Biodiversity Impact Assessment

of

Former Coventry Stadium
Binley Woods
Warwickshire

for

Brandon Estates Ltd

(27th June 2022)

2020-01(08)

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Report Version	Date	Author:	Quality check by:	Approved by:
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This report has been prepared in accordance with the CIEEM Guidelines for Ecological Report Writing Second Edition (2017) and is compliant with the CIEEM Code of Professional Conduct.

Contents

1. Introduction

Ecolocation was commissioned by Mr Alastair Burwin on behalf of Brandon Estates Ltd to undertake a Biodiversity Impact Assessment (BIA) of the Former Coventry Stadium, Binley Woods, Warwickshire (hereafter referred to as the 'Site'). It was understood the Site would be subject to a future planning application for a residential development following the proposed demolition of all buildings within the Site boundary.

1.1 Purpose of the Assessment

The BIA will provide guidance on the impact of the development on the biodiversity potential of the Site and therefore, indicate whether there is a requirement for further mitigation through habitat enhancement.

1.2 Site Location

The Site (grid reference SP 40713 77299) was located some 4.5km to the east of the City of Coventry in the West Midlands. It was set in an agricultural landscape with urban and residential areas in close proximity to the Site.

Figure 1: Site boundary.

1.3 Site Description

The Site comprised the now defunct Coventry Stadium, encompassing the stands, a number of outbuildings and the surrounding grounds which comprised a mixture of hardstanding, ephemeral vegetation, grassland and scrub. In the time since its closure the Site has been disused, with the vegetation developing across the Site to display a successional nature from the hardstanding around the stadium to the woodland bordering the Site.

The buildings of the Site were assessed for their potential for bats in the accompanying bat report for the Site (Ecolocation, 2020). An Ecological Impact Assessment was written by Ecolocation, dated 5th of July 2021; followed by an addendum report, Rev A, dated the 20th of December 2021.

Please see the Phase 1 Habitat Map below.

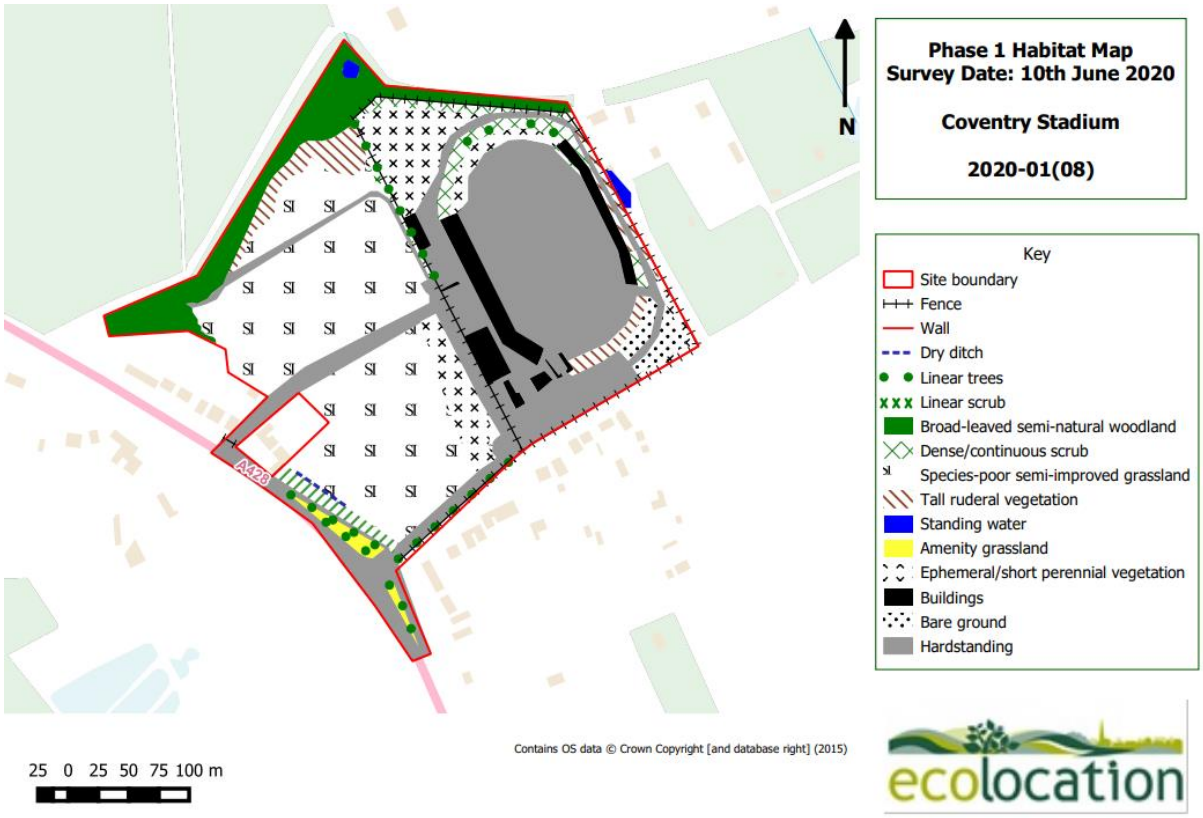

Figure 2: Phase One Habitat Map.

1.4 Proposed Development

Illustrative Landscape Masterplan, Rev K, project number: 27510, drawing number: 001, dated 21.12.21; and 3G Sports Pitch and Car Park Landscape Concept, Rev H, project number: 27510, drawing number: BL_L_SK-003, dated 21.12.21 were used in the production of this report (see below).

Figure 3: Illustrative Landscape Masterplan Rev K.

Figure 4: Sports Pitch and Car Park Landscape Concept.

2. Biodiversity Impact Assessment

A BIA using DEFRA v3.0 calculator was conducted based on the Phase one survey contained within the Ecological Impact Assessment by Ecolocation, Rev A (dated the 5th of July 2021) and proposed layout BL_L_SK-003 rev H (see above).

Coventry Stadium
Headline Results

Return to results menu

On-site baseline	*Habitat units*	35.82
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	40.49
	Hedgerow units	0.00
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	*Habitat units*	13.03%
	Hedgerow units	0.00%
	River units	0.00%
Off-site baseline	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	4.67
	Hedgerow units	0.00
	River units	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	13.03%
	Hedgerow units	0.00%
	River units	0.00%
Trading rules Satisfied?	Yes	

Figure 5: BIA headline results.

2.1 Limitations

The scheme is indicative showing areas of trees, understorey, and grassland in the POS but no details of species, communities etc. The residential area is indicated but no layout showing built environment or soft landscaping.

2.2 Assumptions

The assessment was conducted based on the following assumptions:

- The public open space area will be created and managed to provide optimum biodiversity value by using locally native woody and non-woody species to provide a mosaic of woodland, scrub, tall herb, and diverse grassland; and managed sympathetically with edges left 'scruffy' to provide buffers between grassland and wood.
- Existing trees, hedges, scrub, and tall herb communities are retained where possible to form a mature base for the habitat creation proposed.
- It has been estimated that 0.3ha of semi-improved grassland will be retained within the POS and soft landscaped areas.

3. Discussion and Recommendations

3.1 Discussion

The BIA found a net gain of 13.03%, should the recommendations within section 5 of the EcIA be implemented fully; and the assumptions listed above are upheld within the detailed landscape design and implementation.

The National Planning Policy Framework paragraph 179b states that "To protect and enhance biodiversity and geodiversity, planning policies should: ...promote the conservation, restoration, and enhancement of priority habitats, ecological networks and the protection and recovery of priority species populations". In order to ensure no net loss of biodiversity in accordance with NPPF & Circular 06/2005, and that precautionary measures are in place, recommendations are made below:

3.2 Recommendations

- All tree and understorey planting to be locally native/provenance and match communities within Birchley and New Close Wood LWS, and include oak-hazel (*Quercus robur – Corylus avellana*) coppice woodland; limewood with small leaved lime (*Tilia cordata*) and alderwood with Alder (*Alnus glutinosa*) in wetter areas. Ash-field maple woodland to be represented by field maple (*Acer campestre*) planting.
- The ongoing new woodland management should encourage community development with colonisation by locally characteristic species both woody including ash (*Fraxinus excelsior*) and non-woody woodland edge/woodland ground flora.
- Grassland assemblages to mixed native mix of 80% low maintenance grasses and 20% mixed forbs to suit the soil conditions including a floodplain mix within the attenuation areas. Translocation of good quality meadow from local sources is preferred and would contribute directly to local grassland conservation.
- Residential areas are minimum 50% soft landscaping and these are designed sympathetically. Inclusion of native planting, flowering lawns, wildlife refuge areas, green roofs, rain gardens etc would increase BNG.

4. Conclusion

The proposed development, as outlined within the proposed plan, would provide a net gain to biodiversity. The sympathetic use and management of locally native species including native tree and understorey, as well as grassland and wildflower meadow mixes, will provide a network of habitats around the Site, increasing the Site's potential for wildlife.