



**Symmetry Park, Ardley**

**Biodiversity Net Gain  
Assessment**

Prepared by:  
**The Environmental Dimension  
Partnership Ltd**

On behalf of:  
**Tritax Symmetry Ardley Ltd**

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(edp2355\_d058a 07 May 2024 GYo/LNe)

Plan EDP 2: Post-Development Habitats  
(edp2355\_d059b 07 May 2024 GYo/LNe)

## **Section 1**

### **Introduction**

- 1.1 This indicative Biodiversity Net Gain (BNG) Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Tritax Symmetry Ardley Ltd (hereafter referred to as 'the Applicant'). The assessment has been undertaken to objectively measure the net biodiversity impacts of the proposed development at Symmetry Park, Ardley (hereafter referred to as 'the Site') and to assess the scheme's ability to deliver net biodiversity gain.
- 1.2 The proposed development comprises construction of new logistics floorspace (Use Class B8) and ancillary offices (Use Class E(g)(i)), an energy centre, a new road junction, heavy goods vehicle (HGV) parking, parking for electric cars, accessible parking, bicycles, cars and motorcycles, and associated landscaping and sustainable drainage systems.
- 1.3 The proposals are also the subject of a formal Environmental Impact Assessment. The application is therefore supported by an Environmental Statement (ES), Chapter 8 of which relates specifically to ecology and biodiversity and details the Ecological Impact Assessment of the proposed development. This report is a Technical Appendix to Chapter 8 of the ES and should be read in conjunction with it.
- 1.4 The remainder of this report is structured as follows:
  - **Section 2** summarises the general methodology employed in determining the pre-development and post-development biodiversity value of the Site;
  - **Section 3** describes the pre-development baseline and the predicted post-development habitats with reference to the design material currently available; and
  - **Section 4** presents the overall conclusions of the assessment in terms of the net biodiversity impact of the development.

## Section 2 Methodology

- 2.1 The assessment provides an update to the previous BNG assessment completed as part of the original ES submission in 2022, undertaken using the Department for the Environment Farming and Rural Affairs (DEFRA) Metric 3.0 (released in April 2022). The assessment has been undertaken by an ecological consultant suitably experienced in these types of assessment, and with reference to current best practice guidance<sup>1</sup>.
- 2.2 The Metric uses habitat as a proxy for wider biodiversity with different habitat types scored according to their relative biodiversity potential. There are three different types of biodiversity unit which can be measured in the Metric, namely Habitat Units, Hedgerow Units and Watercourse Units.
- 2.3 The Metric is a simple assessment tool and only considers direct impacts on biodiversity through impacts on habitats. Indirect impacts are not included, and the Metric does not take account of any other protected species enhancement measures, such as the provision of habitat features including bird and bat boxes, basking sites (e.g. log piles) and hibernaculum. The Metric is intended to be used alongside professional judgement as part of the decision-making process. The User Guide states that:
- “The metric and its outputs should be used alongside ecological expertise as part of the evidence that informs plans and decisions.”*
- 2.4 The following sections break down the various components of the BNG Assessment to provide further clarity on how individual elements have been entered into the Metric. The following should be read in conjunction with the Metric (report ref: edp2355\_r026), a copy of which has been submitted to the Local Planning Authority (LPA) alongside the planning application and is available on request.

### ON-SITE BASELINE

- 2.5 The pre-development (baseline) biodiversity value of the Site was calculated using the information derived from the update habitat survey completed in December 2023, as detailed in the Ecology Baseline report (report reference: 2355\_r020).
- 2.6 In this case, two unit types (Habitat Units and Hedgerow Units) were measured. QGIS software (using Natural England’s QGIS Template) was used to accurately measure the area/length of existing habitats. The measured habitat areas/lengths were entered into the Metric as illustrated on **Plan EDP 1**. The detailed condition assessments of the baseline habitats are set out within **Table EDP A1.1** at the rear of this Technical Appendix.

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<sup>1</sup> Biodiversity Net Gain: Good practice principles for development © CIEEM, CIRIA, IEMA, 2016. <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

### **INDICATIVE ON-SITE POST-INTERVENTION**

- 2.7 The anticipated post-development biodiversity value of the Site has been calculated based on the Illustrative Landscape Strategy (Technical Appendix 9.7 of the ES).
- 2.8 Given the proposals are currently at the outline planning stage, and the development layout and landscape design are therefore illustrative, reasonable assumptions have been made using professional judgement on the type, extent and condition of habitats to be retained, enhanced, and newly created. The predicted post-development habitats were entered into the Metric as illustrated on **Plan EDP 2**. Further details regarding the predicted habitats are set out below.

## Section 3

### Pre- and Post-development Biodiversity Value

3.1 The following section breaks down the various components of the Biodiversity Metric to provide clarity on how individual elements have been entered into the Metric.

#### **ON-SITE BASELINE**

3.2 A graphic representation of the baseline habitat areas/lengths as entered into the Metric is provided on **Plan EDP 1**. A full description of the baseline habitats is included within Technical Appendix 8.1 of the ES. Information on the baseline habitats and condition assessment is shown in **Table EDP A1.1** at the rear of this Technical Appendix.

#### **ON-SITE POST-INTERVENTION**

3.3 A graphic representation of the post-development habitat areas/lengths as entered into the Metric is provided on **Plan EDP 2**. To provide an indicative BNG score the following assumptions have been made:

- Creation of areas of neutral wildflower rich grassland (denoted as ‘other neutral grassland’) of ‘good’ condition to be created within the green space towards the Site boundaries. This assumes that appropriate management will be implemented and recreational opportunities designed to avoid these areas;
- Areas of native mixed scrub of ‘good’ condition to be created within the green space at the site boundaries. This includes native planting on the eastern bund, native structure planting adjacent to the B4100 and native planting at the southern edge to also mitigate views from Stoke Lyne;
- Sustainable urban drainage features designed to maximise biodiversity benefits and achieve either ‘good’ or ‘moderate’ condition through sensitive design and planting with a diverse mix of native aquatic and semi-aquatic flora. It is assumed that the larger basins will be able to reach ‘good’ condition, but the four smaller basins may only reach ‘moderate’ condition;
- Modified grassland of ‘poor’ or ‘moderate’ condition throughout the Site, predominantly in areas associated with more formal uses, e.g. road verges and parts of the public open space (POS). Assumes a diverse flowering lawn, tolerant of regular mowing, is created within most of the modified grassland which will achieve ‘moderate’ condition. Narrower areas of modified grassland adjacent to internal roads are selected as poor condition as a precaution;
- An indicative ‘park trail’ and five ‘activity hubs’ are shown on the Illustrative Masterplan, and therefore the length of path (assumed 1m wide) and approximate area of the hubs have been removed from the proposed grassland shown on **Plan EDP 2**;

- Street trees to be planted throughout the road network and within the green open space. Details regarding the number, locations and/or specification of street trees are unknown at the outline planning stage. For the purpose of the Metric calculations, numbers have been estimated based on the Illustrative Landscape Strategy to include 106 small trees of moderate condition planted within the open space as indicated, as well as 50 small trees of poor condition planted along streets and within car parks, which is a realistic number given the area available;
- New native hedgerows and lines of trees to be created internally adjacent to roads; and
- Enhancement of the condition of boundary hedgerows H4, H5, H15, H16 and H17 which are located adjacent to proposed semi-natural habitat.

3.4 The target condition for newly created and enhanced habitats is provided within **Tables EDP A1.2 – A1.7** at the rear of this Appendix, along with justification for the target conditions.



## Section 4 Net Biodiversity Impact

### METRIC OUTPUTS

- 4.1 The predicted overall net change in biodiversity units, taking into account all proposed habitat retention, enhancement and creation, is summarised in **Table EDP 4.1**.

**Table EDP 4.1:** Biodiversity Metric 3.0 Headline Results

	Habitat Units	Hedgerow Units
On-site Baseline	171.78	71.02
On-site Post-intervention	151.48	65.74
On-site Net Unit Change	-20.30	-5.28
On-site Net % Change	-11.82%(loss)	-7.43%(loss)

- 4.2 A full copy of the Biodiversity Metric spreadsheet (report reference: edp2355\_r026) has also been submitted to the LPA with the planning application and is available on request.

### CONCLUSIONS

- 4.3 The Metric has demonstrated a net loss in habitat and hedgerow units on-site. Mindful of policy requirements for developments to achieve BNG, the Applicant intends to commit to delivering a net gain in biodiversity via an off-site solution to create/enhance habitats to generate the unit shortfall. This may utilise off-site land within the Applicant's ownership, or a third-party habitat bank. The offsetting scheme will be secured via a planning condition/obligation, details of which are to be agreed in writing with the LPA.

## Appendix EDP 1 Habitat Condition Assessment Tables

### BASELINE HABITATS

**Table EDP A1.1:** Summary of Condition Assessment for On-site Baseline Habitats

Baseline Habitat	Field/Parcel ID	Assessment Criteria Passed	Condition Assessment Result	Condition Assessment Score
<b>Area Habitats</b>				
Temporary Grass and Clover Leys	F1-F6	N/A	Condition Assessment N/A.	N/A
Cereal Crops	Game bird mix at field margins (assigned to cereal crops due to dominance of millet ( <i>Panicum miliaceum</i> )).	N/A	Condition Assessment N/A.	N/A
Modified Grassland	Road verges.	C (scrub cover), E (bare ground cover), F (bracken cover), G (absence of invasive species).	Passes 4 criteria not including essential criterion A.	Moderate
Modified Grassland	Margin adjacent to H2.	A (species richness), C (scrub cover), E (bare ground cover), F (bracken cover), G (absence of invasive species).	Passes 5 criteria, including essential criterion A.	Moderate
Modified Grassland	Grassland at north-west of southern parcel field, south of B4100.	A (species richness), C (scrub cover), D (physical damage), E (bare ground cover), F (bracken cover), G (absence of invasive species).	Passes 6 criteria, including essential criterion A.	Good
Blackthorn Scrub	Within north of field F7 (south of B4100).	C (absence of invasives, and limited sub-optimal species).	Passes 1 criteria.	Poor

Baseline Habitat	Field/Parcel ID	Assessment Criteria Passed	Condition Assessment Result	Condition Assessment Score
Bare Ground	Within north of F3 at north of Site.	C (absence of invasives).	Passes 1 criteria.	Poor
Developed Land; Sealed Surface	Road.	N/A	Condition Assessment N/A.	N/A
<b>Hedgerows</b>				
Native Hedgerow - associated with bank or ditch	H14	A1 (height), A2 (width), B1 (gap hedge base), B2 (hedge canopy continuity), C1 (undisturbed ground), D1 (invasive species), D2 (damage).	Only 1 failure.	Good
Native Hedgerow	H18	A1 (height), A2 (width), B2 (hedge canopy continuity), C1 (undisturbed ground), D1 (invasive species), D2 (damage).	Only 2 failures in total; AND no more than 1 failure in any functional group.	Good
Native Hedgerow - associated with bank or ditch	H2	A1 (height), A2 (width), B2 (hedge canopy continuity), D1 (invasive species), D2 (damage).	3 failures and does not fail both attributes in more than 1 functional group.	Moderate
Native Hedgerow - associated with bank or ditch	H1	A1 (height), A2 (width), B1 (gap hedge base), B2 (hedge canopy continuity), C1 (undisturbed ground), D1 (invasive species), D2 (damage).	Only 1 failure.	Good
Native Hedgerow - associated with bank or ditch	H8	A1 (height), A2 (width), B2 (hedge canopy continuity), D1 (invasive species).	4 failures in total and does not fail both attributes in more than 1 functional group.	Moderate
Native Hedgerow	H7	A1 (height), A2 (width), B2 (hedge canopy continuity), D1 (invasive species), D2 (damage).	3 failures in total and does not fail both attributes in more than 1 functional group.	Moderate

<b>Baseline Habitat</b>	<b>Field/Parcel ID</b>	<b>Assessment Criteria Passed</b>	<b>Condition Assessment Result</b>	<b>Condition Assessment Score</b>
Native Hedgerow with Trees - associated with bank or ditch	H4	A1 (height), A2 (width), C1 (undisturbed ground), D1 (invasive species), D2 (damage), E1 (tree age), E2 (tree health).	3 failures in total and does not fail both attributes in more than 1 functional group.	Moderate
Species-rich Native Hedgerow- associated with bank or ditch	H10	A1 (height), A2 (width), B1 (gap hedge base), B2 (hedge canopy continuity), C1 (undisturbed ground), D1 (invasive species), D2 (damage).	Only 1 failure.	Good
Species-rich Native Hedgerow	H12	A1 (height), A2 (width), B2 (hedge canopy continuity), C1 (undisturbed ground), D1 (invasive species), D2 (damage).	Only 2 failures in total; AND no more than 1 failure in any functional group.	Good
Species-rich Native Hedgerow - associated with bank or ditch	H11	A1 (height), A2 (width), C1 (undisturbed ground), D1 (invasive species).	4 failures in total and does not fail both attributes in more than 1 functional group.	Moderate
Species-rich Native Hedgerow - associated with bank or ditch	H13	A1 (height), A2 (width), B2 (hedge canopy continuity), D1 (invasive species).	4 failures in total and does not fail both attributes in more than 1 functional group.	Moderate
Species-rich Native Hedgerow	H15, H17	A1 (height), A2 (width), B2 (hedge canopy continuity), C1 (undisturbed ground), D1 (invasive species).	3 failures in total.	Moderate
Species-rich Native Hedgerow - associated with bank or ditch	H6	A1 (height), A2 (width), D1 (invasive species), D2 (damage).	4 failures in total including both attributes in more than 1 functional group.	Poor
Species-rich Native Hedgerow - associated with bank or ditch	H3	A1 (height), A2 (width), B2 (hedge canopy continuity), C1 (undisturbed ground), D1 (invasive species), D2 (damage).	Only 2 failures in total; AND no more than 1 failure in any functional group.	Good

Baseline Habitat	Field/Parcel ID	Assessment Criteria Passed	Condition Assessment Result	Condition Assessment Score
Species-rich Native Hedgerow - associated with bank or ditch	H16	A1 (height), A2 (width), D1 (invasive species), D2 (damage).	4 failures in total including both attributes in more than 1 functional group.	Poor
Species-rich Native Hedgerow with Trees	H9	A1 (height), A2 (width), B1 (gap hedge base), B2 (hedge canopy continuity), C1 (undisturbed ground), D1 (invasive species), D2 (damage), E1 (tree age), E2 (tree health).	Only 1 failure.	Good
Species-rich Native Hedgerow with Trees	H5	A1 (height), A2 (width), B2 (hedge canopy continuity), C1 (undisturbed ground), D1 (invasive species), D2 (damage), E2 (tree health).	3 failures in total and does not fail both attributes in more than 1 functional group.	Moderate

## ENHANCED HABITATS

**Table EDP A1.2:** Summary of Proposed Habitat Enhancements On-site

Baseline Habitat				Proposed Habitat			Notes/Justification
Habitat Type	Hedgerow Number	Distinctiveness	Condition	Habitat Type	Distinctiveness	Condition	
Native hedgerow with trees – associated with bank or ditch	H4	High	Moderate	Species-rich native hedgerow with trees – associated with bank or ditch.	V High	Good	Infill gaps to enhance species-richness and remove gaps. Removal of arable farming and planting of adjacent semi-natural habitat will reduce nutrient input.

Baseline Habitat				Proposed Habitat			Notes/Justification
Habitat Type	Hedgerow Number	Distinctiveness	Condition	Habitat Type	Distinctiveness	Condition	
Species-rich native hedgerow with trees	H5	High	Moderate	Species-rich native hedgerow with trees.	High	Good	Good management introduced to reduce gap between ground and base of canopy. Removal of arable farming and planting of adjacent semi-natural habitat will reduce nutrient input.
Species-rich native hedgerow	H15 and H17	Medium	Moderate	Species-rich native hedgerow.	Medium	Good	Good management introduced to reduce gap between ground and base of canopy. Removal of arable farming and planting of adjacent semi-natural habitat will reduce nutrient input. Removal of damaging human activities, including excessive hedgerow cutting.
Native species rich hedgerow – associated with bank or ditch	H16	High	Poor	Native species rich hedgerow with trees – associated with bank or ditch.	V High	Good	Good management to reduce gap between ground and base of canopy. Removal of arable farming and planting of adjacent semi-natural habitat will reduce nutrient input. Removal of damaging human activities including excessive hedgerow cutting. Infill gaps with standard trees, and employ hedgerow tree management regime.

## HABITAT CREATION

### Other Neutral Grassland

**Table EDP A1.3:** Target Condition for Other Neutral Grassland

Condition Assessment Criteria*		Criteria To Be Met? (Y/N)	How Criteria Will Be Met
1	The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward.	Y	The sward will be managed closely to meet the characteristics of UKHab 'other neutral grassland'. Management of the sward will ensure that perennial rye grass ( <i>Lolium perenne</i> ) is present at <30%, and this habitat will be sown with a species-rich wildflower seed mixture which will ensure that >9 species per m <sup>2</sup> are present after 30 years.
2	Varied sward height (at least 20% <7cm and at least 20% >7cm).	Y	The sward height will be managed to ensure a varied sward height is created, to be detailed within a Landscape and Ecology Management Plan (LEMP) at Reserved Matters (RM) stage.
3	Between 1% and 5% bare ground cover, including localised areas, e.g. rabbit warrens.	N	It can be reasonably expected that rabbit warrens will occur naturally to create areas of bare ground, however, this criterion has been assumed to fail should the management not include the specific creation of scrapes.
4	<20% bracken cover and <5% scrub cover.	Y	Bracken cover will be controlled to <20% and scrub encroachment (including bramble) will be managed to ensure <5%, to be detailed within an LEMP at RM stage.
5	Combined cover of species indicative of sub-optimal condition and physical damage is <5%. Criterion automatically failed if any invasive non-native species are present.	Y	Undesirable species will be managed within an LEMP, and physical damage will be minimised through keeping wildflower grassland away from the park trail.
<b>Condition Assessment Result:</b>		Passes 5 of 5 criteria, including essential criterion.	<b>Condition Assessment Score:</b> <b>Good</b>

\*Abridged from 'Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)'.

## Modified Grassland

**Table EDP A1.4:** Target Condition for Modified Grassland

Condition Assessment Criteria*		Criteria To Be Met? (Y/N)	How Criteria Will Be Met
1	6-8 species per m <sup>2</sup> (Essential for achieving Good condition).	Y/N	This habitat will be largely sown with a flowering lawn mixture (e.g. Emorsgate Flowering Lawn Mixture EL1) which will comprise >9 species per m <sup>2</sup> , however, given the likely management of these areas, it is presumed that 6-8 species per m <sup>2</sup> is more realistic in the long-term. Where a flowering lawn mix is not used, this criterion would likely fail and therefore, some smaller sections of modified grassland next to roads/parking are assumed to only reach poor condition.
2	Varied sward height (at least 20% <7cm and at least 20% >7cm).	N	The sward will be regularly mown and maintained below 7cm.
3	<20% scrub cover.	Y	Any encroaching scrub will be managed and removed as detailed within an LEMP produced at RM stage.
4	Physical damage evident in <5% of total area.	Y/N	Excessive physical damage is unlikely and nutrient levels will be managed through restrictions in the addition of fertilisers and herbicides as detailed within an LEMP at RM stage. Some areas of grassland adjacent to footpaths/car parks may be subject to high levels of trampling and this condition is therefore failed as a precaution for areas assigned poor condition.
5	Cover of bare ground between 1% and 5%, including localised areas.	N	It can be reasonably expected that rabbit warrens will occur naturally to create areas of bare ground, however this is not assumed and therefore the criteria failed. Excessive bare ground cover occurring from repeated trampling will be resown as detailed within an LEMP produced at RM stage.
6	<20% bracken cover.	Y	Bracken cover will be controlled to <20% to be detailed within an LEMP at RM stage.
7	Invasive non-native plant species absent.	Y	The presence of invasive non-native species will be controlled as detailed within an LEMP to be produced at RM stage.



Condition Assessment Criteria*		Criteria To Be Met? (Y/N)	How Criteria Will Be Met	
<b>Condition Assessment Result:</b>	Areas of flowering lawn pass 5 of 7 criteria including essential criterion 1. Other smaller areas do not pass essential criteria 1, and pass 0-3 of 7 criteria		<b>Condition Assessment Score:</b>	<b>Poor/Moderate</b>

\*Abridged from 'Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)'.

**Table EDP A1.5:** Target Condition for Mixed Scrub

Condition Assessment Criteria*		Criteria To Be Met? (Y/N)	How Criteria Will Be Met	
1	Good example of its habitat type, at least 3 native woody species with no one species comprising >75% cover.	Y	Mix of native scrub species to be planted.	
2	Seedlings, saplings, young shrubs and mature shrubs all present.	Y	Long-term management to be detailed within an LEMP at RM stage will include creating glades and allowing seedlings to naturally establish.	
3	Absence of invasive non-native plant species and species indicative of suboptimal condition make up <5% ground cover.	Y	Control of non-native and undesirable species will be detailed within an LEMP at RM stage.	
4	Well-developed edge with scattered scrub and tall grassland/forbs present.	Y	Adjacent grassland will be managed at a lower intensity to allow a tall sward to develop, to be detailed within an LEMP at RM stage.	
5	Clearings, glades or rides present providing sheltered edges.	Y	Scrub will be planted and managed to create clearings throughout with sheltered edges, to be detailed within an LEMP at RM stage.	
<b>Condition Assessment Result:</b>	Pass 5 of 5 criteria.		<b>Condition Assessment Score:</b>	<b>Good</b>

## Sustainable Drainage Systems

**Table EDP A1.6:** Target Condition for Sustainable Drainage Systems

Condition Assessment Criteria*		Criteria To Be Met? (Y/N)	How Criteria Will Be Met
<b>Core Criteria– Applicable to All Urban Habitat Types</b>			
1	Varied vegetation structure with no single structural habitat component or vegetation type covering >80% of total area.	Y/N	The habitat present will comprise a sustainable drainage system (SuDs) basin which, although planted with aquatic flora, may only comprise a single ecotone. Some basins are therefore assigned moderate condition. It is, however, assumed that some basins will include plug planting of taller marginal species or patches of wet tolerant scrub species to pass this criterion and achieve good condition.
2	Diverse range of flowering plants species that are beneficial for wildlife.	Y	The aquatic planting will comprise a diverse range of species, to include species of value to insects and include native species only. The control of non-native species will be included within an LEMP produced at RM Stage.
3	<5% cover of invasive non-native species and other detrimental species (to achieve good condition, invasive non-native species must be absent altogether).	Y	The control of non-native species will be included within an LEMP produced at RM stage to ensure that these species remain absent.
<b>Additional Criterion – Only Applicable to Bioswale and SuDS Habitat Types</b>			
4b	The water table is at or near the surface throughout the year. This could be open water or saturation of soil at the surface.	Y/N	Given the requirements for site drainage its likely the larger basins will have a larger drainage area and be able to pass criteria. Smaller basins may not be able to pass this criteria.
<b>Condition Assessment Result:</b>		Larger basins pass 3 core criteria and meet the requirements for good condition within criterion B and C and pass additional criterial. Smaller basins pass only 2 of 4 criteria.	<b>Condition Assessment Score:</b> <b>Moderate/Good</b>

\*Abridged from 'Condition Sheet: URBAN Habitat Type'.

## Urban Trees - Street Trees

**Table EDP A1.7:** Target Condition for Urban Trees - Street Trees

Condition Assessment Criteria*		Criteria To Be Met? (Y/N)	How Criteria Will Be Met
1	Individual tree (or >70% within the block) are native species.	N	Street trees likely to comprise a mix of native/non-native species.
2	Gaps in canopy cover <10% with no gaps >5m wide (Individual trees automatically pass this criterion).	Y	All street trees will be planted as individual trees which automatically pass this criterion.
3	Individual tree is mature (or >50% within block are mature).	N	Given the ages of the trees, they are not likely to qualify as mature or veteran at 30 years.
4	Little/no evidence of an adverse impact on tree health (e.g. from activities such as vandalism or herbicides), and no regular pruning regime so trees retain >75% of expected canopy.	N	Given the trees' location, adverse impacts occurring from anthropogenic activities may occur. This criterion has been failed precautionarily.
5	Micro-habitats for birds, mammals and insects are present.	N	Given the age, size, and structure of the trees 30 years after planting, micro-habitats are unlikely to occur.
6	>20% of tree canopy is oversailing vegetation beneath.	N	This criterion has been failed precautionarily on the basis that street trees are often planted within tree pits, and the canopy will oversail areas of roads/pavements/hard surfaces.
<b>Condition Assessment Result:</b>		Passes 0, 1 or 2 of 6 criteria.	<b>Condition Assessment Score:</b> <b>Poor</b>

\*Abridged from 'Condition Sheet: INDIVIDUAL TREES'.

## Urban Trees – Public Open Space

**Table EDP A1.8:** Target Condition for Urban Trees – Public Open Space

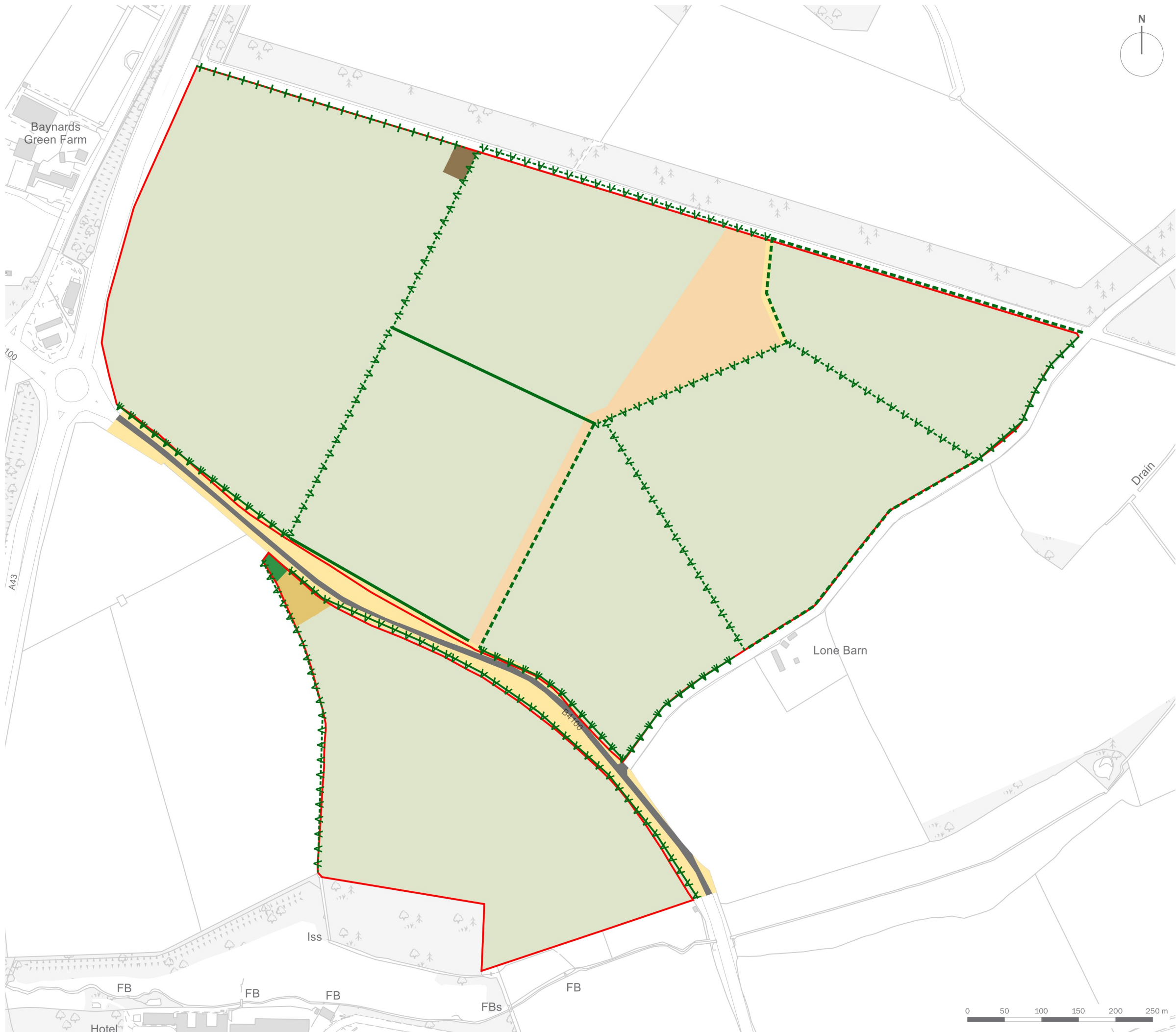
Condition Assessment Criteria*		Criteria To Be Met? (Y/N)	How Criteria Will Be Met
1	Individual tree (or >70% within the block) are native species.	Y	Assume majority of trees will be native.
2	Gaps in canopy cover <10% with no gaps >5m wide (Individual trees automatically pass this criterion).	Y	All public open space (POS) trees will be planted as individual trees which automatically pass this criterion.
3	Individual tree is mature (or >50% within block are mature).	N	Given the ages of the trees, they are not likely to qualify as mature or veteran at 30 years.
4	Little/no evidence of an adverse impact on tree health (e.g. from activities such as vandalism or herbicides), and no regular pruning regime so trees retain >75% of expected canopy.	Y	Trees within POS managed to avoid adverse impacts on tree health.
5	Micro-habitats for birds, mammals and insects are present.	N	Given the age, size, structure of the trees 30 years after planting, micro-habitats are unlikely to occur.
6	>20% of tree canopy is oversailing vegetation beneath.	Y	The surrounding habitat is likely to occur beneath the oversailing tree canopy.
<b>Condition Assessment Result:</b>		Passes 3 or 4 of 6 criteria.	<b>Condition Assessment Score:</b> <b>Moderate</b>

\*Abridged from 'Condition Sheet: INDIVIDUAL TREES'.

## Plans

**Plan EDP 1:** Pre-Development Habitats  
(edp2355\_d058a 07 May 2024 GYo/LNe)

**Plan EDP 2:** Post-Development Habitats  
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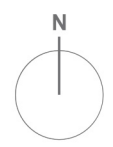
- Site Boundary
- Modified Grassland (Good Condition)
- Modified Grassland (Moderate Condition)
- Cereal Crops
- Temporary Grass and Clover Leys
- Blackthorn Scrub
- Built Linear Features
- Bare Ground
- Species-rich Native Hedgerow with Trees
- Species-rich Native Hedgerow
- Species-rich Native Hedgerow - Associated with Bank or Ditch
- Native Hedgerow with Trees - Associated with Bank or Ditch
- Native Hedgerow
- Native Hedgerow - Associated with Bank or Ditch

client  
**Tritax Symmetry Ardley Ltd**

project title  
**Symmetry Park, Ardley**

drawing title  
**Pre-Development Habitats**

date	<b>07 MAY 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d058a</b>	checked	<b>LNe</b>
scale	<b>1:5,000 @ A3</b>	QA	<b>RBa</b>



- Site Boundary
- Retained Habitats**
- Modified Grassland (Poor Condition)
- Developed Land; Sealed Surface
- Species-rich Native Hedgerow with Trees
- Species-rich Native Hedgerow - Associated with Bank or Ditch
- Native Hedgerow
- Native Hedgerow - Associated with Bank or Ditch
- Enhanced Habitats**
- Species-rich Native Hedgerow with Trees
- Species-rich Native Hedgerow with Trees - Associated with Bank or Ditch
- Species-rich Native Hedgerow
- Species-rich Native Hedgerow - Associated with Bank or Ditch
- Created Habitats**
- Other Neutral Grassland
- Modified Grassland (Moderate Condition)
- Modified Grassland (Poor Condition)
- Mixed Scrub
- Sustainable Drainage System (Good Condition)
- Sustainable Drainage System (Moderate Condition)
- Developed Land; Sealed Surface
- Line of Trees
- Native Hedgerow with Trees
- Proposed Tree (Moderate Condition)
- Proposed Tree (Poor Condition)

client  
**Tritax Symmetry Ardley Ltd**

project title  
**Symmetry Park, Ardley**

drawing title  
**Post-Development Habitats**

date	<b>07 MAY 2024</b>	drawn by	<b>GYo</b>
drawing number	<b>edp2355_d059b</b>	checked	<b>LNe</b>
scale	<b>1:5,000 @ A3</b>	QA	<b>RBa</b>



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**URBAN  
DESIGN  
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