
EXTENDED PHASE 1 HABITAT SURVEY

DAISY BANK FARM, UTTOXETER
ROAD, UPPER TEAN

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APPENDIX A PHASE 1 HABITAT MAP



1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2022 by Enzo's Estates Ltd to carry out an Extended Phase 1 Habitat Survey of land at Daisy Bank Farm, Uttoxeter Road, Upper Tean, Stoke-on-Trent (O.S. grid reference: SK 01367 39118 – see Figure 1). The proposed development site currently comprises the fields of grazed grassland that lies to the north, east and south of the Daisy Bank Farmhouse (not within the redline boundary). The village of Upper Tean lies to the north-east of the site and agricultural land lies on all other sites. Uttoxeter Road runs along part of the south-western boundary.



Figure 1 showing the location of the site

Previous Work

- 1.2 The site was the subject of an Extended Phase 1 Habitat Survey in 2017 (see Extended Phase 1 Habitat Survey of land off Uttoxeter Road, Upper Tean, Staffordshire 2017 – Rachel Hacking Ecology).

Description of Development

- 1.3 The site currently has outline planning permission (application number: SMD:2018/0509) for a residential development for up to 55 units with associated access, and landscaping. The site will be the subject of a reserved matters planning application to deliver the residential development.

Biodiversity in Planning

- 1.4 Biodiversity is a material consideration, and Local Planning Authorities (LPAs) have a requirement to consider biodiversity and protected species when determining planning applications. Section 15 of the National Planning Policy Framework (July 2021) gives specific reference to minimising the impacts of development on biodiversity. Local and Neighbourhood plans also provide guidance towards protecting and enhancing biodiversity, including priority habitats and notable species.



2.0 METHODOLOGY

Extended Phase 1 Habitat Survey

- 2.1 A Extended Phase 1 Habitat Survey is required to provide an overview of the habitats present within the site and to assess any potential protected species issues on the site.
- 2.2 The Phase 1 Habitat survey was undertaken to JNCC standards (JNCC, 2010). The site was walked and each habitat was assigned a Phase 1 habitat category. Species lists were taken at locations of botanical interest. All botanical nomenclature follows Stace, 2019. A Phase 1 map was produced showing habitat boundaries.
- 2.3 During the Extended Phase 1 survey, the habitats were assessed for their potential to support protected species. This included, for example, looking for signs of Badger activity (e.g. setts, paths, latrines and hairs on fences), assessing any waterbodies on site or near the site for their potential to support Great Crested Newt.
- 2.4 The site was also surveyed for invasive, non-native plant species such as Japanese Knotweed and Giant Hogweed.

Personnel and Seasonal Timing

- 2.5 Kate Reed (Senior Ecologist) carried out the daytime bat survey on the 11th March 2022. Kate is an experienced ecologist and fully trained in botanical surveys and protected species assessments. March is a sub-optimal time of the year for botanical work however due to the habitat types present on the site a throughout assessment could be made at this time. The weather at the time of the survey was sunny, cool and dry.

Survey Constraints

- 2.6 The site was fully accessible. There were no constraints to the survey



3.0 RESULTS

Description of Habitats

- 3.1 The Phase 1 Habitat Map can be found at the back of the report. The habitats on the proposed development site are described below.

Poor Semi-improved Grassland

- 3.2 The site is dominated by three fields of poor-semi-improved grassland (see Photograph 1). The grassland is grazed by sheep and is short and generally species poor. Species include Yorkshire Fog *Holcus lanatus*, Perennial Rye-grass *Lolium perenne*, Creeping Bent *Agrostis stolonifera*, Annual Meadow-grass *Poa annua*, Red Fescue *Festuca rubra*, Creeping Buttercup *Ranunculus repens*, White Clover *Trifolium repens* and Creeping Thistle *Cirsium arvense*.



Photograph 1 showing the poor semi-improved grassland

Tall Ruderal Herb

- 3.3 Tall ruderal herb occurs in the north-west section of the site (see Photograph 2), it also occurs as patches within the grassland and covering a mound in the south-west of the site. The tall ruderal is composed of Common Nettle *Urtica dioica*, Cleavers *Galium aparine*, Broad-leaved Willowherb *Epilobium montanum*, Broad-leaved Dock *Rumex obtusifolius*, Wood Avens *Geum urbanum* and Cock's-foot *Dactylis glomerata*.





Photograph 2 showing some of the tall ruderal herb

Building/Structure

- 3.4 Three sheds are present on the site, two are constructed from wood (see Photograph 3) and the third is a small brick shed.



Photograph 3 showing one of the wooden sheds

Scattered Trees

- 3.5 Scattered trees are present on the site boundaries (see Photograph 4) and in the area of tall ruderal herb in the north-west of the site. Species include Cherry *Prunus* sp., Apple *Malus* sp., Pedunculate Oak *Quercus robur*, Hawthorn *Crataegus monogyna*, Holly *Ilex aquifolium*, Sycamore *Acer pseudoplatanus* and Yew *Taxus baccata*.





Photograph 4 showing two of the scattered trees on site

Scattered Scrub

- 3.6 Scattered scrub is also present in the north and south-west of the composed of young Hawthorn *Crataegus monogyna* saplings.

Hedgerows and other site boundaries

- 3.7 Most of the site boundaries and field boundaries are marked with hedgerows. These are native, intact hedgerows (see Photograph 5), a native, defunct hedgerow (see Photograph 6) and an ornament hedgerow (see Photograph 7). Species within the native intact hedgerows Hawthorn *Crataegus monogyna*, Elder *Sambucus nigra* and Blackthorn *Prunus spinosa*, with occasional Holly *Ilex aquifolium*, Hazel *Corylus avellana* and Beech *Fagus sylvatica*. The Defunct Hedgerow is composed of Hawthorn *Crataegus monogyna*, Pedunculate Oak *Quercus robur* and Holly *Ilex aquifolium*. The ornamental hedgerow is composed of Leyland Cypress *Cupressus leylandii*.



Photograph 5 showing the intact, native hedgerow



Photograph 6 showing the native, defunct hedgerow



Photograph 7 showing the ornamental hedgerow

Other Habitats

- 3.8 A spoil heap is located on the site composed of logs (see Photograph 8).



Photograph 8 showing the spoil heap

PROTECTED SPECIES

Great Crested Newt

- 3.9 Great Crested Newt *Triturus cristatus* is a European Protected Species under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit) and the species is fully protected under the Wildlife and Countryside Act 1981 (as amended).
- 3.10 No waterbodies exist on the site. Four ponds exist within 250m of the site boundary. The nearest is within the garden of the farmhouse approximately 15m from the site boundary, it is a small ornamental pond that is filled with submerged vegetation potentially indicating eutrophic conditions (see Photograph 9).
- The second waterbody lies approximately 110m to the north-east of the site within a woodland band.
 - The third waterbody lies approximately 240m to the south-east of the site on a field margin.
 - The fourth waterbody lies approximately 230m to the south-west of the site on a field margin.

The site supports suitable Great Crested Newt terrestrial habitat. The hedgerow bases and tall ruderal herb habitats provide cover and foraging opportunities for Great Crested Newts.



Photograph 9 showing the pond nearest the site

Bats

- 3.11 All bat species are European Protected Species. This is implemented in the UK through the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit). Bats are also protected under The Wildlife and Countryside Act 1981 (as amended).
- 3.12 The sheds were assessed for the potential to support roosting bats. Two of the sheds are constructed from wood, a material of poor thermal properties, and so do not offer

optimal roosting habitat. One of the sheds is brick-built with a stone covered pitched roof (see Photograph 10), several the roof tiles have slipped but no cavities are created suitable for roosting bats to exploit. The door is left open offering an access point. Internally there is no roof void, and the underside of the roof is exposed and cobwebbed (see Photograph 11).



Photograph 10 showing the brick-built shed



Photograph 11 showing the inside of the shed

- 3.13 The trees on site were assessed from the ground for features that could support roosting bats such as damaged limbs, knot holes or woodpecker holes. Two trees were identified during the phase 1 survey with features that could be used by bats for roosting. A third tree was identified to support a cavity within the Tree Survey Report

(see *Land at Uttoxeter Road, Upper Tean Tree Survey Report* – tba landscape architects 2022), a cavity within a tree could be exploited by bats so it has been included within this assessment.

- The first tree is a mature Sycamore *Acer pseudoplatanus* it is considered to have a moderate potential to support a bat roost (identified as T2 within the tree report), the tree supports some damaged limbs and knotholes and is Ivy *Hedera helix* Clad, this tree is recommended to have the deadwood overhanging the road removed within the Tree report.
- The second Tree is a mature Yew *Taxus baccata* which is support cavities within the trunk, these are however low down and has some Ivy *Hedera helix* cladding, it is considered to have a moderate potential to support a bat roost. The is identified as T3 within the tree report and no further work is recommended.
- The third tree identified within the tree report as supporting a cavity is T25 which is a Hawthorn *Crataegus monogyna* with a longitudinal cavity in the trunk extending to 1m, no further work is considered necessary. Due to the size of the tree and that the cavity is lower down it is considered to offer low potential to support a bat roost.

3.14 The hedgerows on site offer potential bat foraging and commuting habitat.

Badger

3.15 Badgers *Meles meles* are protected under the Protection of Badgers Act 1992 and The Wildlife and Countryside Act 1981 (as amended). These Acts, for example, make it illegal to disturb a Badger whilst it is in a sett, to kill, injure or take a Badger and to obstruct the entrance to a Badger sett.

3.16 No Badger sett was located on the site or immediately adjacent to the site. No evidence of Badger activity such as latrines or snuffle holes was located on site.

Nesting Birds

3.17 All bird species are protected at their nest under the Wildlife and Countryside Act 1981 (as amended).

3.18 The site offers suitable habitat for nesting birds. The hedgerows, scattered trees and sheds offer opportunities for nesting.

INVASIVE SPECIES

3.19 Japanese Rose *Rosa rugosa* is present within the central hedgerow on site. This is an invasive, non-native species as listed on Schedule 9 of The Wildlife & Countryside Act 1981 (as amended), making it an offence to allow this species to spread into the wild.

PROTECTED SITES

- 3.20 No statutory protected sites lie on the site or immediately adjacent to the site boundary. Two statutory protected sites are located within 5km of the site. The nearest is Cecilly Brook Local Nature Reserve which lies 3.4km to the north of the site. The second site, Hales Hall Pool LNR which lies 4.6km to the north of the site.
- 3.21 The site lies within a SSSI Impact Risk Zone, which lists certain types of development that may have a deleterious impact on protected sites nearby. The LPA may consult Natural England for advice on any potential impacts the proposed development may have on the nearby protected sites.
- 3.22 No non-statutory protected sites could be found in the site or within 1km of the site boundary.

4.0 ASSESSMENT

Habitats

- 4.1 The Phase 1 Habitats present on the site are common throughout the UK. No nationally rare or locally rare plant species were located during the Extended Phase 1 Habitat Survey.
- 4.2 The site comprises field of poor semi-improved grassland with area of tall ruderal herb. The field margins are marked with hedgerows and a small number of scattered trees and scrub occur on the site. The hedgerows, scattered trees and scrub are the most ecologically valuable habitats as these habitats offer cover from predation, foraging habitat and a limited pollen and nectar source for invertebrates.

Development Context

- 4.3 The development proposals involve the loss of the majority of the habitats on site, the boundary hedgerows will be retained with a buffer area between the new buildings and the gardens of the proposed properties. It is recommended a suitable landscaping scheme is created to help mitigate the loss of the habitats on site.

PROTECTED SPECIES

Great Crested Newt

- 4.4 No ponds exist on the site, four ponds exist within 250m of the site boundary. The nearest is an ornamental garden pond approximately 16m from the site in the gardens of the farmhouse. Two waterbodies lie to the east of the site 110m and 240m away respectively. Both ponds lie across a brook and hold no habitat connectivity to the site. The fourth pond lies to the south of the site approximately 230m away and lies across Uttoxeter Road which is considered to be a barrier to dispersal and therefore holds no connection to the site. The site provides suitable terrestrial habitat for GCN, within the hedgerow bases and the tall ruderal herb which offer suitable foraging and communicating habitat. Given the lack of habitat connectivity to suitable breeding habitat in the locality, no further survey work is required, and Great Crested Newt is not considered to be a constraint on development at this time.

Bats

- 4.5 The buildings and trees on site were assessed for their potential to support roosting bats, the sheds were found to offer **neglectable potential** to support roosting bats being either constructed from material of poor thermal capacity or being cobwebbed through out with no signs of activity. No buildings or trees exist on site.
- 4.6 The trees on site were assessed from the ground for potential roosting features. Three trees located during the Phase 1 survey and from the Tree Survey Report (conducted by tba landscape architects) were found to support such features. None of these trees are proposed to be felled as a part of the scheme. Minor works are proposed to one of the trees (T2) to remove the deadwood overhanging the road, no PRFs occur within the branches overhanging the road. Due to the low impact nature of these works and that

they will not directly impact on the PRF's no further bat survey is not considered necessary at this time, however the work should be carried out under a set of reasonable avoidance measures to ensure suitable methodologies are used. Should it become necessary to carry out works further than described within the Tree Report further survey may be required.

- 4.7 The hedgerows on site offer suitable bat foraging and commuting habitat, and it is recommended a soft lighting scheme is produced to help protect the hedgerows on site. No further bat survey work is considered necessary.

Badger

- 4.8 No Badger sett was located on the site or immediately adjacent to the site. No evidence of Badger activity was located. Badgers are not considered to be a constraint on development.

Nesting Birds

- 4.9 The site supports suitable nesting habitat for birds within the hedgerows, scattered trees and scrub and the sheds. If any work to these habitats will proceed within the bird nesting season (which is generally March-August), then a nesting bird check will be required immediately prior to any work.

INVASIVE SPECIES

- 4.10 Japanese Rose is present on the site this is an invasive, non-native species as listed on Schedule 9 of The Wildlife & Countryside Act 1981 (as amended) are present on or immediately adjacent to the site. This species should be eradicated from the site as a part of the scheme or retained with suitable on-going management to prevent it from spreading into the wild.

PROTECTED SITES

- 4.11 No statutory or non-statutory protected sites lie within the proposed development site or immediately adjacent. Two statutory protected sites lie within 5km of the site boundary. The closest site is Cecilly Brook LNR which lies 3.4km to the north of the site. No non-statutory protected sites could be located within 1km of the site. At these distances, and with barrier habitats between the surrounding sites and the proposed development site, there is expected to be no deleterious impact on the protected sites from the development.
- 4.12 The site lies within a SSSI Impact Risk Zone, for the location of the site residential development is not listed as a concern and the LPA should not need to consult Natural England for advice at this time.

5.0 RECOMMENDATIONS

Summary of Findings

- 5.1 Protected species are a material consideration when a planning authority is considering a planning application. The presence of protected species, the effect of the proposed development and suitable mitigation, if required, must be established before planning permission can be granted. Following the findings from the Extended Phase 1 Habitat Survey, the following survey may be required:

- **Nesting Birds** - If any work to the scattered scrub needs to be carried out within the bird nesting season (which is generally March to August), then a nesting bird survey will be required immediately prior to work commencing.

Bats

- 5.2 Three trees on site are identified as supporting PRFs should be retained on site. The low impact maintenance work described within the tree report on T2 should be carried out using the following Reasonable Avoidance Measure Statement (RAMs). If it becomes necessary to carry out further works on any of the trees, further bat work would be required on T2 and T3 such as an aerial tree assessment or emergence survey and Sympathetic felling techniques required for T25, including section felling and lowering each section to the ground instead of dropping them and allowing the pieces to remain on the ground for at least 24 hours before chipping.

Reasonable Avoidance Measure Statement for work on T2

- The works will be carried out under an ecological watching brief by an ecologist qualified to carry out an aerial tree inspection of a PRF if required.
- The branches will be section-felled, with each section lowered to the ground rather than dropped.
- Any large branches/the sections of large branches will be left on the ground for at least 24 hours prior to felling.

Invasive Species

- 5.3 The Japanese Rose on site should either be eradicated from the site using a suitable methodology as a part of the works on site or retained on the site with on-going management.

Habitat Enhancement

- 5.4 General recommendations to bring biodiversity gain to the site are:
- Soft landscaping should include the provision of native and non-native flowering perennial species, to provide a pollen and nectar source for invertebrates.
 - Bird boxes and/or bat boxes should be erected on the new buildings where possible.
 - Trees planting of native species where practically possible.

6.0 REFERENCES

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APPENDIX A PHASE 1 HABITAT MAP

