

BREEDING BIRD SURVEY REPORT

Albrighton South

August 2026

For and on behalf of
Boningale Developments Limited



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Disclaimer

This report has been prepared by Beamsley Ecology Ltd, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Conditions of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This document does not constitute legal advice.

1.0 INTRODUCTION

- 1.1 Beamsley Ecology Ltd was commissioned by Boningale Developments Limited (the 'Client') to undertake Breeding Bird Surveys relating to land south of Albrighton (hereafter referred to as the 'Site').
- 1.2 The Site is approximately 48 hectares (ha) in total area, centred on Ordnance Survey Grid Reference SJ 80814 03343, and lies to the south of the village of Albrighton.
- 1.3 The Site location is shown in **Figure 1**. The Site is divided into the proposed development boundary (48ha), and two proposed mitigation areas to the east of the development boundary: c.8.6ha proposed for general Biodiversity Net Gain (BNG) mitigation and c.6ha for specific bird mitigation

Proposals

- 1.4 The proposals comprise an outline application for a mixed-use development of up to 800 dwellings, an 80-bed care home, a secondary school and a local centre, together with associated access, infrastructure, public open space, landscaping and drainage (The 'Proposals').

Aims & Objectives

- 1.5 The report aims to -
 - **Assess Breeding Bird Populations** – Identify and evaluate the presence, abundance, and distribution of breeding bird species within the survey area by conducting systematic surveys as per appropriate industry standard methodologies.
 - **Identify Key Habitats** – Map and describe the habitats within the Site that support breeding birds.
 - **Evaluate Ecological Importance** – Determine the conservation status of recorded bird species, including any legally protected or priority species.
 - **Assess Potential Development Impacts** – To evaluate how proposed development might affect breeding birds and their habitats.
 - **Inform Planning Decisions** – To provide ecological evidence that supports responsible decision-making in line with wildlife legislation and planning policies.
 - **Recommend Mitigation Strategies** – To propose measures to minimise negative impacts on breeding birds and enhance biodiversity where possible.

2.0 METHODOLOGY

Desk Study

- 2.1 The assessment uses a 2km area of search around the Site for records of protected and notable bird species and locally or nationally designated wildlife sites. A data search was undertaken through both Staffordshire Ecological Record (SER) & Shropshire and Telford Environmental Records Centre (STERC).

Field Survey

- 2.2 The surveys were carried out between March and July 2026 by Alasdair Grubb BSc (Hons) ACIEEM on behalf of Beamsley Ecology, an ecologist with over 15 years' experience carrying out ornithological survey work.
- 2.3 The survey methodology¹ involved carrying out six survey visits throughout the 2026 breeding season in order to gauge the use of the Site by birds during spring / summer, one of which was undertaken at dusk. This technique records the location and movements of individual birds present within a defined survey area.
- 2.4 Prior to the surveys, a route was mapped out which attempted to incorporate the variety of habitats on Site (shown in **Figure 1**). This route was walked by the surveyor, stopping at a number of vantage points which allowed them to view large areas of the Site whilst stationary, allowing for birds to acclimatise to the surveyors' presence. Standard BTO species codes and symbols for bird activities were recorded on a Site map to identify birds and denote activity, flight paths, number, sex, and age where appropriate and possible.
- 2.5 The majority of surveys were undertaken in the morning, close to dawn, in order to maximise recording of bird activity; one survey was undertaken at dusk in order to capture the use of the Site in this period too.
- 2.6 Bird surveys were not undertaken in disadvantageous weather conditions, such as heavy rain or strong winds, which may otherwise negatively affect the survey results. **Table 1** below provides a summary of the survey dates and weather conditions.

Table 1: *Survey dates and weather conditions*

Survey	Date	Start temp. (°C)	Cloud cover (OKTAS)	Rain	Wind	Visibility
1	12/03/26	8	8/8 - overcast	No rain	3 - Gentle breeze (8-12 mph)	Very Good
2	07/04/26	3	1/8 - few clouds	No rain	0 - Calm (0-1 mph)	Very Good
3	27/04/26	13	4/8 - scattered clouds	No rain	2 - Light breeze (4-7 mph)	Very Good
4	07/05/26	8	7/8 - broken clouds	No rain	1 - Light air (2-3 mph)	Very Good
5	24/06/26	19	1/8 - few clouds	No rain	1 - Light air (2-3 mph)	Very Good
6	10/07/26	15	0/8 - clear	No rain	1 - Light air (2-3 mph)	Very Good

¹ Bird Survey & Assessment Steering Group. (2023). Bird Survey Guidelines for assessing ecological impacts, v.1.1.1.1. <https://birdsurveyguidelines.org> [July 2026]

3.0 LIMITATIONS & ASSUMPTIONS

- 3.1 The surveys were undertaken on appropriate dates under appropriate weather conditions.
- 3.2 Lapwing territorial behaviour and skylark territories were recorded before cultivation. No active nests were identified and the fate of any nesting attempts was not established. Skylark continued to use these parcels following cultivation; no further lapwing observations were made.

4.0 RESULTS

Desk Study

Site Context

- 4.1 The Site is located immediately to the south of the village of Albrighton. It comprises predominantly arable field units, with dividing hedgerows, scattered mature trees, scattered ponds and three small areas of woodland. The Site is bisected by two minor roads, and the southern boundary is immediately adjacent to the major highway; A464 (Holyhead Road). The immediate surrounding area to the south, west and east comprises mixed use agricultural land, intersected by a network of hedgerows.
- 4.2 Further afield, habitats are similar in composition with abundant mixed-use farmland bordered by mature hedgerows and scattered small blocks of woodland.

Potential Wildlife Corridors

- 4.3 The Site is not directly linked to high quality wildlife corridors. Mature hedgerows are abundant within the local area which will provide connectivity for local wildlife.

Statutory Designations

- 4.4 A search has been made to identify any statutory designated Sites within 2km, or internationally designated sites within a 5km radius designated for ornithological interest. The results are shown in the table below.

Table 2: *Designated Sites within 5km*

Site Name	Designation	Distance from Site	Summary Interest
Donnington & Albrighton	Local Nature Reserve (LNR)	0.8km north	Designated for historical interest for hosting 'St Cuthbert's Well'. Features broadleaved and willow carr woodland, a small meadow, standing open water and streams. This site is not designated for its ornithological interest.

Species records

- 4.5 A search for protected or BAP species was made through both SER and STERC. A summary of results can be found at **Appendix 3**.

Field Survey

Site assessment

- 4.6 The Site comprises predominantly arable field units, with dividing hedgerows, scattered mature trees, scattered ponds and three small areas of woodland; these will offer nesting and foraging opportunities for breeding birds.
- 4.7 The arable fields featured 3 crop types over the survey period (as shown by the target noted in **Figure 1**):
- Barley crop (Target note 1): The western and south-eastern field parcels featured a barley crop, which was emerging during the March survey, and had reached full maturity by the July survey (similar neighbouring, off-site, fields had been harvested during the July survey).
 - Stubble / Oat (Target note 2): The three central field parcels featured remaining winter stubble in March, which was then tilled and drilled by the first April survey. This oat crop then matured throughout the survey period, reaching c.1.3m tall by July. Breeding territories for lapwing *Vanellus vanellus* and skylark *Alauda arvensis* prior to tilling (although no active nests were positively identified); if any nesting attempts had started prior to tilling, it is likely that these attempts were disturbed as part of the ongoing farmland management of the Site. Skylarks were observed within this section of the Site after this, however no further lapwing observations were made.
 - Oilseed rape (Target note 3): The north-eastern section of the Site featured a well-established oilseed rape crop by April, which still remained in July.
- 4.8 The Site is bisected by two minor roads, and the southern boundary is immediately adjacent to the major highway; A464.
- 4.9 Residential properties (and their associated gardens) are present adjacent to the Site boundary, some of which feed garden birds, and may offer additional nesting opportunities, particularly for cavity nesting species.
- 4.10 The immediate surrounding area to the south, west and east comprises mixed use agricultural land, intersected by a network of hedgerows.

Breeding bird survey

- 4.11 The surveys were carried out between March and July 2026 by Alasdair Grubb.
- 4.12 The survey results are shown in **Figures 3-8**, and a complete species list is included at **Appendix 2**.
- 4.13 A total of 52 species were recorded during the field surveys, 28 of which are considered species of conservation concern.
- 4.14 30 of the 52 species recorded are assessed as 'Confirmed' or 'Likely' breeding on or within 30m of the Site. 9 species are 'Possible' and 13 are assessed as 'Non-breeding'.
- 4.15 All recorded species of conservation concern are discussed in the table below:

Table 3: *Species of conservation concern recorded on or within the vicinity of the Site during the surveys*

Common name	Conservation Status	Breeding Status	Est. no. territories	Comment
Greylag Goose	Amber	Non-breeding	NA	Two birds were observed flying over the site during the second survey only; no other observations were made. It is assessed as a non-breeding species on Site.
Mallard	Amber	Possible	1-2	This species was recorded in low numbers (range 1-3) during every survey except the first. The majority of sightings were of birds flying over the site. The on-site ponds will not be impacted by the Proposals; it is likely any mallard breeding attempts will be associated with these.
Teal	Amber	Non-breeding	NA	A single bird was observed within the southern pond during the first survey only; no other observations were made. This bird was likely to be overwintering on the Site. It is assessed as a non-breeding species on Site.
Cuckoo	Red; Sec41	Non-breeding	NA	A single singing male was heard c.200m to the south of the site during the fourth survey only; no other observations were made. It is assessed as a non-breeding species on Site.
Stock Dove	Amber	Possible	1-2	This species was recorded in low numbers (range 1-3) during every survey except the second and fourth. A pair of birds was observed during the last 2 surveys.
Moorhen	Amber	Possible	1-2	Three birds were observed during the second and 2 during the fourth survey. No other observations were made, however this species can be inconspicuous, especially when vegetation grows up. The on-site ponds will not be impacted by the Proposals. Any breeding, if present, would most likely be associated with the ponds.
Lapwing	NT; Red; Sec41; sBAP	Likely	1-3	Six lapwings were recorded within the north-central arable field during the first survey, including one displaying bird and four birds giving alarm calls. This behaviour is consistent with territorial or attempted breeding, with up to three territories considered present. The field was cultivated between the first and second surveys and no lapwings were recorded subsequently. Breeding success and the fate of any nesting attempt were not established.
Woodcock	Red	Non-breeding	NA	A single bird was flushed from roost during the first survey only; no other observations were made. This bird was likely to be overwintering on the Site. It is assessed as a non-breeding species on Site.
Herring Gull	Red*; Sec41	Non-breeding	NA	This species was recorded as a fly-over species during the first 2 surveys only. It is assessed as a non-breeding species on Site.

Lesser Black-backed Gull	Amber	Non-breeding	NA	This species was recorded as a fly-over species during the fifth survey only. It is assessed as a non-breeding species on Site.
Kestrel	Amber	Confirmed	1	A kestrel nest was confirmed within a mature pedunculate oak in the westernmost arable parcel. The nest contained a clutch of six eggs at the end of April. Fledging success was not monitored.
Rook	Amber	Non-breeding	NA	Two birds were observed flying over the Site during the third survey only. No evidence of rookeries was visible adjacent to the Site, and no other observations were made It is assessed as a non-breeding species on Site.
Skylark	Red; Sec41; sBAP	Likely	7-11	Between seven and 11 skylark territories were estimated from the distribution of singing males, with seven to eight territories recorded most consistently and a peak count of 11. One territory was located within the eastern bird-mitigation land, with the remaining territories associated with arable land within the proposed development boundary.
House Martin	Red	Non-breeding	NA	A single bird was recorded foraging over the Site during each of the final two surveys. No evidence of nesting was identified on the Site, and the birds were likely breeding within the surrounding settlement. The species is therefore considered a non-breeding visitor to the Site.
Whitethroat	Amber	Confirmed	4-5	Four to five territories were identified between the third and fifth surveys, and an adult was observed carrying food to a nest during the sixth survey.
Wren	Amber	Confirmed	4-14	A peak count of 14 singing birds was recorded (during April), within the boundary hedgerows and woodland; the range of territories was between 4 and 14. A juvenile bird (recently fledged) was observed during the sixth survey.
Starling	Red; Sec41	Likely	1-2	One bird was recorded during the first survey. During the second survey, two birds were observed carrying nesting material in association with adjacent residential properties. No breeding behaviour was recorded in relation to trees within the Site, although the Site was used for foraging.
Mistle Thrush	Red	Likely	1-2	A single singing bird was observed during the first 3 surveys, with additional single birds noted elsewhere during these surveys.
Song Thrush	Amber; Sec41; sBAP	Confirmed	1-2	A single singing bird was observed during the first, fourth and fifth surveys. An adult was observed carrying food during the sixth survey.
Redwing	NT; Amber; Sch1.1; RBBP	Non-breeding	NA	24 birds were recorded during the first survey. No other observations were made. These birds were likely to be overwintering. It is assessed as a non-breeding species on Site.

Fieldfare	Red; Sch1.1; RBBP	Non-breeding	NA	Ten birds were recorded during the first survey and five during the second. No other observations were made. These birds were likely to be overwintering. It is assessed as a non-breeding species on Site.
Dunnock	Amber; Sec41	Likely	7-11	A peak count of 11 singing birds was recorded (during April), within the boundary hedgerows and woodland; the range of territories was between 7 and 11.
House Sparrow	Red; Sec41; sBAP	Likely	not estimated - breeding in adjacent settlement	House sparrows were recorded during all six surveys, with between four and 11 individuals present. Records were principally associated with adjacent residential properties, where the species is considered likely to breed. Birds also used mature crops within the Site for foraging. No breeding was confirmed within the Site itself.
Yellow Wagtail	Red; Sec41	Non-breeding	NA	A single bird was heard calling over the western section of the site during the fourth survey only. No other observations were made. The isolated record, without repeat observations or territorial behaviour, provides no evidence of breeding within the Site.
Greenfinch	Red	Likely	3-4	Three to four singing birds were recorded during the first 3 surveys, either off-site or at the Site boundaries, with fewer birds noted during the later surveys.
Linnet	Red; Sec41; sBAP	Likely	2-3	Linnets were recorded during four of the six surveys, with a peak count of six birds and up to two singing males. Almost all records were within the eastern blue-line land, with the exception of two calling birds recorded once in the south-eastern part of the development boundary.
Reed Bunting	Amber; Sec41; sBAP	Possible	0-1	A single singing male was recorded at the eastern Site boundary during the third survey only. This record is considered to represent one possible territory associated with the eastern boundary and / or adjacent rush pasture.
Yellowhammer	Red; Sec41; sBAP	Likely	2-3	Yellowhammers were recorded during five of the six surveys, with between one and three singing males recorded. The observations indicate two to three territories: one within the western part of the development boundary and one or two associated with the eastern boundary of the proposed mitigation land.

5.0 DISCUSSION & RECOMMENDATIONS

Discussion of Results

- 5.1 The surveys recorded 52 bird species within the Survey Area, of which 11 were confirmed as breeding and 19 were considered likely to be breeding. A further 10 species were possible breeders, with the remaining 13 species considered to be non-breeding visitors. The Survey Area therefore supports a moderately diverse breeding-bird assemblage associated with its combination of arable farmland, hedgerows, mature trees, ponds, scrub and small areas of woodland.
- 5.2 The assemblage included several species of conservation concern, with its principal value arising from the presence of breeding farmland birds. These included an estimated 7–11 skylark territories, territorial and alarm-calling lapwing, yellowhammer and linnet, together with a confirmed kestrel nest and a range of other species associated with hedgerows, trees and farmland margins.
- 5.3 Inclusion of a species on the Birds of Conservation Concern Red or Amber List, or as a species of principal importance, does not necessarily mean that every occurrence is important at the national or county level. The number of territories present, the nature and extent of the habitats used, the species' distribution in the surrounding landscape and the likely consequences of the Development have therefore also been considered.
- 5.4 No Schedule 1 species was confirmed as breeding and no unusually large or otherwise exceptional population of an individual species was recorded. The assemblage was typical of a predominantly arable landscape, although the number of skylark territories and the presence of several other declining farmland birds increase its ecological value above that of the intensively cultivated habitats alone.
- 5.5 On balance, the breeding-bird assemblage is considered to be of Local ecological importance. There is no evidence that the Site supports an assemblage of District, County or greater importance.

Survey interpretation and limitations

- 5.6 The six survey visits covered the principal breeding season and included an evening visit. Collectively, the visits are considered sufficient to identify the main breeding-bird interest of the Site and to support an assessment of the likely effects of the Development.
- 5.7 Coverage of the eastern part of the Survey Area did not commence until later in the breeding season. This represents a limitation, particularly in relation to lapwing and other species which may establish territories early in the spring. Nevertheless, later visits recorded the principal species using this land and enabled its likely function to be assessed. The limitation has been addressed by adopting a precautionary interpretation of the recorded lapwing behaviour and by not relying upon an absence of confirmed breeding success as evidence that the land is unimportant.
- 5.8 Territory estimates derived from a single breeding season necessarily represent a snapshot and may vary between years in response to crop type, cultivation, weather and the management of surrounding land. For the purposes of this assessment, the upper end of the reasonable territory estimate has therefore been considered when assessing potential habitat loss and displacement.

Potential effects of the Development

- 5.9 The principal effect of the Development upon breeding birds would arise from the permanent loss and

fragmentation of arable habitat within the development footprint. This would principally affect ground-nesting and farmland species, particularly skylark, while also reducing the foraging habitat available to lapwing, kestrel, yellowhammer, linnet and other species using the wider farmland.

- 5.10 The Development would also result in the localised removal of sections of vegetation and an increase in human activity, noise, lighting and recreational pressure. These effects could disturb birds using retained hedgerows, mature trees, woodland edges and other boundary habitats if they are not appropriately considered within the detailed design.
- 5.11 The masterplan has, however, applied the mitigation hierarchy by retaining the majority of the established boundary hedgerows, ponds, mature trees and woodland habitats. These retained features would continue to provide nesting, shelter and foraging habitat for much of the boundary-associated assemblage. Proposed grassland, scrub, SuDS, tree planting and other green infrastructure would provide additional habitat, although the value of these features would vary between species and would take time to establish.

Construction effects

- 5.12 Vegetation clearance, soil stripping and other construction activities undertaken while birds are nesting could damage or destroy active nests or disturb birds sufficiently to cause nest abandonment. This risk applies not only to trees, hedgerows and scrub but also to arable fields, grassland and areas of ruderal vegetation which may support ground-nesting birds.
- 5.13 Wherever practicable, removal of trees, hedgerows, scrub and other potential nesting vegetation should be undertaken outside the principal breeding-bird season, generally March to August inclusive. It should be recognised that birds may nest outside this period and that the presence or absence of an active nest, rather than the calendar date alone, is determinative.
- 5.14 Where clearance or ground disturbance during the breeding season cannot be avoided, the affected habitat should be inspected by a suitably experienced ecologist shortly before works commence. If an active nest is identified, an appropriate exclusion zone should be established and maintained until the ecologist confirms that the nest is no longer active. The necessary buffer would depend upon the species, nest location and nature of the proposed works.
- 5.15 The confirmed kestrel nest and its supporting tree is currently programmed to be retained and protected. Construction activity in its vicinity should be programmed and managed to avoid disturbance while the nest is active. If retention is not possible, the detailed strategy should provide suitable replacement nesting provision in an undisturbed location before removal takes place.
- 5.16 Subject to these measures being incorporated into the Construction Environmental Management Plan (CEMP), the risk of nest destruction or significant construction-phase disturbance can be adequately avoided. Construction effects would consequently be temporary and are not expected to result in a significant adverse effect upon the conservation status of the breeding-bird assemblage.

Skylark

- 5.17 Skylark represented the most important component of the breeding-bird assemblage. Between 7 and 11 territories were identified across the Survey Area, the majority of which were associated with arable land affected by the Development. On a precautionary basis, the Development could permanently displace approximately 7 to 10 territories.

- 5.18 Skylark requires relatively extensive open habitat with low or structurally varied vegetation. The species generally avoids land enclosed by housing, woodland, tall hedgerows and other vertical features. Skylark is therefore unlikely to continue breeding within proximity to the proposed built development, and conventional landscaping, woodland planting, orchards, scrub and small grassland compartments are not be treated as direct replacement for the open arable habitat lost.
- 5.19 In the absence of compensation, the loss of this number of territories would represent a permanent adverse effect significant at the Local level. It is not expected to affect the conservation status or distribution of skylark at a District or higher geographical scale, given the extent of potentially suitable farmland within the surrounding landscape. Surrounding farmland cannot, however, be assumed to accommodate all displaced birds at an increased density and is not relied upon as compensation.
- 5.20 The c.6 ha bird-mitigation area should be subject to a detailed Bird Mitigation Strategy. The Strategy should define the land to be maintained under bird-focused management and identify any complementary contribution provided by the wider biodiversity net gain land. Where habitats within the biodiversity net gain land are also intended to support affected bird species, their design and management should be coordinated with the bird-mitigation objectives and the relevant Biodiversity Gain Plan and Habitat Management and Monitoring Plan (HMMP).
- 5.21 The Mitigation Strategy should identify the area to be maintained under open arable management and set out the measures required to enhance its value relative to the existing intensive agricultural baseline. This may include appropriate crop selection and rotation, spring-sown crops, rotational fallow or cultivated plots, skylark plots and complementary winter seed resources. Tree, woodland, orchard, dense scrub and tall hedgerow planting should be avoided where it would compromise the open character of the mitigation.
- 5.22 The detailed management prescription will be defined through the Bird Mitigation Strategy. It should retain sufficient flexibility to respond to changes in cropping, vegetation establishment and the results of breeding-bird monitoring, while maintaining the primary objective of providing suitable and undisturbed nesting habitat for skylark. Agricultural operations capable of damaging active nests should be appropriately timed and managed, with remedial or alternative measures implemented where monitoring indicates that the intended habitat conditions or outcomes are not being achieved.

Lapwing

- 5.23 Lapwing displayed territorial behaviour and alarm calling during the surveys. These observations are consistent with territorial or attempted breeding, although successful breeding was not confirmed. Breeding activity subsequently ceased following cultivation, but the fate of any nest or breeding attempt was not established.
- 5.24 The results demonstrate that the arable land can provide potentially suitable breeding habitat in at least some years. The Development would result in the loss of part of this resource. Given the small number of birds recorded and the absence of evidence of an established or regularly successful breeding population, this effect would not be significant at the District or any higher level. Nevertheless, it is appropriate for lapwing to be included as a target species within the Mitigation Strategy.
- 5.25 Habitat intended for lapwing should remain open and should include short or sparse vegetation, areas of bare ground and, where feasible, seasonally wet features. It should be separated from woodland, dense scrub, tall hedgerows and structures which enclose the landscape or provide predator perches.

Other farmland and boundary-associated birds

- 5.26 The Development would remove one recorded yellowhammer territory and reduce the extent of foraging habitat available to yellowhammer, linnet and other farmland birds. The retention and appropriate management of existing hedgerows will reduce these effects.
- 5.27 New native hedgerows, dense thorny scrub, rough grass margins and seed-rich vegetation would provide additional nesting and foraging opportunities for yellowhammer and linnet. These features should be positioned around the periphery of the bird-mitigation land or within separate habitat compartments so that they do not compromise the open character required by skylark and lapwing.
- 5.28 Retained trees, hedgerows, ponds and woodland edges would continue to support the majority of the recorded generalist and boundary-associated species. Appropriate management should seek to increase structural diversity while retaining mature trees, standing deadwood where safe to do so, dense nesting cover and undisturbed field margins.
- 5.29 The loss of arable land would reduce the foraging resource available to the resident kestrel pair. Retained and newly created grassland, rough margins and SuDS habitats should provide some replacement hunting habitat.
- 5.30 A quantified schedule of nesting features should also be incorporated into the detailed design. This should include building-integrated provision for species such as house sparrow, starling and swift, together with suitable external cups or ledges for house martin and boxes within retained trees and woodland for a range of hole-nesting species.

Bird Mitigation Strategy

- 5.31 The c.6 ha bird-mitigation area should be subject to a detailed Mitigation Strategy. Any parts of the wider biodiversity net gain land relied upon for bird compensation should also be clearly identified.
- 5.32 The strategy should include:
- a) a plan showing the extent of the land dedicated to bird mitigation;
 - b) the net area of open habitat available for skylark and lapwing after allowing for edge effects;
 - c) measurable habitat objectives for skylark, lapwing, yellowhammer, linnet and other target species;
 - d) the proposed habitat creation, cropping, cutting and grazing regime;
 - e) the location of scrub, hedgerows, trees and nesting features;
 - f) control of public access, dogs and other recreational disturbance;
 - g) the timing and phasing of habitat establishment relative to the loss of existing habitat;
 - h) the duration and responsibility for management;
 - i) breeding-bird and habitat monitoring; and
 - j) defined remedial measures where the target habitat conditions or bird outcomes are not achieved.

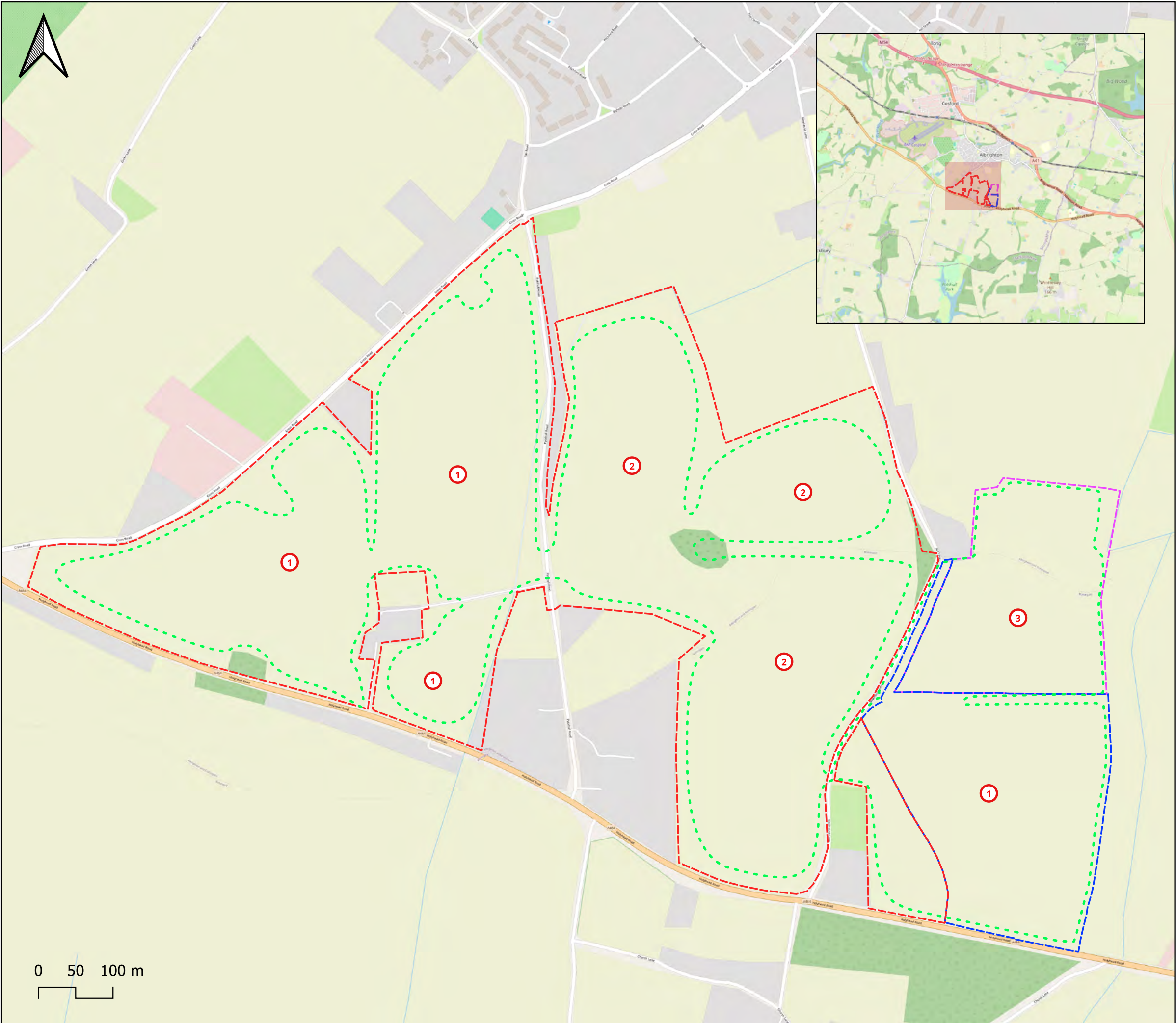
- 5.33 Public access should be excluded from the ground-nesting-bird area during the breeding season. Informal paths through its centre would materially reduce its effectiveness.
- 5.34 The mitigation habitat should, where practicable, be established before the corresponding arable habitat is lost. Where the Development is phased, clearance should be coordinated with the establishment and management of the mitigation land to reduce the period during which suitable habitat is unavailable.
- 5.35 The Mitigation Strategy should be secured through an appropriately worded planning condition and, where necessary, the legal mechanism securing the off-site land and its long-term management. The strategy should be coordinated with the Landscape and Ecological Management Plan and Habitat Management and Monitoring Plan (HMMP).

Residual effects and overall conclusion

- 5.36 With appropriate construction safeguards, no significant adverse effect is expected through the destruction or disturbance of active nests. Retention and protection of the principal boundary habitats, together with new landscaping and nesting provision, would maintain habitat for the majority of the breeding-bird assemblage and provide additional opportunities for several declining urban-edge and hedgerow species.
- 5.37 The principal residual effect would relate to the permanent displacement of skylark from the development footprint. The proposed bird-mitigation land would substantially reduce this effect, but its capacity to compensate fully for the loss of up to 10 territories cannot be assumed solely from its gross area. A localised long-term adverse residual effect upon skylark is likely.
- 5.38 The mitigation land also provides an opportunity to maintain habitat for lapwing and to increase nesting and foraging resources for yellowhammer, linnet and other farmland birds. Successful delivery will require the competing habitat requirements of open-ground and scrub-associated species to be addressed through spatially distinct management areas.
- 5.39 Overall, the Site supports a breeding-bird assemblage of Local ecological importance. The Development would not affect any population associated with a statutory ornithological designation and is not expected to undermine the conservation status or distribution of any species at the District, County or higher geographical level.

FIGURES

Figure 1: *Site Location*



Key:

- Development boundary
- Proposed BNG Mitigation boundary
- Proposed Bird Mitigation boundary
- Transect route
- Target notes

Target Note	Notes
1	Barley crop: 20cm in April, 60cm in May, mature in June and July
2	Fallow / winter stubble in March, recently drilled crop in April, emerging Oat crop in May, 1.3m tall by July
3	Oilseed rape crop: Well established by April, still unharvested by July



CLIENT
Boningle Developments Limited

PROJECT
Albrighton South

DRAWING TITLE
Figure 1: Site Location

Date	14.07.2026	Ref:	BE0010_D_08_01.1	Drawn By	AG
Job No:	BE0010	Rev:	01	Checked By	DR

Figure 2: Statutory Designated Sites Within 5km

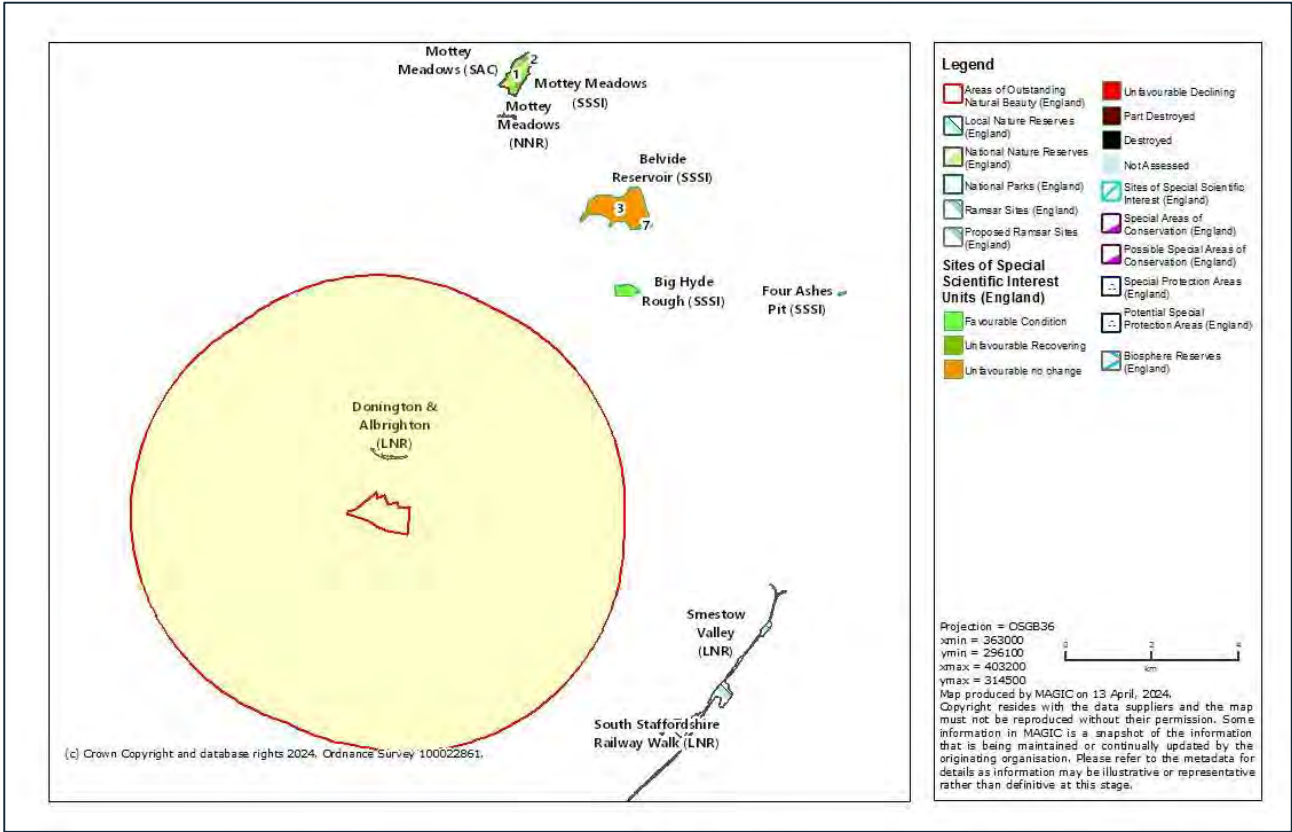
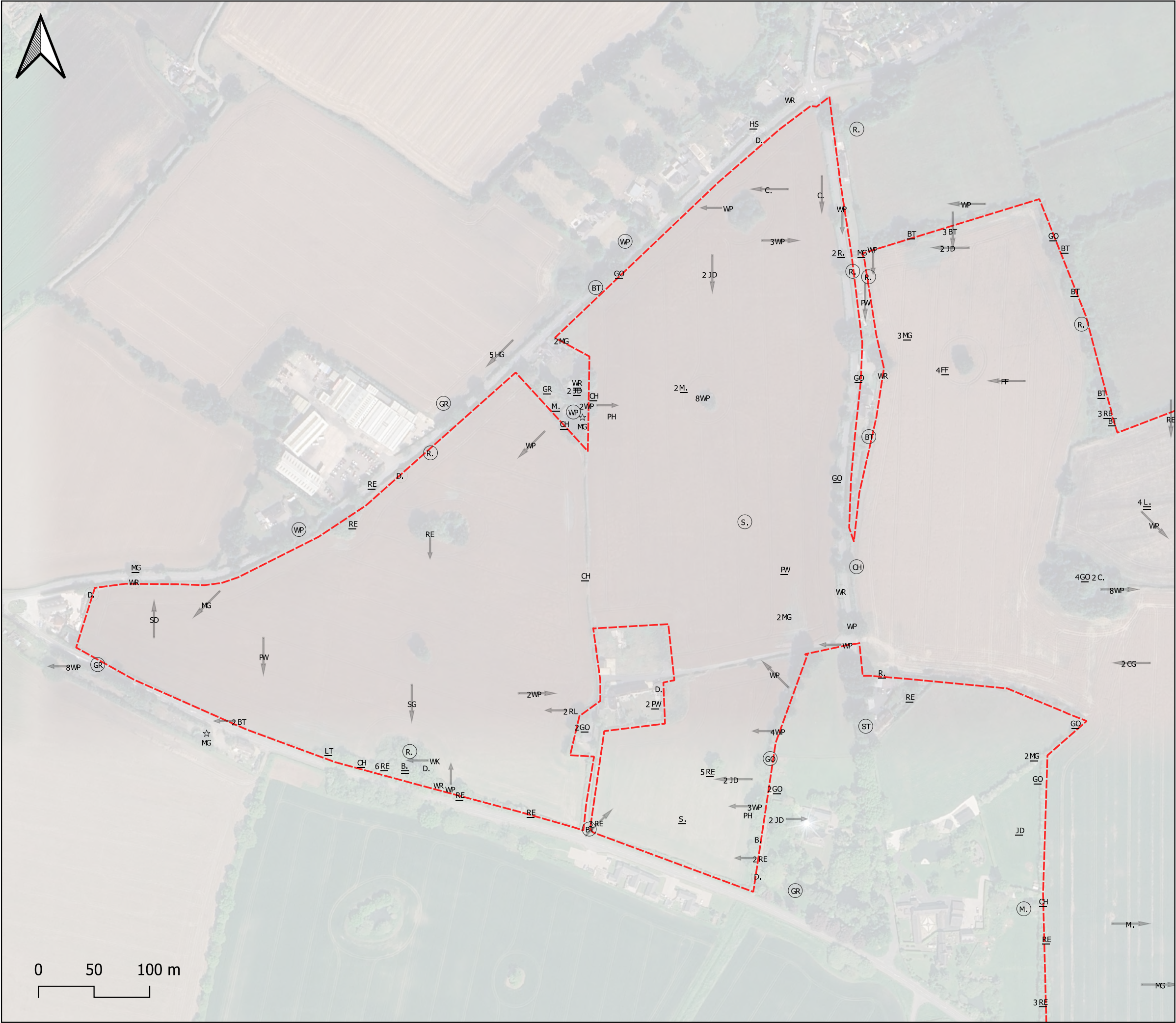


Figure 3: *Survey Results: Survey 1*



Date:	12.03.26
Surveyor:	A. Grubb
Start:	06:15
End:	09:00
Temp (*C):	8
Cloud Cover (%):	100
Wind (BFS):	3
Rain (%):	0

Notes:

Overcast. Wind mostly gentle, with occasional gusts towards the end of the survey.

Moderate numbers of generalist species, generally associated with boundary features. Single roosting woodcock flushed. 2 singing skylarks on site, with further 2 in mitigation area to the east. Up to 3 pairs of lapwing on territory- no nests identified.

Symbology key:

- Singing
- Calling
- Alarm calling
- Flying
- Flushed
- Circling
- Nest
- Carrying nesting material
- Carrying food
- Juvenile
- Aggressive encounter



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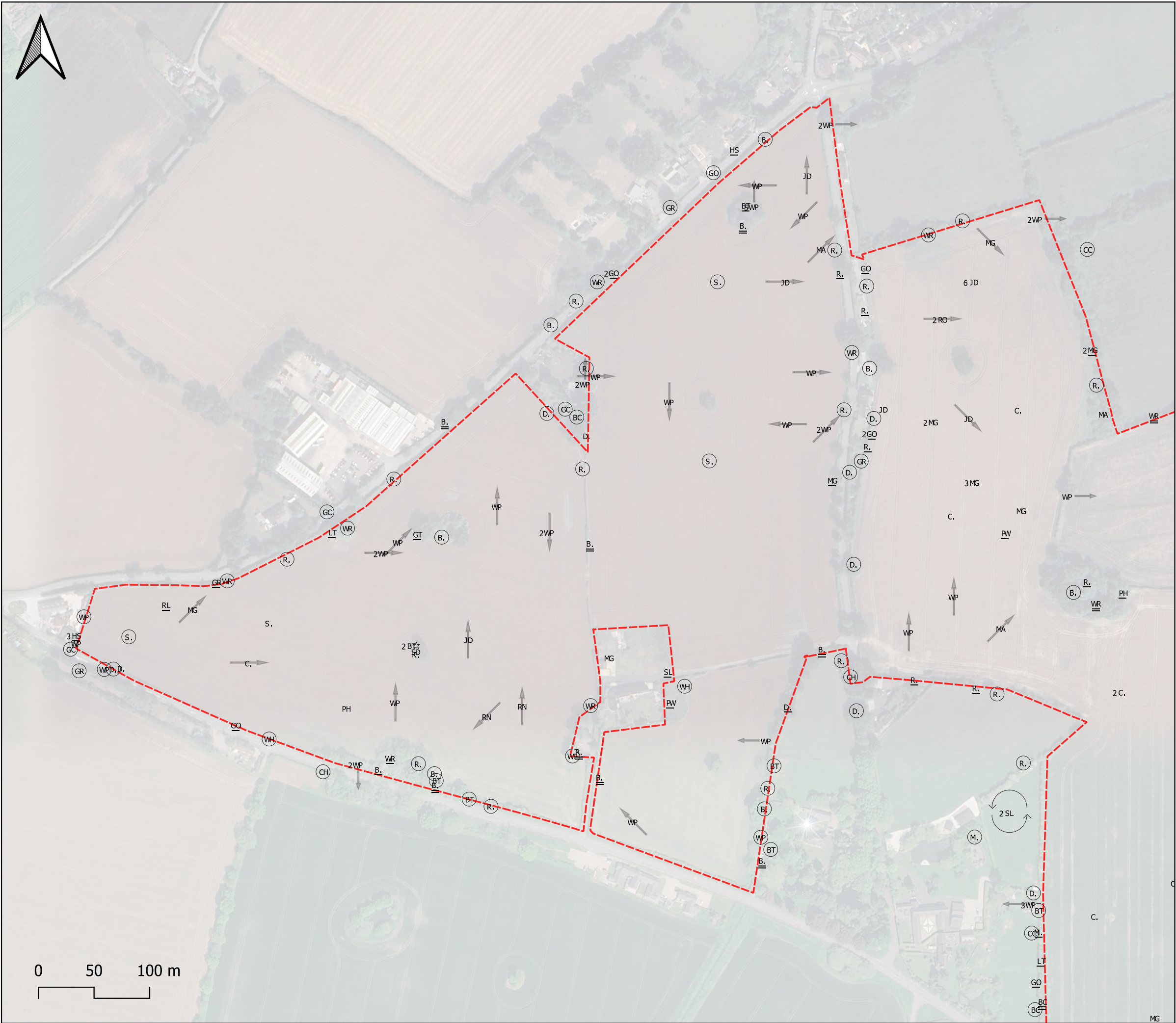
PROJECT
Albrighton South

DRAWING TITLE
Figure 3: Survey 1

Date	13.07.2026	Ref: BE0010_D_08_03.1	Drawn By AG
Job No:	BE0010	Rev: 01	Checked By DR

Figure 4: *Survey Results: Survey 2*

Figure 5: *Survey Results: Survey 3*



Date:	27.04.26
Surveyor:	A. Grubb
Start:	18:30
End:	21:15
Temp (*C):	13
Cloud Cover (%):	50
Wind (BFS):	2
Rain (%):	0

Notes:

Slight breeze at start of survey but died down to end with optimal conditions.

Not much change from previous surveys other than presence of more summer migrants in relatively low numbers (blackcap, whitethroat, swallow).

2 singing skylarks and 1 singing yellowhammer on eastern parcel.

- Symbology key:**
- Singing
 - Calling
 - Alarm calling
 - Flying
 - Flushed
 - Circling
 - Nest
 - Carrying nesting material
 - Carrying food
 - Juvenile
 - Aggressive encounter



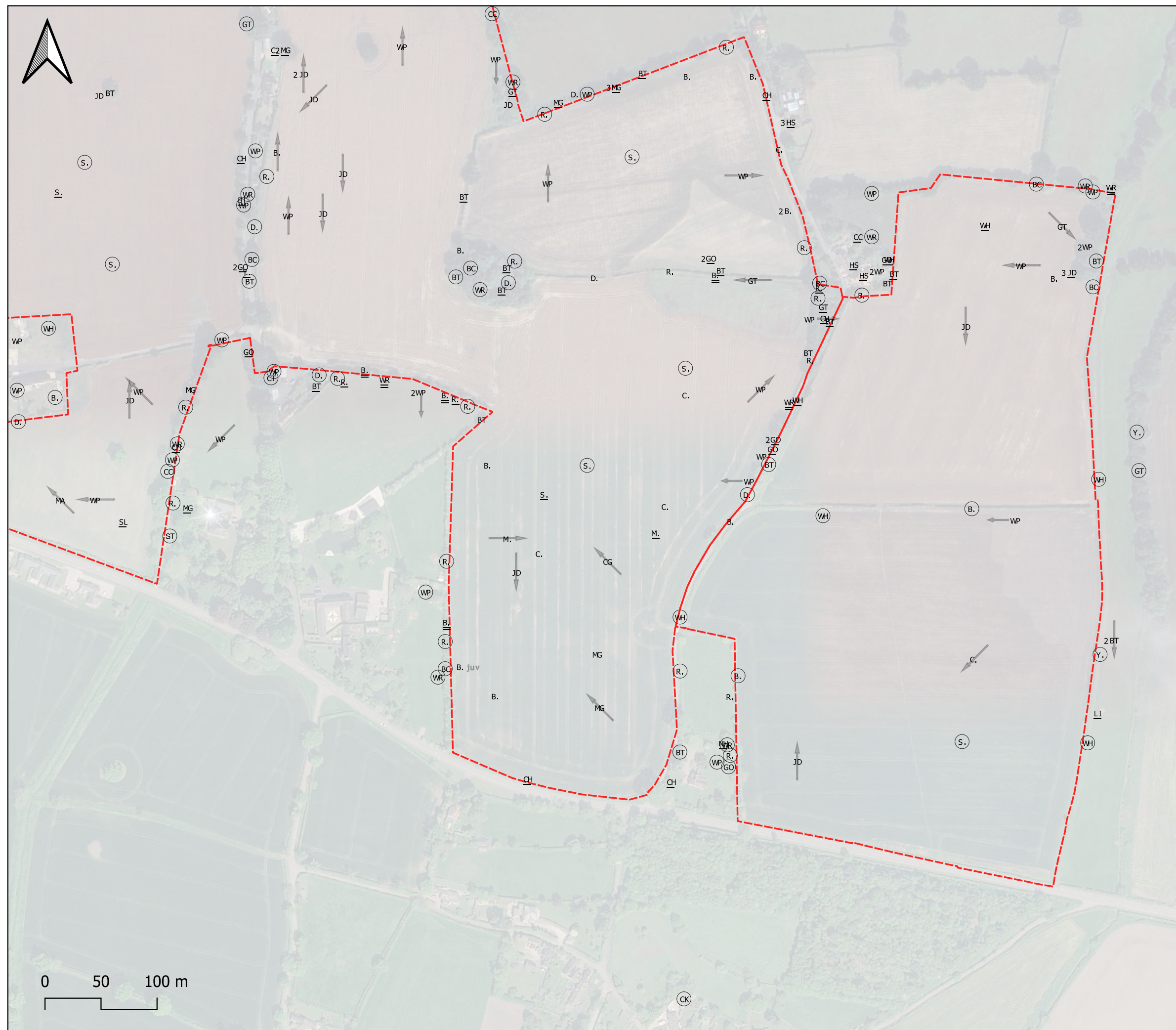
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Albrighton South

DRAWING TITLE
Figure 5: Survey 3

Date	14.07.2026	Ref: BE0010_D_08_05.1	Drawn By AG
Job No:	BE0010	Rev: 01	Checked By DR

Figure 6: *Survey Results: Survey 4*



Date:	07.05.26
Surveyor:	A. Grubb
Start:	06:00
End:	08:30
Temp (*C):	8
Cloud Cover (%):	15
Wind (BFS):	1
Rain (%):	0

Notes:

Good weather conditions.

Generally similar to previous surveys.
Single yellow wagtail flew over the western section of the site calling.
Cuckoo was heard way off site to the south.
Single singing skylark and 2 yellowhammers in the eastern section (potential mitigation area).
Yellowhammer singing in western section too.
Skylark alarming (as if off nest) in western section.

Symbology key:

- | | |
|---|---------------------------|
|  | Singing |
|  | Calling |
|  | Alarm calling |
|  | Flying |
|  | Flushed |
|  | Circling |
|  | Nest |
|  | Carrying nesting material |
|  | Carrying food |
|  | Juvenile |
|  | Aggressive encounter |



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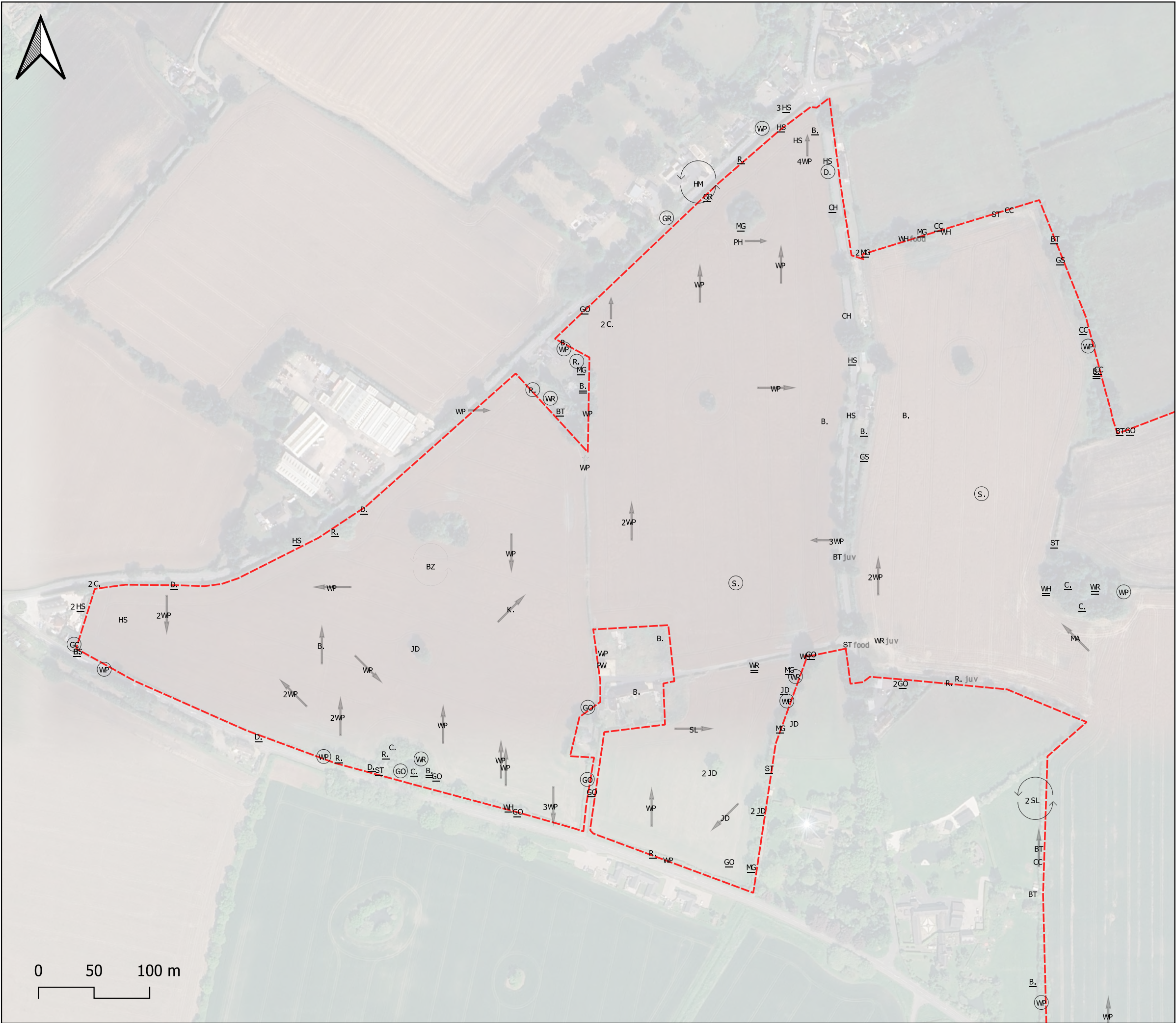
DRAWING TITLE

Figure 6: Survey 4

Date	14.07.2026	Ref: BE0010_D_08_06.1	Drawn By AG
Job No:	BE0010	Rev: 01	Checked By DR

Figure 7: *Survey Results: Survey 5*

Figure 8: *Survey Results: Survey 6*



Date:	10.07.26
Surveyor:	A. Grubb
Start:	05:00
End:	07:50
Temp (*C):	15
Cloud Cover (%):	15
Wind (BFS):	1
Rain (%):	0

Notes:

Good weather conditions

Relatively quiet survey. High number of woodpigeons flying over.
Woodpigeon nest noted (c2).
House sparrows on adjacent properties and observed foraging in crops.
Juv robin and wren observed, whitethroat carrying food.
2-3 linnet likley territories in east of site (mitigation area).

- Symbology key:**
- Singing
 - Calling
 - Alarm calling
 - Flying
 - Flushed
 - Circling
 - Nest
 - Carrying nesting material
 - Carrying food
 - Juvenile
 - Aggressive encounter

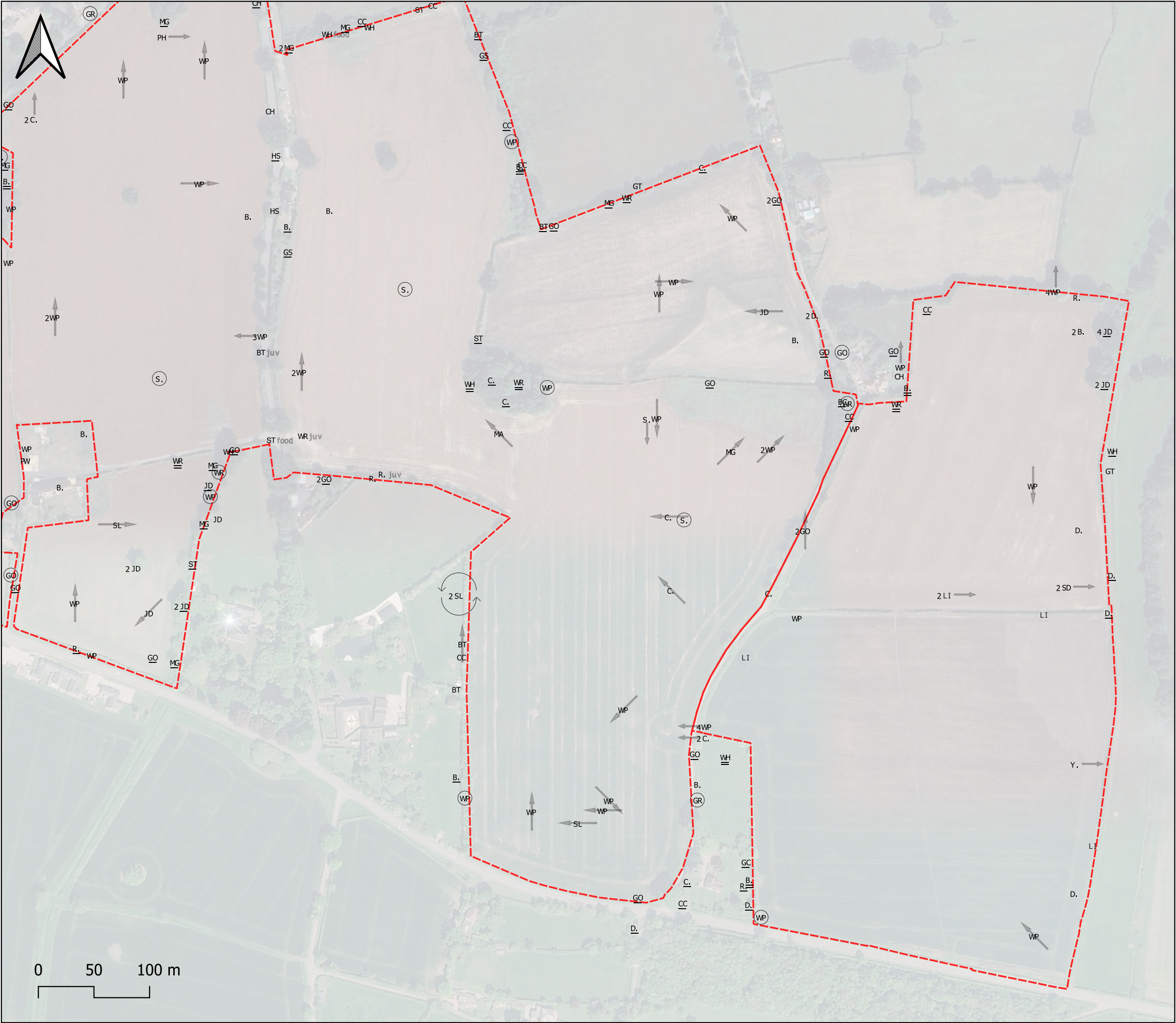


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DRAWING TITLE
Figure 8: Survey 6

Date	14.07.2026	Ref:	BE0010_D_08_08.1	Drawn By	AG
Job No:	BE0010	Rev:	01	Checked By	DR



Date:	10.07.26
Surveyor:	A. Grubb
Start:	05:00
End:	07:50
Temp (*C):	15
Cloud Cover (%):	15
Wind (BFS):	1
Rain (%):	0

Notes:

Good weather conditions

Relatively quiet survey. High number of woodpigeons flying over.
Woodpigeon nest noted (c2).
House sparrows on adjacent properties and observed foraging in crops.
Juv robin and wren observed, whitethroat carrying food.
2-3 linnet likley territories in east of site (mitigation area).

- Symbology key:**
- Singing
 - Calling
 - Alarm calling
 - Flying
 - Flushed
 - Circling
 - Nest
 - Carrying nesting material
 - Carrying food
 - Juvenile
 - Aggressive encounter



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PROJECT
Albrighton South

DRAWING TITLE
Figure 8: Survey 6

Date	14.07.2026	Ref: BE0010_D_08_08.1	Drawn By AG
Job No:	BE0010	Rev: 01	Checked By DR

APPENDICES

APPENDIX 1 PLANNING POLICY AND LEGISLATION

The National planning policy

National Planning Policy Framework

- A1.1 The National Planning Policy Framework (NPPF) was published in December 2024 and amended in February 2025. Chapter 15 establishes the national policy framework for conserving and enhancing the natural environment.
- A1.2 Paragraph 187 requires planning policies and decisions to contribute to and enhance the natural and local environment. This includes minimising impacts upon biodiversity, providing net gains, establishing coherent ecological networks that are resilient to current and future pressures, and incorporating features that support priority or threatened species.
- A1.3 Paragraph 192 requires plans to safeguard wildlife-rich habitats and wider ecological networks, promote the conservation and recovery of priority species and identify opportunities for securing measurable biodiversity net gains.
- A1.4 Paragraph 193 requires local planning authorities to apply the mitigation hierarchy when determining planning applications. Where significant harm to biodiversity cannot be avoided, adequately mitigated or, as a last resort, compensated for, planning permission should be refused. Opportunities to improve biodiversity within and around development should be integrated into its design.

Planning Practice Guidance

- A1.5 The online Planning Practice Guidance for the Natural Environment provides supporting guidance on the consideration of biodiversity through the planning process. It addresses proportionate ecological information, protected and priority species and habitats, the mitigation hierarchy, ecological networks and opportunities for biodiversity enhancement.

Statutory biodiversity net gain

- A1.6 Schedule 7A of the Town and Country Planning Act 1990, inserted by Schedule 14 of the Environment Act 2021, establishes the statutory biodiversity net gain framework in England. Subject to specified exemptions and transitional provisions, planning permissions are deemed to be granted subject to a biodiversity gain condition requiring at least a 10% increase in biodiversity value.
- A1.7 Statutory biodiversity net gain is principally a habitat-based assessment. It does not replace the need to assess and address effects upon protected or priority species, including breeding birds. Species-specific avoidance, mitigation and compensation must therefore be considered alongside the statutory biodiversity gain requirement.

National environmental policy

- A1.8 The Environmental Improvement Plan 2025 sets out the current programme for improving the natural environment in England. Its overarching objective is restored nature, supported by actions and statutory targets relating to species abundance, extinction risk, habitat restoration and the establishment of more resilient ecological networks.

- A1.9 The UK National Biodiversity Strategy and Action Plan 2025 sets out how the four UK administrations will contribute to the Kunming–Montreal Global Biodiversity Framework. These national documents replace the former UK Post-2010 Biodiversity Framework and Biodiversity 2020 strategy.

Local planning policy

- A1.10 The adopted Shropshire Local Plan comprises the Shropshire Core Strategy, adopted in 2011, and the Site Allocations and Management of Development Plan ("SAMDev"), adopted in 2015, together with any applicable made neighbourhood development plans. The draft Shropshire Local Plan 2016–2038 was formally withdrawn from examination in July 2025 and does not form part of the development plan.

Shropshire Core Strategy

- A1.11 Core Strategy Policy CS17: Environmental Networks requires development to identify, protect, enhance, expand and connect Shropshire's environmental assets. Development should protect the diversity, quality and local character of the natural environment; avoid significant adverse effects upon environmental assets and the severance of ecological connections; and contribute to the creation and long-term management of environmental networks.

SAMDev Plan

- A1.12 SAMDev Policy MD12: The Natural Environment seeks to avoid harm to Shropshire's natural assets and secure their conservation, enhancement and restoration. Natural assets include locally designated sites, priority species and habitats, important woodlands, trees and hedgerows, and ecological networks.
- A1.13 Where a proposal is likely to have a significant adverse effect upon these assets, Policy MD12 requires it to be demonstrated that there is no satisfactory alternative means of avoiding the impact and that the social or economic benefits of the proposal outweigh the harm. A hierarchy of mitigation and, where necessary, compensation measures must then be applied. Development which appropriately conserves, enhances, connects, restores or recreates natural assets is encouraged.

Local Nature Recovery Strategy

- A1.14 The Shropshire and Telford & Wrekin Local Nature Recovery Strategy was published in April 2026. The statutory strategy identifies local priorities and spatial opportunities for habitat and species recovery. Although it does not form part of the development plan, it provides relevant strategic context for biodiversity enhancement, ecological connectivity and the targeting of nature-recovery measures.

Legislation

Wildlife and Countryside Act 1981

- A1.15 Subject to specified exceptions, section 1 of the Wildlife and Countryside Act 1981, as amended, makes it an offence to intentionally kill, injure or take a wild bird; take, damage or destroy its nest while it is in use or being built; or take or destroy its eggs.
- A1.16 Species listed on Schedule 1 receive additional protection. It is an offence to intentionally or recklessly disturb a Schedule 1 bird while it is building a nest, or while it is in, on or near a nest containing eggs or young, or to disturb its dependent young. Certain nests and nest sites listed under Schedule ZA1 are also protected outside the period in which they are in use.

Conservation of Habitats and Species Regulations 2017

- A1.17 The Conservation of Habitats and Species Regulations 2017, as amended, provide for the protection and management of sites within the national site network, including Special Protection Areas designated for their ornithological interest. A competent authority must undertake an appropriate assessment where a plan or project is likely to have a significant effect upon such a site, either alone or in combination with other plans or projects.

Natural Environment and Rural Communities Act 2006

- A1.18 Section 40 of the Natural Environment and Rural Communities Act 2006, as amended by the Environment Act 2021, requires public authorities to consider what action they can properly take to further the general biodiversity objective and to have regard to relevant Local Nature Recovery Strategies.
- A1.19 Section 41 requires the Secretary of State to maintain a list of habitats and species of principal importance for conserving biodiversity in England. Several bird species recorded during the surveys are included on this list. Inclusion identifies a species as a national conservation priority but does not, by itself, confer additional species-specific legal protection.

Bird conservation status

- A1.20 Birds of Conservation Concern 5, published in 2021, represents the current general assessment of the status of birds in the United Kingdom, Channel Islands and Isle of Man. The assessment was supplemented in 2024 by an addendum reviewing the status of breeding seabirds.
- A1.21 Species are assigned to Red, Amber or Green Lists using standardised criteria relating to matters such as population decline, range contraction, rarity, localisation and international importance. Red-listed species are of the highest conservation concern, Amber-listed species are of moderate concern and Green-listed species do not currently meet the Red or Amber criteria.
- A1.22 Birds of Conservation Concern status does not confer legal protection and does not mean that every occurrence of a Red- or Amber-listed species is important at a particular geographical scale. It provides contextual evidence which should be considered alongside the number and distribution of birds present, their breeding status, the habitats used and the likely effects of the Development.
- A1.23 Where Shropshire Biodiversity Action Plan status is identified in this report, it is used as contextual evidence of historic local conservation priority. The 2005 Shropshire Biodiversity Action Plan is a legacy document and current strategic nature-recovery priorities are principally provided by the Shropshire and Telford & Wrekin Local Nature Recovery Strategy.

Professional guidance

- A1.24 BS 42020:2013, Biodiversity — Code of Practice for Planning and Development, provides guidance on the quality and presentation of ecological information submitted through the planning process and on the implementation of biodiversity measures.
- A1.25 The surveys and assessment have also had regard to the Bird Survey Guidelines for assessing ecological impacts and the Chartered Institute of Ecology and Environmental Management Guidelines for Ecological Impact Assessment in the UK and Ireland.

APPENDIX 2 SPECIES LIST

Common name	Scientific Name	BTO Code	Conservation Status	Breeding Status
Canada Goose	<i>Branta canadensis</i>	CG	NA	Non-breeding
Greylag Goose	<i>Anser anser</i>	GJ	Amber	Non-breeding
Mallard	<i>Anas platyrhynchos</i>	MA	Amber	Possible
Teal	<i>Anas crecca</i>	T.	Amber	Non-breeding
Pheasant	<i>Phasianus colchicus</i>	PH	NA	Confirmed
Red-legged Partridge	<i>Alectoris rufa</i>	RL	NA	Confirmed
Cuckoo	<i>Cuculus canorus</i>	CK	Red; Sec41	Non-breeding
Collared Dove	<i>Streptopelia decaocto</i>	CD	Green	Possible
Stock Dove	<i>Columba oenas</i>	SD	Amber	Possible
Moorhen	<i>Gallinula chloropus</i>	MH	Amber	Possible
Lapwing	<i>Vanellus vanellus</i>	L.	NT; Red; Sec41; sBAP	Likely
Woodcock	<i>Scolopax rusticola</i>	WK	Red	Non-breeding
Herring Gull	<i>Larus argentatus</i>	HG	Red*; Sec41	Non-breeding
Lesser Black-backed Gull	<i>Larus fuscus</i>	LB	Amber*	Non-breeding
Buzzard	<i>Buteo buteo</i>	BZ	Green	Possible
Great Spotted Woodpecker	<i>Dendrocopos major</i>	GS	Green	Likely
Kestrel	<i>Falco tinnunculus</i>	K.	Amber	Confirmed
Magpie	<i>Pica pica</i>	MG	Green	Confirmed
Jackdaw	<i>Coloeus monedula</i>	JD	Green	Likely
Rook	<i>Corvus frugilegus</i>	RO	Amber	Non-breeding
Raven	<i>Corvus corax</i>	RN	Green	Non-breeding
Carrion Crow	<i>Corvus corone</i>	C.	Green	Confirmed
Blue Tit	<i>Cyanistes caeruleus</i>	BT	Green	Confirmed
Great Tit	<i>Parus major</i>	GT	Green	Likely
Coal Tit	<i>Periparus ater</i>	CT	Green	Possible
Skylark	<i>Alauda arvensis</i>	S.	Red; Sec41	Likely
Swallow	<i>Hirundo rustica</i>	SL	Green	Likely
House Martin	<i>Delichon urbicum</i>	HM	Red	Non-breeding
Long-tailed Tit	<i>Aegithalos caudatus</i>	LT	Green	Likely
Chiffchaff	<i>Phylloscopus collybita</i>	CC	Green	Likely
Blackcap	<i>Sylvia atricapilla</i>	BC	Green	Likely
Whitethroat	<i>Curruca communis</i>	WH	Amber	Confirmed
Goldcrest	<i>Regulus regulus</i>	GC	Green	Likely
Nuthatch	<i>Sitta europaea</i>	NH	Green	Possible
Treecreeper	<i>Certhia familiaris</i>	TC	Green	Possible
Wren	<i>Troglodytes troglodytes</i>	WR	Amber	Confirmed
Starling	<i>Sturnus vulgaris</i>	SG	Red; Sec41	Likely
Mistle Thrush	<i>Turdus viscivorus</i>	M.	Red	Likely
Song Thrush	<i>Turdus philomelos</i>	ST	Amber; Sec41; sBAP	Confirmed
Redwing	<i>Turdus iliacus</i>	RE	NT; Amber; Sch1.1; RBBP	Non-breeding
Blackbird	<i>Turdus merula</i>	B.	Green	Confirmed
Fieldfare	<i>Turdus pilaris</i>	FF	Red; Sch1.1; RBBP	Non-breeding
Robin	<i>Erithacus rubecula</i>	R.	Green	Confirmed
Duncock	<i>Prunella modularis</i>	D.	Amber; Sec41	Likely
House Sparrow	<i>Passer domesticus</i>	HS	Red; Sec41; sBAP	Likely
Yellow Wagtail	<i>Motacilla flava</i>	YW	Red; Sec41	Non-breeding
Pied/White Wagtail	<i>Motacilla alba</i>	PW	Green	Likely
Chaffinch	<i>Fringilla coelebs</i>	CH	Green	Likely
Greenfinch	<i>Chloris chloris</i>	GR	Red	Likely
Linnet	<i>Linaria cannabina</i>	LI	Red; Sec41; sBAP	Likely
Reed Bunting	<i>Emberiza schoeniclus</i>	RB	Amber; Sec41; sBAP	Possible
Yellowhammer	<i>Emberiza citrinella</i>	Y.	Red; Sec41; sBAP	Likely

A2.1 Key:

EX/CR/EN/VU/NT	Extinct, Critically Endangered, Endangered, Vulnerable or Near Threatened on the Global IUCN Red List of Threatened Species
Red/Amber/Green (GB/UK)	Red, Amber or Green listed on the Birds of Conservation Concern 5 List (* Seabird addendum)
Sch1.1/1.1A/A1/1.2	Schedule 1 part 1, 1 part 1A, A1 or 1 part 2 of the Wildlife and Countryside Act 1981 (as amended)
Sec41	Section 41 of the Natural Environment and Rural Communities Act 2006
Sch1.2	Schedule 1 part 2 of the Wildlife (Northern Ireland) Order 1985
Ann1	Listed on Annex I of The Birds Directive
RBBP	Listed as one of the species that the UK Rare Breeding Bird Panel reports on
BAP/sBAP	Listed as a UK or Shropshire Biodiversity Action Plan Species

APPENDIX 3 DESK STUDY: SPECIES LIST

Scientific Name	Common Name	European Protection	UK Protection	Principle Importance	Most Recent
<i>Acanthis cabaret</i>	Lesser Redpoll	No	No	Yes	2021
<i>Accipiter gentilis</i>	Goshawk	No	Yes	No	2021
<i>Accipiter nisus</i>	Sparrowhawk	No	No	No	2021
<i>Alauda arvensis</i>	Skylark	No	No	Yes	2021
<i>Anser anser</i>	Greylag Goose	No	Yes	No	2021
<i>Branta ruficollis</i>	Red-breasted Goose	Yes	No	No	2019
<i>Coracias garrulus</i>	Roller	Yes	No	No	1908
<i>Cuculus canorus</i>	Cuckoo	No	No	Yes	2006
<i>Emberiza citrinella</i>	Yellowhammer	No	No	Yes	2021
<i>Emberiza schoeniclus</i>	Reed Bunting	No	No	Yes	2021
<i>Falco subbuteo</i>	Hobby	No	Yes	No	2010
<i>Fringilla montifringilla</i>	Brambling	No	Yes	No	2021
<i>Linaria cannabina</i>	Linnet	No	No	Yes	2021
<i>Loxia curvirostra</i>	Common Crossbill	No	No	Yes	2021
<i>Muscicapa striata</i>	Spotted Flycatcher	No	No	Yes	2010
<i>Pandion haliaetus</i>	Osprey	Yes	Yes	No	2006
<i>Passer domesticus</i>	House Sparrow	No	No	Yes	2020
<i>Phylloscopus sibilatrix</i>	Wood Warbler	No	No	Yes	2006
<i>Prunella modularis</i>	Dunnock	No	No	Yes	2021
<i>Pyrrhula pyrrhula</i>	Bullfinch	No	No	Yes	2021
<i>Sturnus vulgaris</i>	Starling	No	No	Yes	2020
<i>Turdus iliacus</i>	Redwing	No	Yes	No	2021
<i>Turdus philomelos</i>	Song Thrush	No	No	Yes	2021
<i>Turdus pilaris</i>	Fieldfare	No	Yes	No	2021
<i>Tyto alba</i>	Barn Owl	No	Yes	Yes	2008
<i>Valellus vanellus</i>	Lapwing	No	No	Yes	2021

APPENDIX 4 REFERENCES

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