

**Solihull Metropolitan Borough Council Additional Site Options  
Ecological Assessment:**

**Trevallion Stud**

**Habitat Biodiversity Audit Partnership for Warwickshire, Coventry  
and Solihull**

**Warwickshire Wildlife Trust**

**Ecological Services Warwickshire County Council**



**January 2020**



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# TREVALLION STUD

Area: 9.7 hectares

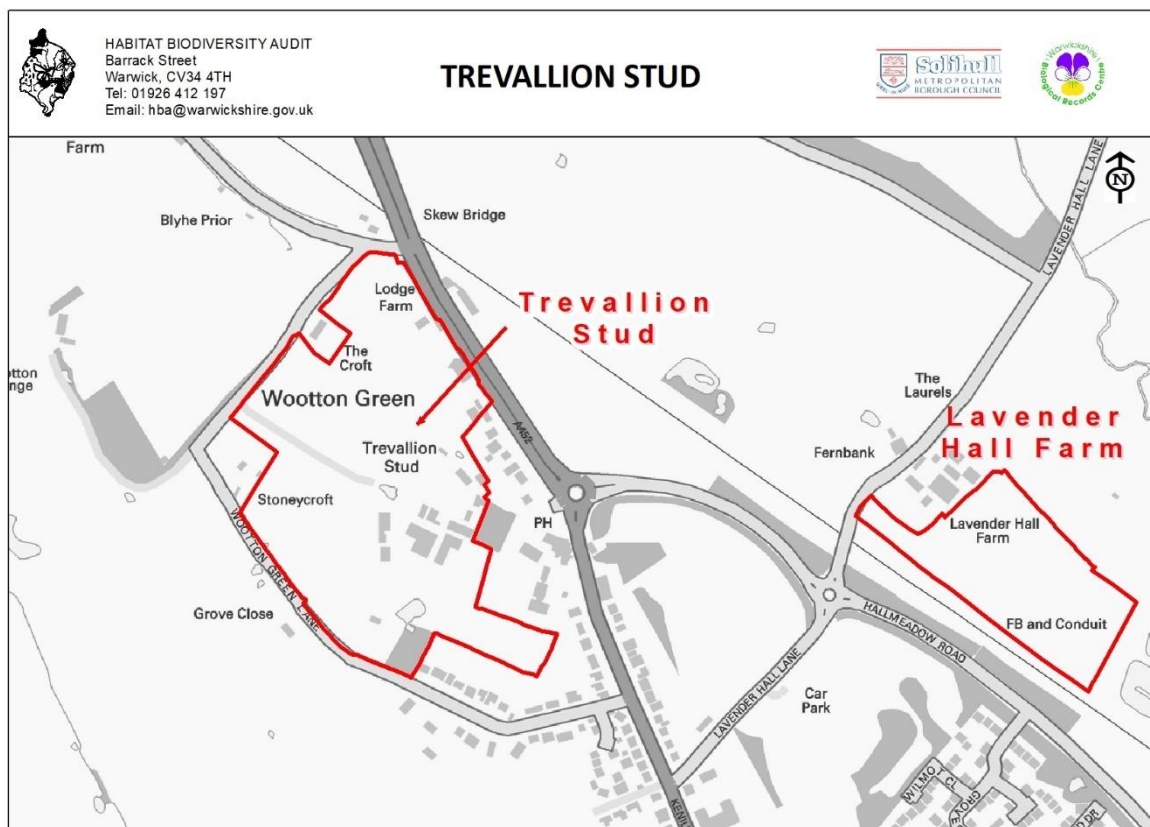


Figure 1 Site Location

## Overview

The development parcel is enclosed by the A452 Kenilworth Road and Wootton Green Lane encompassing the hamlet of Wootton Green leading up to the eastern boundary of Wootton Grange. The development parcel's main component contains the well-established equestrian stud farm specialising in the breeding of Welsh Cobs and its associated grounds. The development parcel tracks Wootton Green Lane on its southern edge bypassing Stoneycroft Cottage and The Croft yet encompasses Lodge Farm and a mechanical yard before circling around the Premier Inn, Beefeater and housing properties fronting Kenilworth Road and both sides of the beginning of the prementioned Wootton Green Lane.

## Key Features

- Semi-Natural Broad-Leaved Woodland Boundary Features
- Veteran/Notable Trees
- Wootton Green Lane
- Ponds

- Ecological Constraints Equate to 11.2% of the Total Area

## **Recommendations**

Much of the biodiversity value of the development parcel lies on the periphery or just outside of the development parcel as linear and small blocks of broad-leaved semi-natural woodland and as associated veteran and/or notable trees.

Edge effects resulting from the proposed development on these areas of remnant woodland should not be exuberated and development areas should be kept within the curtilage of the existing stud farm and retained to already developed or intensified areas. Consequently, the periphery boundaries particularly of Wootton Green Lane and the northern eastern boundary should be kept intact and be excluded from any proposed plans. A construction buffer for these boundaries is recommended.

Impacts during construction and particularly works regarding improvements to access and enhancements of the road network s should be kept to a minimum and the existing aged street infrastructure be preserved. Planned access should be from the north of the development parcel so that the value of Wootton Green Lane remains intact.

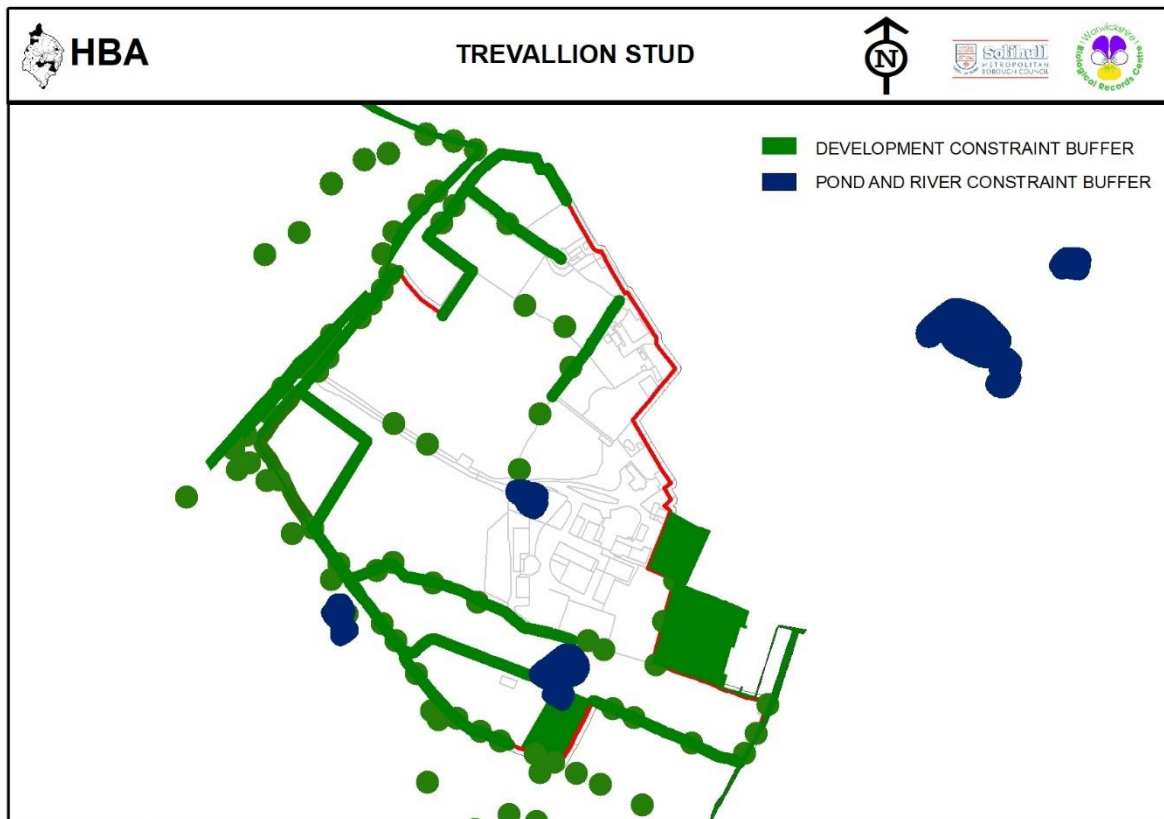
The retention and establishment of these lines of trees along Wootton Green Lane will allow and enhance connectivity within the wider landscape particularly those semi-natural habitats amongst Wootton Grange. This provision will provide important habitat for woodland birds (Stagoll et al. 2010) and improve the connectivity and function of the surrounding fragmented plots of woodland, scrub and hedgerow.

A tree or arboriculture survey is recommended to distinguish on height of tree and the spread of the tree's canopy so that adequate buffers can then be calculated.

Trees within or adjacent to the development parcel that are subject to a Tree Preservation Order (TPO; Town and Country Planning Act 1990), require consent from the local planning authority before such protected trees are cut down, topped or lopped.

To safeguard boundary features, it may be preferable to designate Wootton Green Lane as a potential wildlife site.

## Constraints



**Figure 2 Constraints Map**

The areas marked in green and blue on the above constraints map as a component of a very early and preliminary assessment represent existing biodiversity value and should ideally be retained and incorporated into any development proposals. They indicate where development should be avoided, and ecological enhancement encouraged. The maps show's a feasible case scenario with the aim to meet no net loss and the net gain approach. The green and blue areas at the absolute minimum highlight the need for further ecological investigation.

They include:

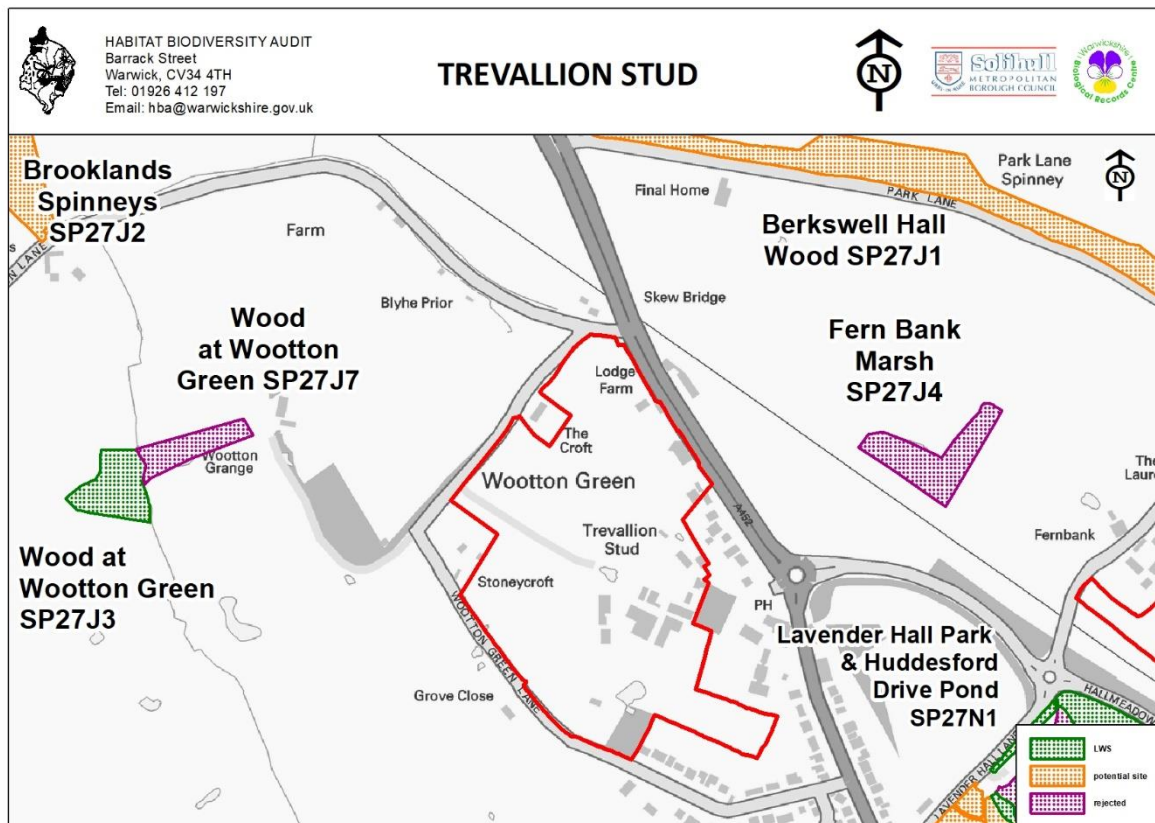
- 30m buffer around woodland
- 8m buffer either side of adjacent to watercourses
- 8m buffers around ponds
- 5m buffer either side of hedgerows
- Areas of medium to high distinctiveness habitats (Values 4, 5 & 6)
- Local Wildlife Sites
- Veteran/Notable Trees

Constraints equate to 11.2 % of the development parcel including an illustrative 0.8 ha (8.2%) representing a 10m buffer around all identified tree standards and ponds. Upwards of 18 trees have been identified within the parcel, however many more are

identified along the boundary or immediately adjacent. Presuming much of the boundary features will remain tact and incorporated into development proposals. Much of the ecological constraints would complement green infrastructure and limit the ecological constraints identified for the development parcel. 0.6 ha of broad-leaved woodland sits on the periphery of the north-eastern boundary and although outside the proposed development parcel would relate to 6.1% of the total area. Similarly, the verges and associated woodland of Wootton Green Lane would represent 6.5%.

The circular green dots represent notable/veteran trees which should be retained and incorporated into green infrastructure. They are currently buffered by default at 15 metres as recommended by Natural England. A tree or arboriculture survey is recommended for the site to distinguish on such issues, determining height of tree and the spread of the tree's canopy so that adequate buffers can then be calculated. The buffers are not exact but illustrative based on the extent of the canopy from aerial photography. You could buffer these trees either by 5m from the extent of the canopy, or by the length of the tree trunk or by a standard length being 15 to 30m depending on results from an arboriculture survey. If veteran trees are identified, a buffer of 30m would be recommended.

## Designated Sites



**Figure 3 Designated Sites**

The development parcel does not directly border or infringe any LWS.

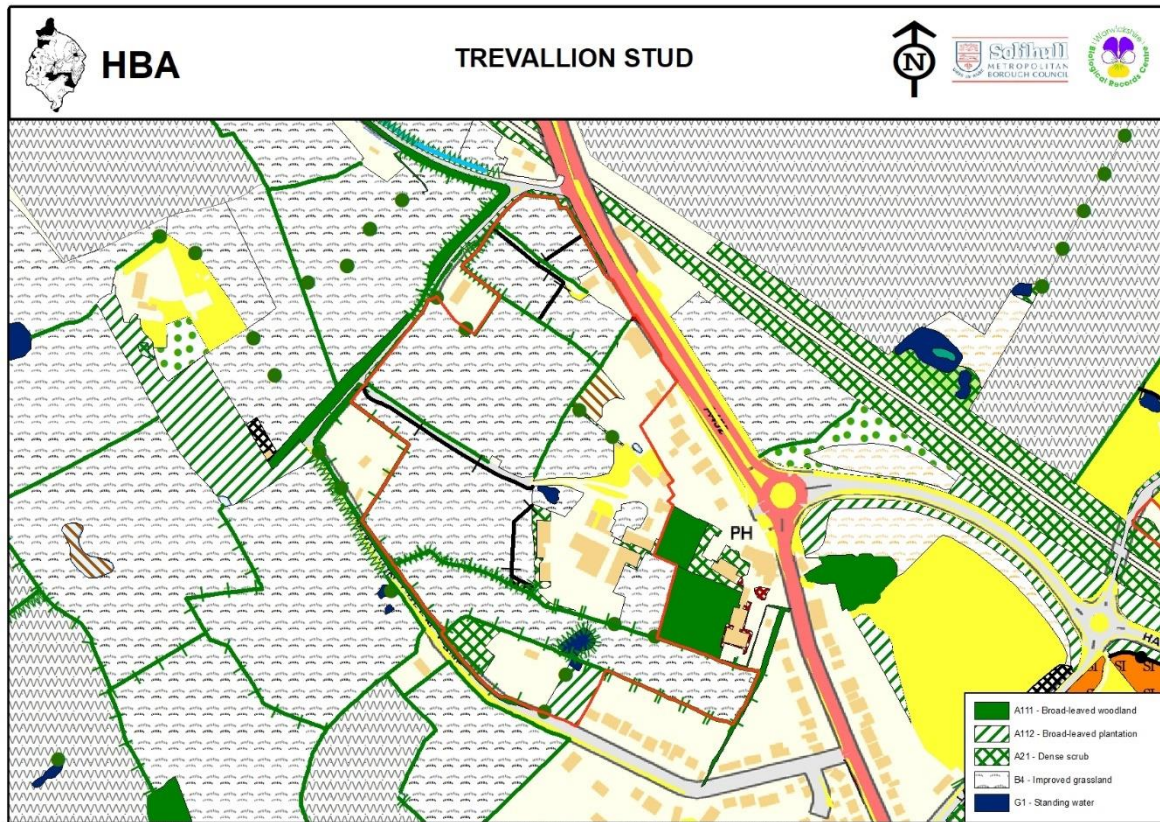
### Local Wildlife Site

LWS NAME	STATUS	AREA (HA)	SURVEY DATE
LAVENDER HALL PARK	LWS	3.1	19/09/2018
WOOD AT WOOTTON GREEN (SP27J3)	LWS	0.6	12/04/2005
LAVENDER HALL PARK	Potential LWS	5.7	19/09/2018
BERKSWELL HALL WOOD (SP27J1)	Potential LWS	60.03	04/07/2001
WOOD AT WOOTTON GREEN (SP27J7)	Rejected LWS	0.42	01/10/1997
FERN BANK MARSH (SP27J4)	Rejected LWS	0.78	04/06/2001
LAVENDER HALL PARK (SP27N1)	Rejected LWS	1.4	19/09/2018

It may be preferable to designate Wootton Green Lane as a potential wildlife site.



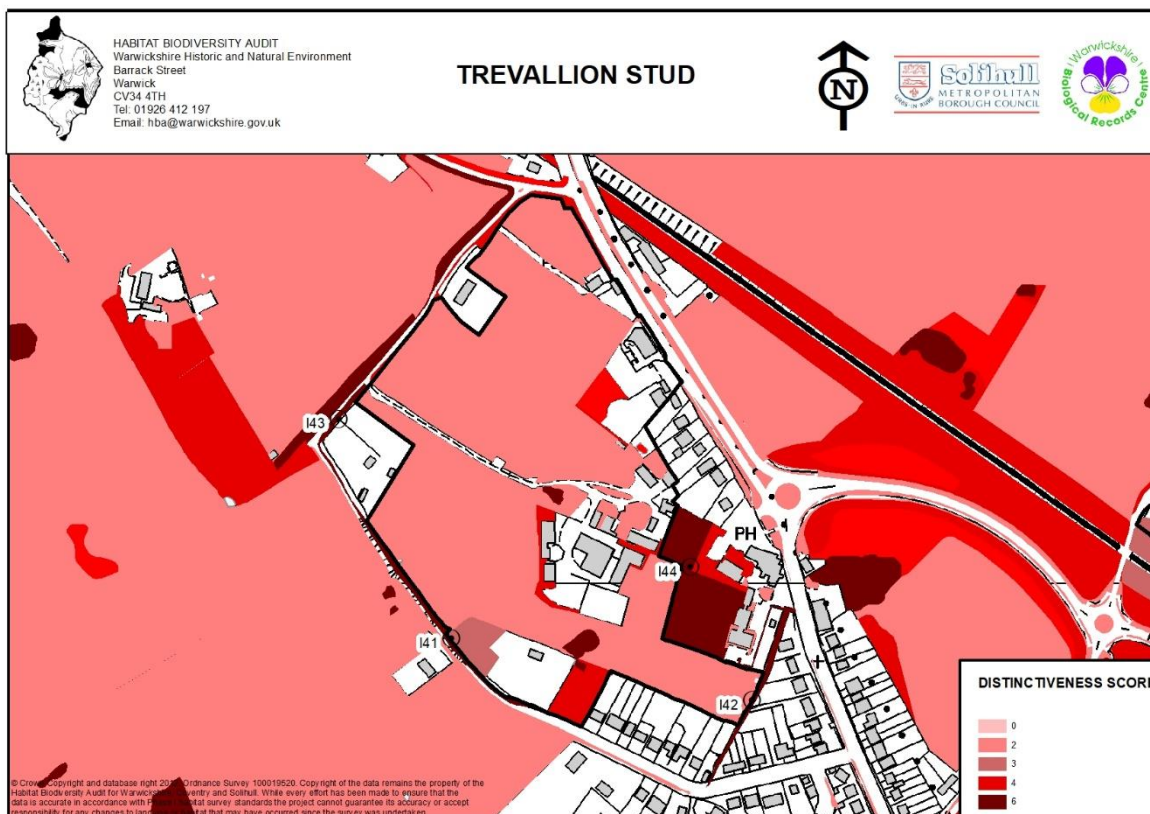
## Habitat Description



**Figure 4 Phase 1 Habitats**

The habitats within the parcel comprise 8.6 ha (89.2%) of mostly improved grassland (B4) predominately fenced and grazed by horses. The most valuable habitat of broad-leaved semi-natural woodland (A111) lies immediately adjacent to the south-east corner of the development parcel across Wootton Green Lane forming part of the Wootton Grange Estate. Likewise, 0.66 ha of semi-natural broad-leaved woodland sits on the periphery to the north-east of the development parcel and is associated with previous parkland estates used currently as the grounds for a hotel. The development parcel bisects Stoneycroft and several veteran and notable trees (A3) form part of Wootton Green Lane and the wider countryside west of the development parcel. Two ponds (G1) prevail within the development parcel alongside planted and native hedgerows comprising a mix of native and introduced species.





**Figure 5 Habitat Distinctiveness & Target Notes**

Highly distinct habitats include the semi-natural broad-leaved woodland (A111) of the entrance of Wootton Grange which connects to those strips of mature woodland with veteran and notable trees along Wootton Green Lane and with the woodland belts behind Kenilworth Lane.

### Target Notes

Number	Grid Reference	Survey Date
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SP27I41	SP2319677935	05/07/2012
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Species-rich hedgerow with trees, which is accompanied by a ditch and bank including mature sessile oak (*Quercus petraea*), small-leaved lime (*Tilia cordata*), coppiced hazel (*Corylus avellana*), wild service tree (*Sorbus torminalis*), goat willow (*Salix caprea*), holly (*Ilex aquifolium*), elder (*Sambucus nigra*), ash (*Fraxinus excelsior*), blackthorn (*Prunus spinosa*) and honeysuckle (*Lonicera periclymenum*).

SP27I42	SP2349177886	30/08/2019
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Woodland belt sandwiched between gardens of residential properties off Wootton Green Lane and Kenilworth Road with veteran pedunculate oak (*Quercus robur*), trees of ash (*Fraxinus excelsior*) and crack willow (*Salix fragilis*) with scrub of elder (*Sambucus nigra*), holly (*Ilex aquifolium*) and a ground flora of ivy (*Hedera helix*) and common nettle (*Urtica dioica*). The woodland belt sits across from a public footpath

bordered by garden hedges of a mix of species including garden privet (*Ligustrum ovalifolium*), holly (*Ilex aquifolium*), hazel (*Corylus avellana*), crab apple (*Malus sylvestris*) and false acacia (*Robinia pseudoacacia*) with ground flora including green alkanet (*Pentaglottis sempervirens*), snowberry (*Symphoricarpos albus*), portuguese laurel (*Prunus lusitanica*), herb-Robert (*Geranium robertianum*), wood dock (*Rumex sanguineus*), hedge woundwort (*Stachys sylvatica*), white dead-nettle (*Lamium album*) and wood avens (*Geum urbanum*).

**SP27143**

**SP2308578160**

**30/08/2019**

Historic wood bank with veteran and/or notable trees of pedunculate oak (*Quercus robur*) with a wooded ground flora, as a remnant of estate parkland of Wootton Grange.

**SP27144**

**SP2343278015**

**30/08/2019**

Semi-natural broad-leaved woodland sandwiched by residential development and Trevallion Stud within hotel grounds, where some mixed planting has occurred.

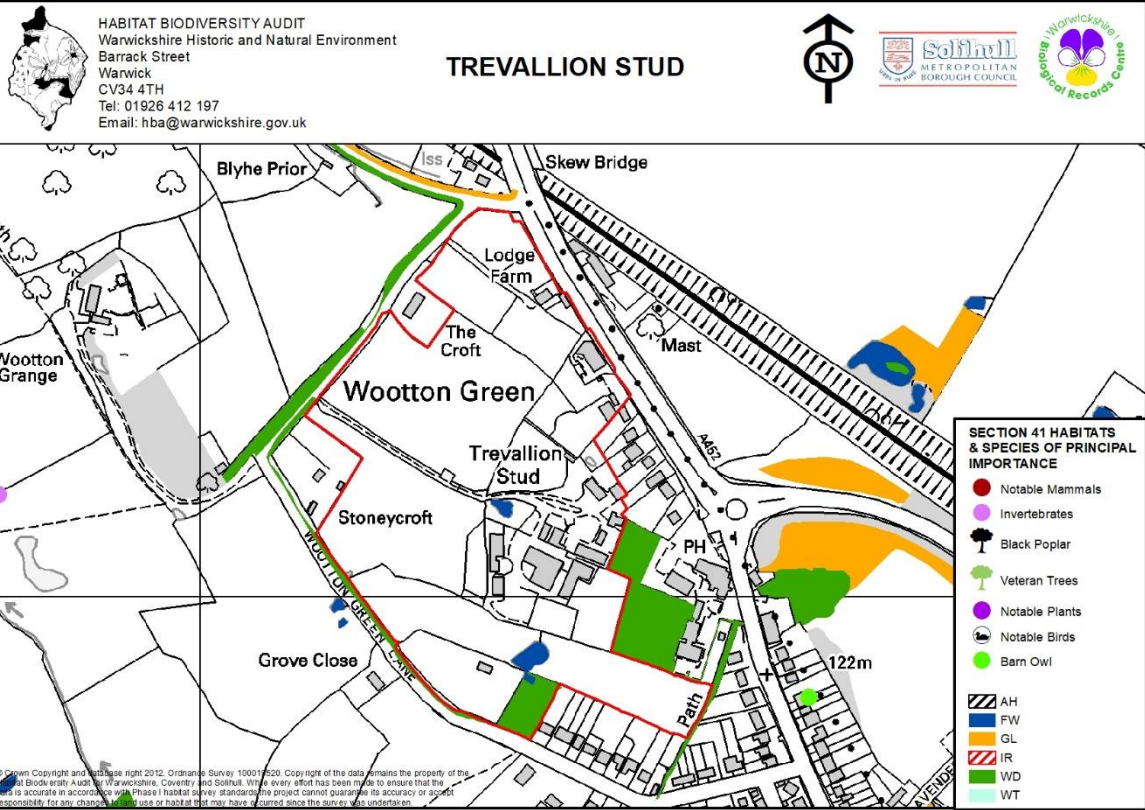
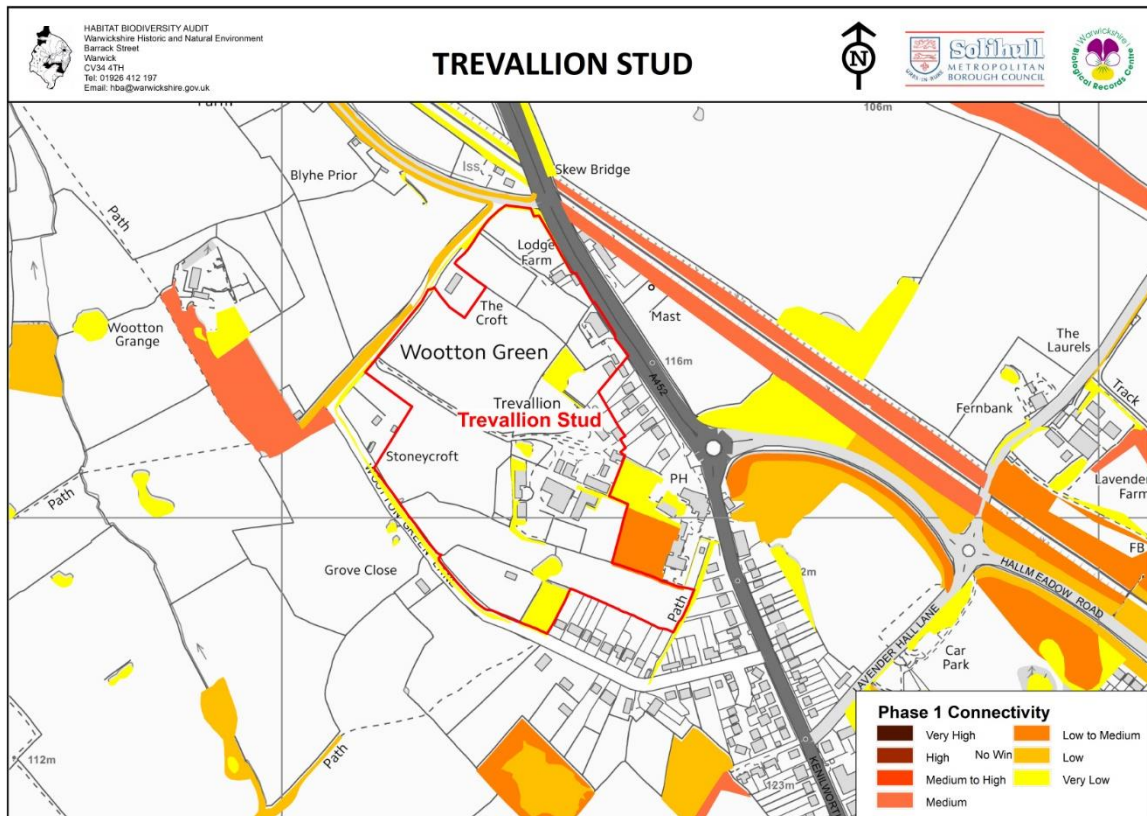


Figure 6 Section 41 Habits and Species of Conservation Importance

# Habitat Connectivity

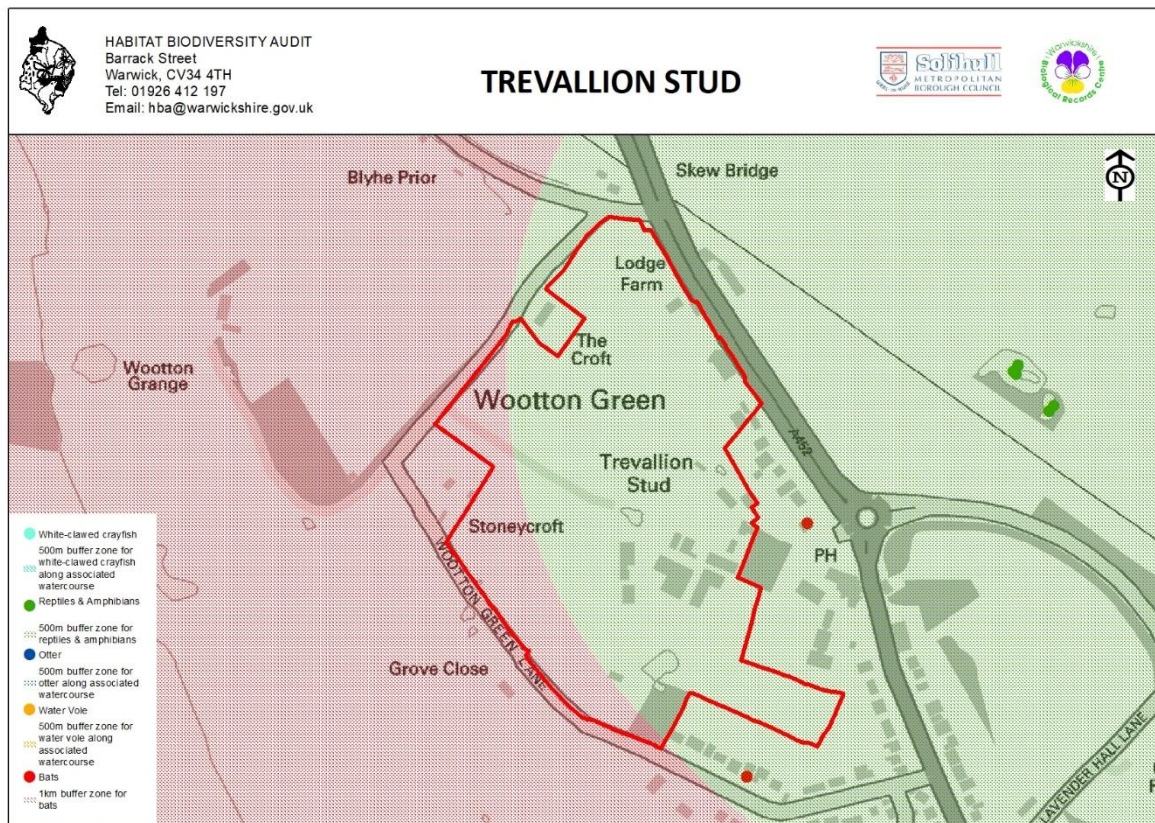


**Figure 7 Habitat Connectivity**

Woodland habitats range from low to medium connectivity becoming isolated by residential zones and associated road infrastructure. The retention and enhancement of veteran and urban trees along Wootton Green Lane in addition to maintaining woodland blocks would complement connectivity with linear woodland and scrub that marks the West Coast Main Line Railway and remnant woodland of Wootton Grange.



## Protected Species



**Figure 8 Protected Species**

There are no protected or notable species records located within the site boundaries however close by; several records exist for bats and great crested newts.

Foraging and commuting records exist for common pipistrelle (*Pipistrellus pipistrellus*) in May 2006 along Wootton Green Lane and in May 2015 along Kenilworth Road. A roosting bat record for a possibly brown long-eared (*Plecotus auritus*) exists within a residential property off Hawthorn Drive.

A great crested newt breeding pond supporting a small population exists 355m away from the centre of the development parcel separated by major transport infrastructure which present key barriers to reptile and amphibian migration. However, the ponds with the development parcel should be surveyed for reptiles and amphibians in case historic populations still inhabit the pond network present.

We recommend that protected species are taken into consideration through more detailed ecological assessments regarding works taking place on veteran and/or notable trees, the demolishment of farm buildings and any works close to existing field ponds. Please take note that an absence of species records does not mean an absence of species.