



MORFE VALLEY ENVIRONMENTAL LTD
ARBORICULTURAL AND ECOLOGICAL CONSULTANTS

Vegetation Assessment

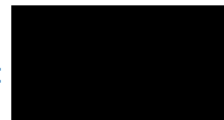
Site: Proposed Development of a football stadium at Land off Main Street. Albert Village, Swadlincote, DE11 8EN

Client: Aida McManus

Date of Survey: 28th November 2020

Prepared by: Gareth Watkins – Ecological Consultant

Signed:



Checked by: Craig Watkins – Tree Consultant

Signed:



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Summary

This is a summary of findings and recommendations. For full details please read the report in its entirety.

- The site is located off Main Street, Albert Village, Swadlincote in Derbyshire, the site is currently a combination of unmanaged green and brownfield areas, the surrounding area is made of residential and agricultural land.

1. Introduction

This ecological survey was commissioned by Lewis Architecture on behalf of Mr Peter Bentley.

The purpose of the survey was to assess the conservation value of the survey area, the likely presence of rare or protected species, to identify any features, habitats or species which would constitute potential constraints to any dwellings which might be located on the land identified for development, and to make recommendations for mitigation and/or further survey work, as appropriate.

1.1 Site Location

The site is located off Main Street, Albert village, Swadlincote in Derbyshire,.

1.2 Site Description

The site is currently a combination of unmanaged green and brownfield areas, the surrounding area is made of residential and agricultural land.

1.3 Proposed Development

The proposal relates to the construction of a football stadium on the land off Main Street, Alberts Village, Swadlincote in Derbyshire

2. Methods

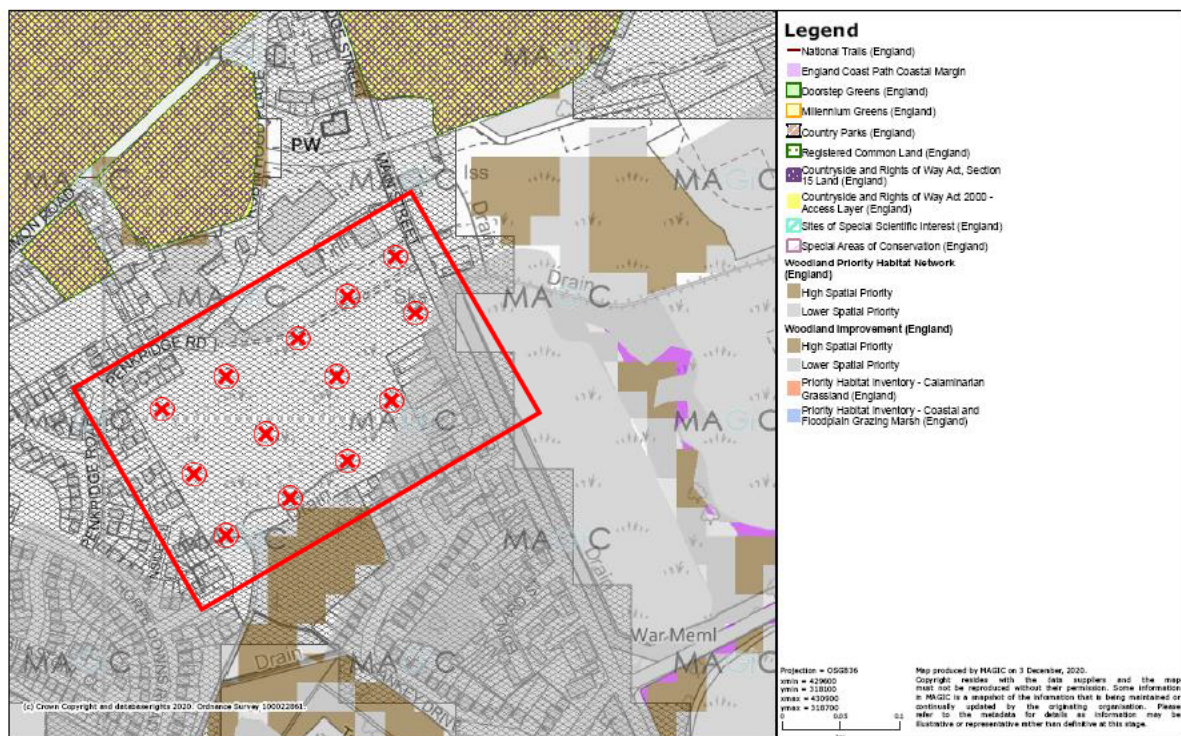
2.1 Data Search

A physical catalogue of the vegetation on site was collated and formalised using the a NVC record system and DAFORN measure, 13 sample points were taken using a 1m x 1m (5 x 5) quadrat to determine the DAFORN value at each sample point, allowing for an overall value to be determined.

2.1.1 Designated sites

There are no sites designated for nature conservation within 2km of the survey site (source www.natureonthemap.org.uk).

The area for the proposed build is listed with in the Built-up areas 2011 (England and Wales) and currently does not fall under any restrictions



OS Number	SK 30056 18403	SK 30083 18425	SK 30121 18443	SK 30959 18480	SK 30227 18533
	SK 30066 18355	SK 30110 18397	SK 30161 18425	SK 30218 18444	
	SK 30096 18314	SK 30129 18324	SK 30258 18372	SK 30208 18397	

2.1.2 Species catalogue

 National Vegetation Assessment Record				
Location description	Grid Reference	Date	Sample Number	
The site comprises of two main characteristics of vegetation makeup being the broadleaf woodland and th semi- improved neutral grass land, along the top bank of the site there is a stretch of hardstanding running from the entrance on main street across to the access point of Penkridge road on the southern side of the grounds there is also a stream that runs out of the site to allow for run off and drainage for the site The vegetation on the site, is common for that of re-developed land ranging from scattered trees to common ground flora, the site is classed as 'open mosaic habitat'	SK 30078 18378	28/11/2020	GFC001	
	Altitude	Slope		
	101m			
	Aspect	Soil Depth		
	Stand Area	Sample area		
	Layer measurement			
	Canopy 20ft, understory 6ft, ground level			
	Layer Cover			
	canopy 25%, understory 6%, ground level 69%			
	Geology			
	Open Mosaic Habitat			
	Species List			Soil Profile
	Canopy Silver Birch (<i>Betula pendula</i>) Comon Holly (<i>Ilex Aquifolium</i>) Common Hawthorn (<i>Crataegus monogyna</i>) Understory Red Osio Dogwood (<i>Cornus sericea</i>) Oregan crabapple (<i>Malus fusca</i>) Black Hawthorn (<i>Crataegus douglasii</i>) Scotch Broom (<i>Cytisus scoparius</i>) Himalayan Birch (<i>Butula utilis</i>) Western Brackenfern (<i>Pteridium aquilinum</i>) Common male fern (<i>Dropteris filix-mas</i>) Wild Teasel (<i>Dipsacus sylvestris</i>) Dog rose (<i>Rosa canina</i>) Himalayan blackberry (<i>Rubus armeniacus</i>) Elmleaf blackberry (<i>Rubus ulmifolius</i>) Common persimmon (<i>Diospyros virginiana</i>) Ground flora Common dandelion (<i>Taraxacum officinale</i>) Herb Robert (<i>Geranium robertianum</i>) Carpet sedum (<i>Sedum lineare</i>) Creeping thistle (<i>Cirsium arvense</i>) Bush grass (<i>Calamagrostis epigejos</i>) Red Clover (<i>Trifolium pratense</i>) Dove's foot - Crane's-bill (<i>Geranium malle</i>) Water figwort (<i>Scrophularia auriculata</i>) Butterfly bush (<i>Buddleja davidii</i>) Ribwort plantain (<i>Plantago lanceolata</i>)	Creeping buttercup (<i>Ranunculus repens</i>) Stinging Nettle (<i>Urtica dioica</i>) Pond water strwort (<i>Callitriche stagnalis</i>) Broadleaf cattail (<i>Typha latifolia</i>) Coltsfoot (<i>Tussilago farfara</i>) Cutleaf waterparsnip (<i>Berula erecta</i>) Common St.John's wort (<i>Hypericum perforatum</i>) Screbers big red stem moss (<i>Pleurozium schreberi</i>) Roundleaf greenbrier (<i>Smalix rotundifolia</i>) Oxeye Daisy (<i>Leucanthemum vulgare</i>) Slendor pholiota (<i>Pholoiota spumosa</i>) Rye grass (<i>Lolium multiflorum</i>) Coomon Bent grass (<i>Agrostis cappilaris</i>)	Clay loam	

2.1.3 DAFORN Results



Ecological Survey
Data Set

Date: 28/11/2020

Site: Development site off Main Street, Swadlincote, Derbyshire

Grid reference	Area Type	VEGETATION TYRPS (DAFORN)						Species Presence N/A
		Trees	Bushes	Herbs	Submerged weed	Reeds and Sedges	Grasses	
SK 30056 18403	Open grassland	O	O	O	N	N	A	A/UnK/P
SK 30083 18425	Open grassland	O	O	O	N	N	A	A/UnK/P
SK 30121 18443	Open grassland	O	O	O	N	N	A	A/UnK/P
SK 30959 18480	Broadleaf woodland	D	O	O	N	N	A	A/UnK/P
SK 30227 18533	Open grassland	O	O	O	N	N	A	A/UnK/P
SK 30066 18355	Open grassland	O	O	O	N	N	A	A/UnK/P

Grid reference	Area Type and Number	VEGETATION TYRPS (DAFORN)						Species Presence N/A
		Bank side trees	Bushes	Herbs	Submerged weed	Reeds and Sedges	Tall Grasses	
SK 30110 18397	Open grassland	O	O	O	N	N	A	A/UnK/P
SK 30161 18425	Open grassland	O	O	O	N	N	A	A/UnK/P
SK 30218 18444	Broadleaf woodland	D	O	O	N	N	A	A/UnK/P
SK 30096 18314	Open grassland	O	O	O	N	N	A	A/UnK/P
SK 30129 18324	Open grassland and semi aquatic	N	O	O	F	O	F	A/UnK/P
SK 30258 18372	Open grassland and semi aquatic	N	O	O	F	O	F	A/UnK/P
Grid reference	Area Type and Number	VEGETATION TYRPS (DAFORN)						Species Presence N/A
		Bank side trees	Bushes	Herbs	Submerged weed	Reeds and Sedges	Tall Grasses	
SK 30208 18397	Open grassland	O	O	O	N	N	A	A/UnK/P
								A/UnK/P
								A/UnK/P
								A/UnK/P
								A/UnK/P
								A/UnK/P

Key

State	Cover	Species presence
Dominant	81 – 100%	Absent
Abundant	61 – 80%	Unknown
Frequent	41 – 60%	Present
Occasional	21 – 40%	
Rare	1 – 20%	
None	0%	

Company Registration Number: 12573320

DAFORN outcome shows that the area is predominantly a mixed grassland, supported by a small broadleaf woodland on the northern point of the plot along the main street access point; there is a varied complex of grasses, bushes and herbaceous plants forming the base level matrix.

3. Evaluation

Please note that all conclusions and recommendations are based upon the current survey findings and on the proposal outlined in 1.3 above. If habitats within the site change then the potential for protected species to use the site may change accordingly and re survey of the site may be necessary in the future.

3.1 Habitats

The overall habitat constitutes to being an open mosaic habitats on previously developed land

The site holds potential habitats for most common UK species of mammals and birds, as listed in the NBN reports above.

Habitat potentials based on the NBN reports and the site survey would be indicative of reptiles, birds, amphibians and mammals.

Criteria	Does the site fall within these Criteria (Yes/No)
The site is at least 0.25 ha in size.	Yes
Known history of disturbance at the site or evidence that soil has been removed or severely modified by previous use(s) of the site. Extraneous materials/substrates such as industrial spoil may have been added.	Yes
The site contains some vegetation. This will comprise early successional communities consisting mainly of stress tolerant species (e.g. indicative of low nutrient status or drought). Early successional communities are composed of a) annuals or b) mosses/liverworts or c) lichens or d) ruderals or e) inundation species or f) open grassland or g) flower-rich grassland or h) heathland.	Yes
The site contains un-vegetated, loose bare substrate and pools may be present.	Yes
The site shows spatial variation, forming a mosaic of one or more of the early successional communities plus bare substrate, within 0.25 ha.	Yes

As the site fulfils the criteria above, it is considered 'open mosaic habitat' on previously developed land, which is section 41 habitat principal.

At a site-specific level, when considering on an individual basis, the habitats are of negligible – moderate ecological importance. Floral species diversity is low for the site and the overall importance of the site is increased only by its moderate suitability for protected species.

4.1 NPPF 2012 Section 15

Conserving and enhancing the natural environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) 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);
- b) 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;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) 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
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

171. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework 53; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The

conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks

53 Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality

and the Broads⁵⁴. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development⁵⁵ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

173. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Habitats and biodiversity

174. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁵⁶; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁵⁷; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

175. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts),

54 English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management and other matters.

55 For the purposes of paragraphs 172 and 173, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

56 Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

57 Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) 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;

c) 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 reasons⁵⁸ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

176. The following should be given the same protection as habitats sites:

a) potential Special Protection Areas and possible Special Areas of Conservation;

b) listed or proposed Ramsar sites⁵⁹; and

c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the

habitats site.

Ground conditions and pollution

178. Planning policies and decisions should ensure that:

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any

58 For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

59 Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.

proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life⁶⁰;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

181. Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

182. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

183. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

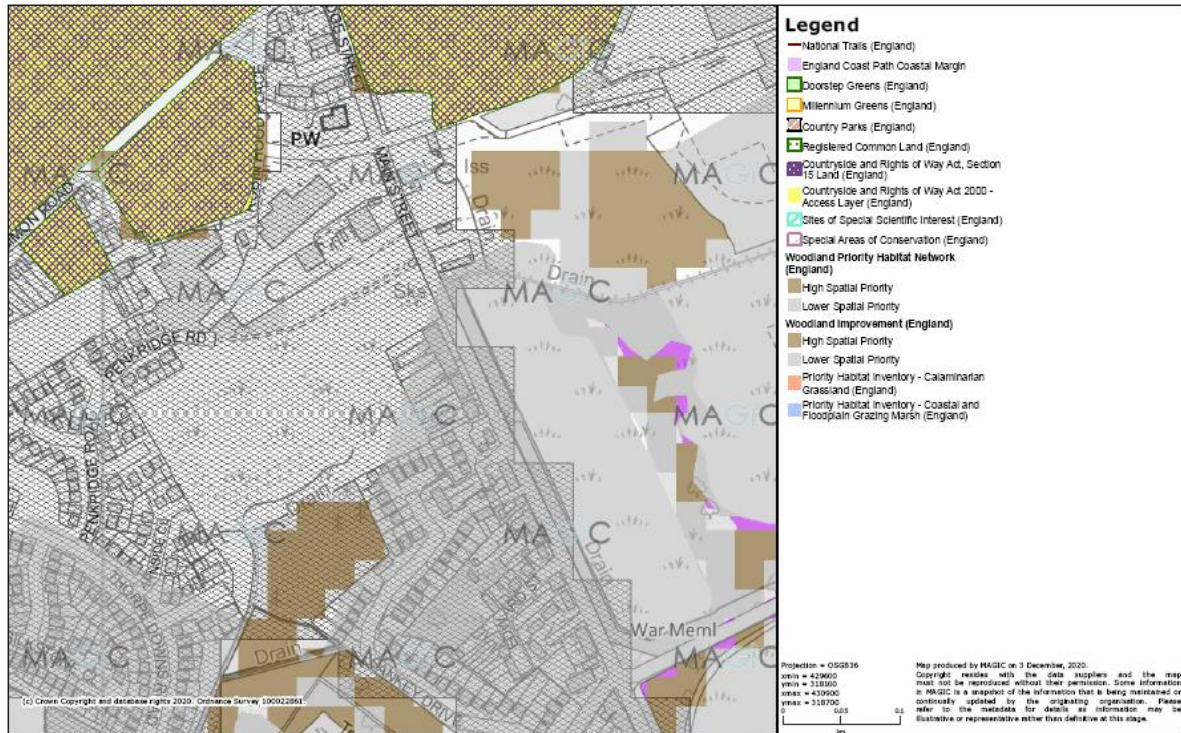
60 See Explanatory Note to the Noise Policy Statement for England (Department for Environment, Food & Rural Affairs, 2010).

5. References

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6. Appendices

Appendix 1. Proposed site plan



Appendix 2. Site Photos











Report End.