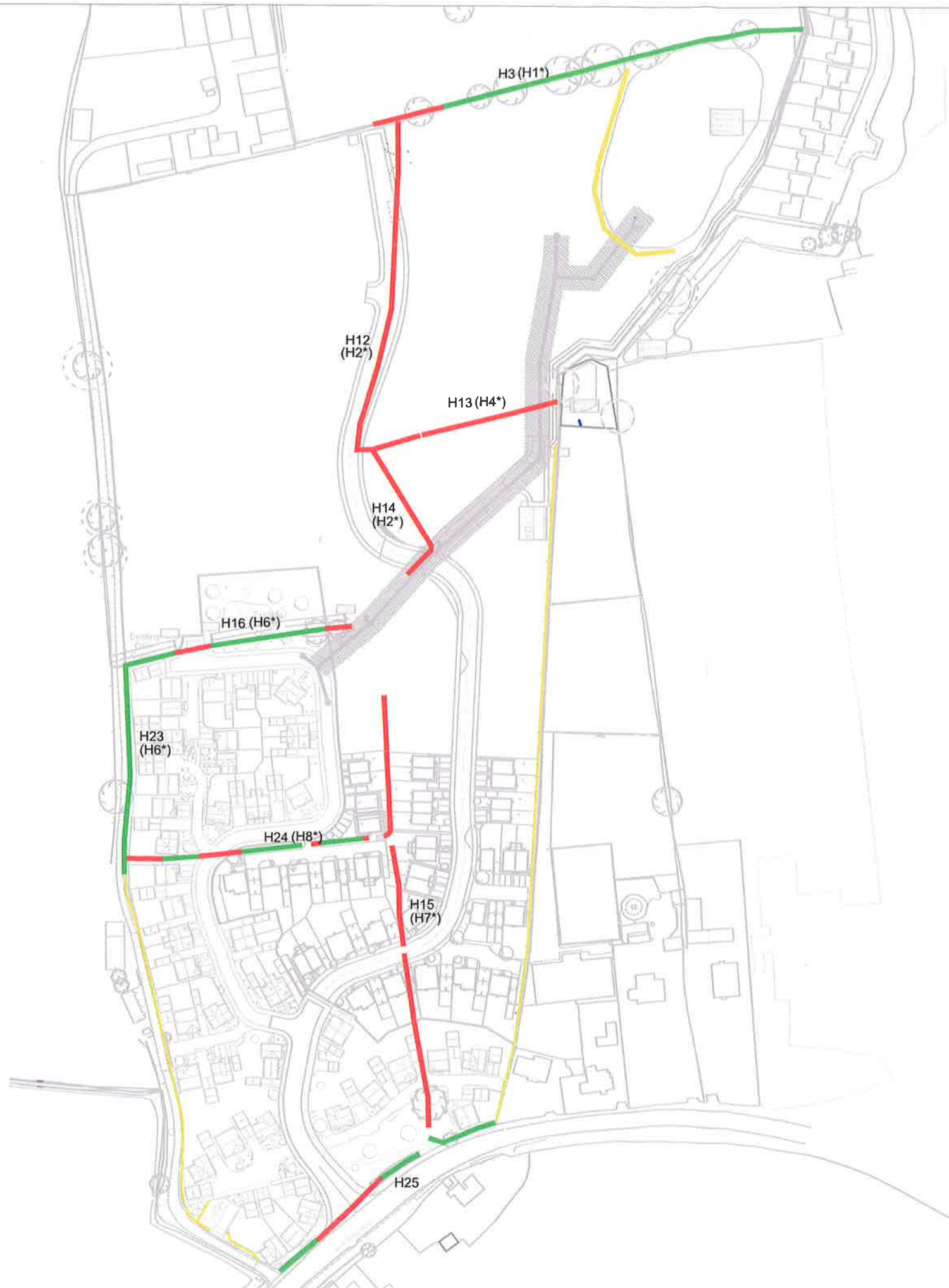
Plate 1. Defunct hedgerow section



- 5.7 Assuming the defunct status of the western end of H3 whereby 32m is removed 10m are replanted in addition to gap filling along the eastern section there will be a net loss of 20m of hedgerow.
- 5.8 The enhancement of the retained section of H3 in addition to the replacement of existing species poor hedgerows with substantially improved species rich new hedgerow planting, will provide a net gain in the biodiversity value of hedgerows across the site despite an overall reduction of 20m (2.1%) of the total hedgerow length.

6.0 CONCLUSIONS

- 6.1 Following the actions outlined within this report there will be continuity with the existing Biodiversity Enhancement and Habitat Management Plan (FPCR 2017) and all ecology related conditions as described above can be discharged.



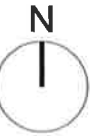
NOTES

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Ordnance Survey base mapping - supplied by client.

Key

- Hedgerows to be Retained
- Hedgerows to be Removed
- Proposed Native Hedgerow



Existing Hedgerows	Retention (lin/m)	Removal (lin/m)
H3 (H1*)	153	30
H12 (H2*)	N/A	144
H13 (H4*)	0	78
H14 (H2*)	0	90
H16 (H6*)	70	26
H23 (H6*)	86	N/A
H24 (H8*)	57	38
H15 (H7*)	0	155
H25	67	37
Total	433	598

Total Proposed Native Hedgerow Planting 566 lin/m

Notes:
Hedgerow reference numbers in brackets are arboricultural reference numbers. Refer to arboricultural tree retention plan (drawing ref: 4348-A-03 REV C October 2016)

rev	date	description	dm	chkd
D	31.03.2017	Amendments to existing hedgerows	OFD	MPG
C	03.11.2016	Amendments to proposed hedgerows	OFD	KG
B	02.11.2016	Amendments to proposed hedgerows	OFD	RG
A	02.11.2016	Amendments to proposed hedgerows	OFD	RG
-	02.11.2016	First Issue.	OFD	RG

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project
**Parks Farm
Uttoxeter**

drawing title
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Phase 1A and Phase 1B Losses and Gains**

scale 1:2000 @ A3 drawn / checked OFD/RG revision date 31 March 2017

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