



- Red Line Boundary
- HEDGEROWS**
- Ecologically valuable line of trees
 - Species-rich native hedgerow with trees
 - Species-rich native hedgerow with trees - associated with bank or ditch
- WATERCOURSES**
- Ditches
- HABITATS**
- Arable field margins tussocky
 - Mixed scrub
 - Non-cereal crops
 - Other woodland; broadleaved
 - Ponds (non-priority habitat)

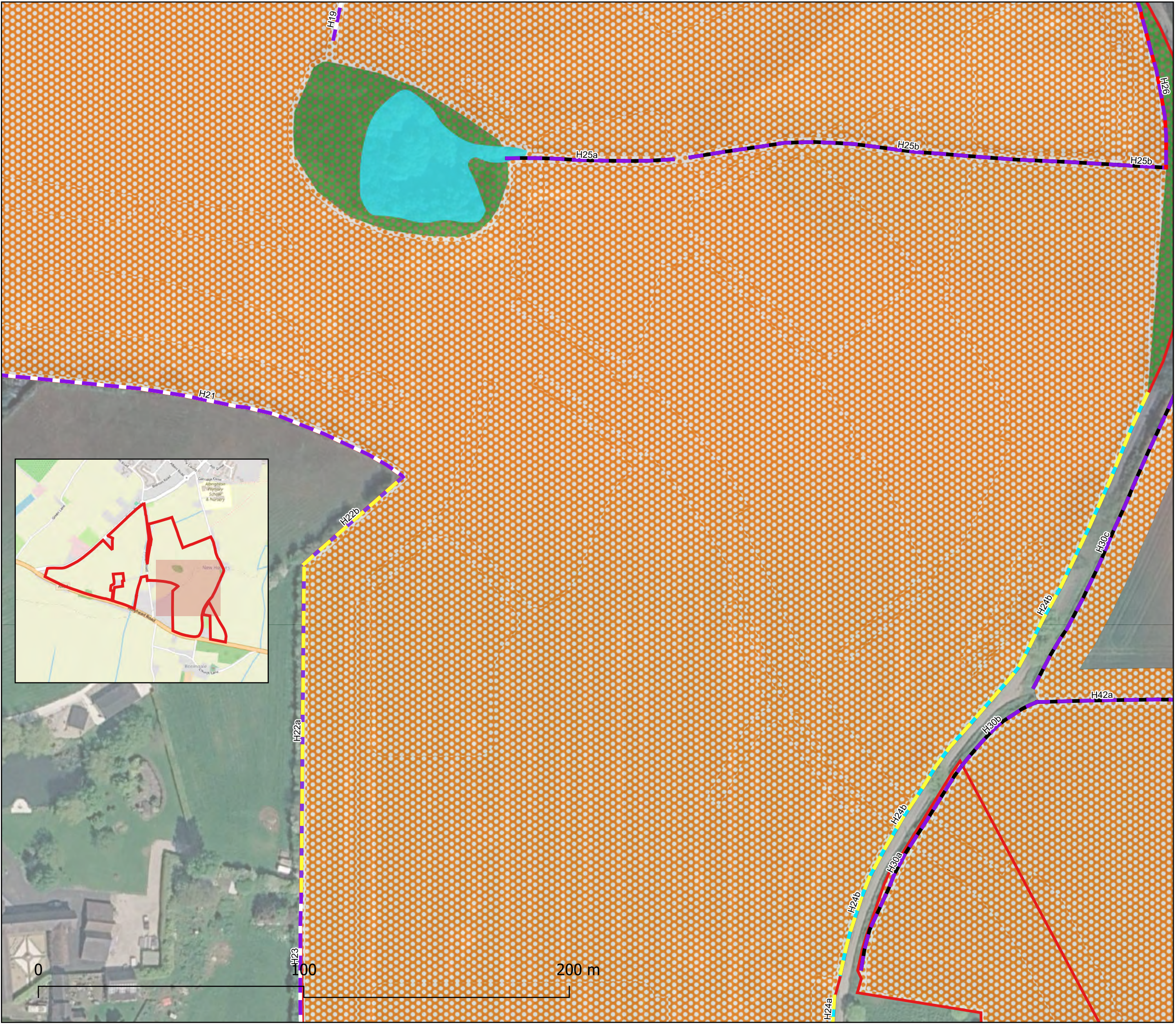


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Albrighton South

DRAWING TITLE
Figure 5: Baseline Habitat Features 4/6

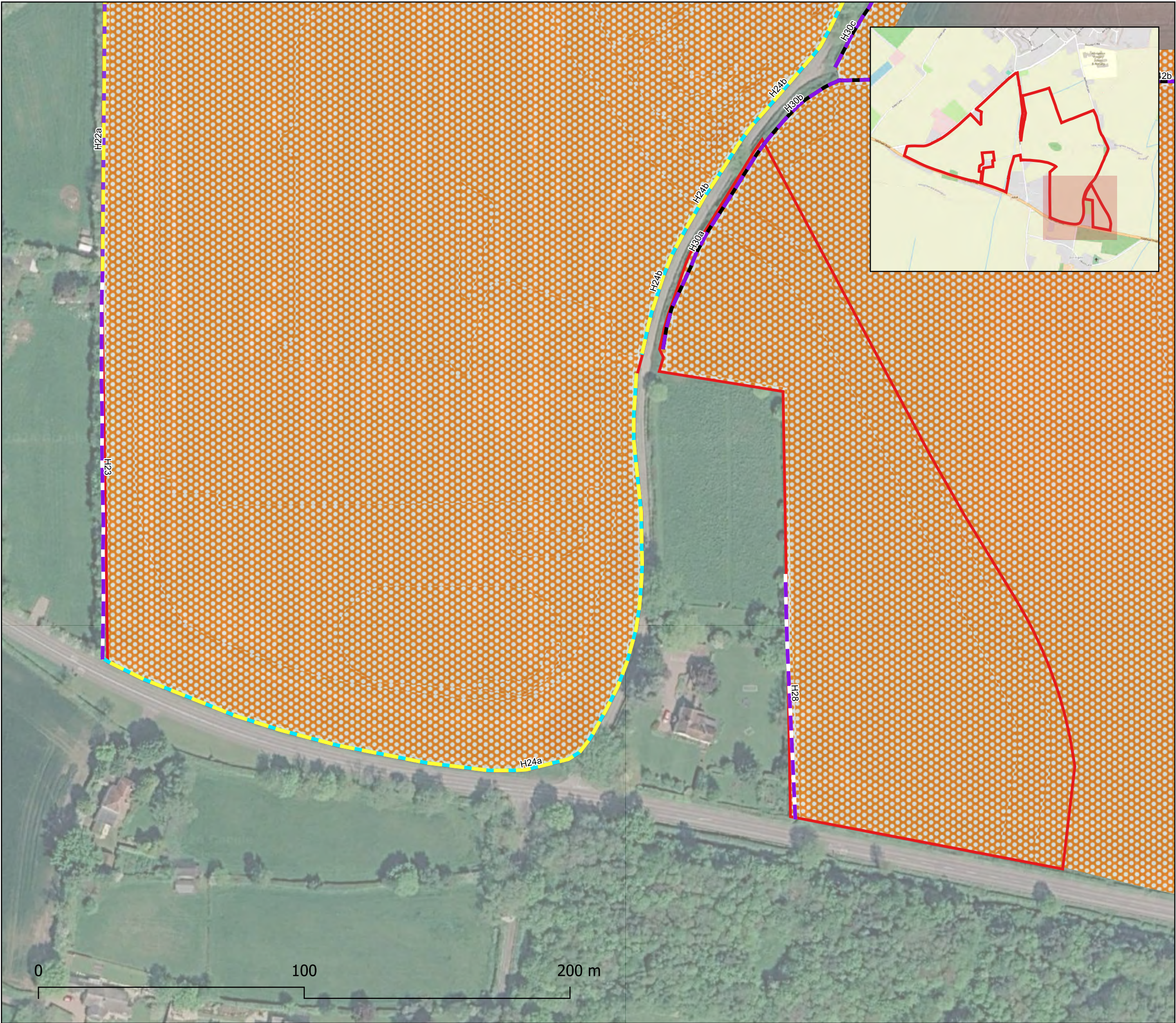
Date	06.08.2026	Ref: BE0010_D_03_05.1	Drawn By DR
Job No:	BE0010	Rev: 01	Checked By DR



- Red Line Boundary
- HEDGEROWS**
- Native hedgerow
 - Native hedgerow with trees
 - Species-rich native hedgerow
 - Species-rich native hedgerow with trees
 - Species-rich native hedgerow with trees - associated with bank or ditch
- HABITATS**
- Arable field margins tussocky
 - Non-cereal crops
 - Other woodland; broadleaved
 - Ponds (non-priority habitat)



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Figure 6: Baseline Habitat Features 5/6		
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-  Red Line Boundary
- HEDGEROWS**
-  Native hedgerow
 -  Native hedgerow with trees
 -  Species-rich native hedgerow
 -  Species-rich native hedgerow with trees
- HABITATS**
-  Arable field margins tussocky
 -  Non-cereal crops



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DRAWING TITLE		
Figure 7: Baseline Habitat Features 6/6		
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		DR

APPENDICES

APPENDIX 1 METHODOLOGY

Ecological Data Search

- A1.1 The aim of the ecological data search is to collate existing ecological records for the Site and adjacent areas. Obtaining existing records is an important part of the evaluation process, as it provides additional information that may not be apparent during a site survey.
- A1.2 Records of important statutory sites designated for their nature conservation value were also searched for on the Multi-Agency Geographic Information for the Countryside (MAGIC)³.
- A1.3 In addition, Habitats of Principal Importance (HoPI) and Species of Principal Importance (SoPI) listed under Section 41 (S41) of the NERC Act, as well as Habitat Action Plans (HAPs) and Species Action Plans (SAPs) were consulted.
- A1.4 Records of protected and notable species and locally designated sites were requested from Staffordshire Ecological Record and Telford & Wrekin Council's Ecological Data Service to inform the assessment.

'Extended' Phase 1 Habitat Survey

- A1.5 Survey was carried out in broad accordance with Phase 1 habitat survey methodology (JNCC, 2010). This involves walking the site, mapping and describing different habitats (for example: woodland, grassland, scrub). The survey method was "Extended" in that evidence of fauna and faunal habitat was also recorded (for example droppings, tracks or specialist habitat such as ponds for breeding amphibians). This modified approach to the Phase 1 survey is in accordance with the approach recommended by the Guidelines for Baseline Ecological Assessment (IEA, 1995) and Guidelines for Preliminary Ecological Appraisal (CIEEM 2017).

Faunal Appraisal

- A1.6 This section first looks at the types of habitats found on Site or within the sphere of influence of potential development, then considers whether these could support protected, scarce, or NERC Act 2006 Section 41 species (referred to collectively as 'notable species').
- A1.7 We discuss further only notable species or groups which could be a potential constraint due to the presence of suitable habitat and their presence (or potential presence) in the wider area. We screen out and do not present accounts of notable species or groups which do not meet these criteria – in some cases it may be necessary to explain this reasoning.

Bats

- A1.8 Bat roosting potential is classified according to the following criteria, taken from the Bat Conservation Trust Good Practice Guidelines (2023).

³ Magic.defra.gov.uk. (2014). Magic. [online] Available at: <http://magic.defra.gov.uk/>

Evaluation

A1.9 In evaluating the Site, the ecologist will take into account a number of factors in combination, such as:

- the baseline presented above,
- the site's position in the local landscape,
- its current management and
- its size, rarity or threats to its integrity.

A1.10 There are a number of tools available to aid this consideration, including established frameworks such as Ratcliffe Criteria or concepts such as Favourable Conservation Status. Also of help is reference to Biodiversity Action Plans in the form of the Local BAP and Section 41 of the NERC Act (2006) to determine if the site supports any Priority habitats or presents any opportunities in this respect.

A1.11 The assessment of impacts considers the generic development proposals from which potential effects include:

- Vegetation and habitat removal
- Direct effects on significant faunal groups or protected species
- Effects on adjacent habitats or species such as disturbance, pollution and severance
- Operational effects on wildlife such as noise and light disturbance

Habitat Survey

A1.12 The type and condition of on-site habitats was determined through habitat survey and followed the principles of Extended Phase 1 Habitat Survey methodology (JNCC, 2010). Habitats were classified according to the UK Habitat Classification System (UKHab Ltd, 2023), with secondary codes used where appropriate.

APPENDIX 2 PLANNING POLICY AND LEGISLATION

National Planning Policy

National Planning Policy Framework

A2.1 The National Planning Policy Framework (NPPF) was revised on 12th of December 2024 and subsequently amended on 7th February 2025. It sets out the Government's planning policies for England and how these are expected to be applied. Section 15, 'Conserving and enhancing the natural environment', requires the planning system to contribute to and enhance the natural and local environment. Paragraph 187 states that this should be achieved by:

- "protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate".

A2.2 The NPPF also stipulates that Local Planning Authorities (LPAs), when determining planning applications, should seek to apply the following principles:

- "if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest".
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland

and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

National Planning Practice Guidance, 2023

- A2.3 The Government's National Planning Practice Guidance (NPPG) is intended to provide guidance to local planning authorities and developers on the implementation of the planning policies set out within the NPPF. The guidance of most relevance to ecology and biodiversity is the Natural Environment Chapter, which explains key issues in implementing policy to protect biodiversity, including local requirements.

UK Post-2010 Biodiversity Framework

- A2.4 The Environment Departments of all four governments in the UK work together through the Four Countries Biodiversity Group. Together they have agreed, and Ministers have signed, a framework of priorities for UK-level work for the Convention on Biological Diversity. Published on 17 July 2012, the 'UK Post-2010 Biodiversity Framework' covers the period from 2011 to 2020. This now supersedes the UK Biodiversity Action Plan (UK BAP). However, many of the tools developed under UK BAP remain of use, for example, background information about the lists of priority habitats and species. The lists of priority species and habitats agreed under UK BAP still form the basis of much biodiversity work in the countries.
- A2.5 Although the UK Post-2010 Biodiversity Framework does not confer any statutory legal protection, in practice many of the species listed already receive statutory legal protection under UK and / or European legislation. In addition, the majority of Priority national (English) BAP habitats and species are now those listed as Habitats of Principal Importance (HoPI) and Species of Principal Importance (SoPI) in England listed under Section 41 (S41) of the NERC Act 2006. For the purpose of this report, habitats and species listed under S41 of the NERC Act are referred to as having superseded the UK BAP. All public bodies have a legal obligation or 'biodiversity duty' under Section 40 of the NERC Act 2006 to conserve biodiversity by having particular regard to those species and habitats listed under S41.

Guidance

Biodiversity 2020: A strategy for England's wildlife and ecosystem services

- A2.6 In October 2010, over 190 countries signed an historic global agreement in Nagoya, Japan to take urgent and effective action to halt the alarming global declines in biodiversity. This agreement recognised just how important it is to look after the natural world. It established a new global vision for biodiversity, including a set of strategic goals and targets to drive action. England's response to this agreement was the publication of 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services'. The mission for this strategy is:

"to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people."

BS 42020: 2013 Biodiversity: Code of Practice for Planning and Development

- A2.7 The UK commitment to halt overall loss of biodiversity by 2020 in line with the European Biodiversity Strategy and UN Aichi targets⁴, is passed down to local authorities to implement, mainly through planning policy. To assist organizations affected by these commitments, BSI has published BS 42020 which offers a coherent methodology for biodiversity management.
- A2.8 This British Standard sets out to assist those concerned with ecological issues as they arise through the planning process in matters relating to permitted development and activities involved in the management of land outside the scope of land use planning, which could have site-specific ecological implications.
- A2.9 The standard has been produced with input from a number of organisations including the Chartered Institute of Ecology and Environmental Management (CIEEM) and the Association of Local Government Ecologists (ALGE) and provides:
- Guidance on how to produce clear and concise ecological information to accompany planning applications;
 - Recommendations on professional ethics, conduct, competence and judgement to give confidence that proposals for biodiversity conservation, and consequent decisions/actions taken, are sound and appropriate; and
 - direction on effective decision-making in biodiversity management a framework to demonstrate how biodiversity has been managed during the development process to minimize impact.

Legislation

- A2.10 Specific habitats and species receive legal protection in England under various pieces of legislation, including:
- The Conservation of Habitats and Species Regulations 2017⁵;
 - The Wildlife and Countryside Act (WCA) 1981 (as amended)⁶;
 - The Natural Environment and Rural Communities Act 2006⁷;
 - The Hedgerow Regulations 1997⁸;
 - The Protection of Badgers Act 1992⁹; and
 - Wild Mammals (Protection) Act 1996¹⁰.
- A2.11 Further details of legislation in respect of legally protected and notable flora and fauna of relevance to the Site are provided below.

⁴ <https://www.cbd.int/sp/targets/>

⁵ HMSO (2017) The Conservation of Habitats and Species Regulations 2017

⁶ HMSO (1981) 'Wildlife and Countryside Act 1981 (as amended)'

⁷ ODPM (2006) 'Natural Environment and Rural Communities Act (2006)'

⁸ ODPM (1997) 'The Hedgerow Regulations'

⁹ ODPM (1992) 'The Protection of Badgers Act'

¹⁰ HMSO. (1996). Wild Mammals (Protection) Act.

Flora

- A2.12 Certain wild plants are protected under the WCA 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. In summary, the legislation prohibits the collecting or cutting of certain wild plants, in addition to the picking, uprooting, destroying, selling or transporting of such wild plants.
- A2.13 The legislation also prohibits the uprooting of any wild plant, unless the uprooting is carried out by the owner or occupier of the land on which the plant is growing, or by someone having their permission to do so, or unless the action is authorized in writing by the appropriate local authority. It is a defence if the damage done to a protected plant is the result of an otherwise lawful action and could not reasonably have been avoided.
- A2.14 A number of non-native invasive species are also listed under the WCA 1981 (as amended). Under the Act it is an offence to plant or otherwise cause the species to grow in the wild. In addition, any soil or plant material containing these species is likely to be classed as controlled waste.

Amphibians

- A2.15 Common species of amphibian (smooth newt *Lissotriton vulgaris*, palmate newt *L. helveticus*, common frog *Rana temporaria* and common toad *Bufo bufo*) are partially protected by the WCA 1981. This prohibits the trade (i.e. sale, barter, exchange, transporting for sale and advertising to sell or to buy) of these species.
- A2.16 Great crested newts *Triturus cristatus* are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the WCA 1981 (as amended). In summary, taken together, it is an offence to deliberately, intentionally or recklessly:
- Kill, injure or capture a great crested newt;
 - Disturb great crested newts in such a way as to be likely significant to affect:
 - the ability of any significant group of great crested newts to survive, breed, or rear / nurture their young; or
 - the local distribution of great crested newts;
 - Damage or destroy any breeding or resting place used by great crested newts; or
 - Obstruct access to any place used by great crested newts for shelter or protection and disturbing great crested newts while occupying such a place.

Badger

- A2.17 The Protection of Badgers Act, 1992 aims to protect badgers *Meles meles* from persecution, rather than being a response to an unfavourable conservation status. As well as protecting the animal itself, the 1992 Act makes the intentional or reckless destruction, damage, or obstruction of a badger sett an offence. A sett is defined as "any structure or place which displays signs indicating current use by a badger". In accordance with Natural England guidance, 'current use' is not synonymous with current occupation. In addition, the intentional elimination of sufficient foraging area to support a known social group of badgers may, in certain circumstances, be construed as an offence by constituting 'cruel ill treatment'.

Bats

A2.18 In summary, all UK bat species are protected by the Conservation of Habitats and Species Regulations 2017 and by the WCA 1981 (as amended). Taken together it is an offence to deliberately, intentionally or recklessly:

- Kill, injure or capture a bat;
- Disturb bats in such a way as to be likely significant to affect
 - the ability of any significant group of bats to survive, breed, or rear / nurture their young; or
 - the local distribution of that species;
- Damage or destroy any breeding or resting place used by bats; or
- Obstruct access to any place used by bats for shelter or protection and disturbing bats while occupying such a place.

Birds

A2.19 The level of protection afforded to birds under the law varies from species to species. A few game and pest species may lawfully be hunted and killed, usually under licence, whilst the rarest species are listed on Schedule 1 of the WCA 1981 and are protected by special penalties for offences.

A2.20 All of the native bird species of Britain are additionally covered by the European Union (EU) Directive on the Conservation of Wild Birds 2009¹¹ ('The Birds Directive'). The Birds Directive applies to all wild birds, their eggs, nests and habitats, and provides for the protection, management and control of all species of birds naturally occurring within each member state of the European Union. It requires the UK to take measures to ensure the preservation of sufficient diversity of habitats to maintain populations of all wild birds at ecologically and scientifically sustainable levels. The requirements of the Birds Directive are implemented in the UK primarily through the WCA 1981 (as amended) and Conservation of Habitats and Species Regulations 2017.

A2.21 Statutory protection is given to all nesting birds in the UK under the WCA 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition to this, for species listed on Schedule 1 of the WCA 1981 (as amended), it is an offence to intentionally or recklessly disturb birds while they are nest building, or at or near a nest with eggs or young, or to disturb the dependent young of such a bird.

A2.22 In addition to statutory protection, the bird species of Britain are also subject to various conservation designations intended to indicate their rarity, population status and conservation priority. These do not have statutory force but may be instrumental in determining local, regional and national planning and development policy. The main categories of designation comprise the British Trust for Ornithology (BTO) 'Species Alert' lists, the Royal Society for the Protection of Birds (RSPB) 'Birds of Conservation Concern' lists and species listed under Section 41 of the NERC Act 2006 and local Biodiversity Action Plans (BAPs).

A2.23 Birds of Conservation Concern 5 (BoCC5), published in 2021, is the latest review of the conservation status of birds in the UK, Channel Islands and Isle of Man, and assigns species to Red, Amber or Green lists using

¹¹ Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds

standardised criteria, with Red-listed species being of the greatest conservation concern.

Invertebrates

- A2.24 Most invertebrate species are not legally protected. However, a total of seventy-two terrestrial and aquatic invertebrate species are protected under the WCA 1981 (as amended). Certain species of invertebrate are also protected under the Conservation of Habitats and Species Regulations 2017.

Reptiles

- A2.25 All native British reptiles are protected in accordance with the WCA 1981 (as amended). There are two levels of protection afforded to reptiles through the WCA 1981 (as amended); these result from different parts of the Act applying to the different species. In summary, common species of reptile such as common lizard *Zootoca vivipara*, slow worm *Anguis fragilis*, grass snake *Natrix helvetica* and adder *Vipera berus* are partially protected under the WCA 1981 (as amended); this prohibits the intentional killing and injuring and trade (i.e. sale, barter, exchange, transporting for sale and advertising to sell or to buy). It is not an offence under the WCA 1981 (as amended) to disturb or possess these species.

Otter

- A2.26 In summary otters receive protection under both the Conservation of Habitats and Species Regulations 2017 and WCA 1981 (as amended). Taken together it is an offence to deliberately, intentionally or recklessly;
- Kill, injure or capture an otter;
 - Disturb an otter in such a way as to be likely significant to affect
 - the ability of otters to survive, breed, or rear / nurture their young; or
 - the local distribution of otter;
 - Damage or destroy any breeding or resting place used by otter; or
 - Disturb or obstruct access to any place used by otter for shelter or protection and disturbing otter while occupying such a place.

Biodiversity Net Gain

- A2.27 Under the Environment Act (2021), planning permissions granted in England, with a few exemptions, must deliver at least 10% biodiversity net gain, using the DEFRA biodiversity metric and associated methodologies to demonstrate this.
- A2.28 Schedule 7A of the Town and Country Planning Act 1990 establishes the statutory biodiversity net gain framework in England. Subject to applicable exemptions and transitional provisions, planning permissions are granted subject to a pre-commencement biodiversity gain condition requiring approval of a Biodiversity Gain Plan. The biodiversity gain objective requires the biodiversity value attributable to the development to be at least 10% greater than the pre-development biodiversity value, calculated using the statutory biodiversity metric.

APPENDIX 3 PHOTOGRAPHS



Photo 1: Cereal crop typical of the western section of the Site.



Photo 2: Non-cereal crop typical of the eastern section of the Site.



Photo 3: Grassland; typical of the small grassland parcels on site



Photo 4: Showing Hedge and associated ditch



Photo 5: Showing Pond and associated surrounding trees



Photo 6: Line of Trees with associated ditch



Photo 7: General view of pond open to the adjacent arable field



Photo 8: Pond within Woodland.



Photo 9: Example of individual tree (adjacent to existing pond)



Photo 10: Showing vegetation within ditch associated Hedgerow.



Photo 11: Mammal hole of dimensions potentially suitable for badger; no evidence of badger use was recorded.

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