



**Land East of Ploughley
Road, Ambrosden**

**Biodiversity Net Gain
Assessment**

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

On behalf of:
**Archstone Ambrosden Ltd and
Bellway Homes Ltd**

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Plan EDP 2: Pre-development Habitat Plan (edp4579_d031a 09 October 2023 GYo/JGw)
Plan EDP 3: Post-development Habitat Plan (edp4579_d022c 20 October 2023 JGw/PNe)

Section 1 Introduction

- 1.1 This Biodiversity Net Gain (BNG) Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Archstone Ambrosden Ltd and Bellway Homes Ltd (hereafter referred to as 'the Applicant'). The assessment relates to the proposed development at land East of Ploughley Road, Ambrosden (hereafter referred to as 'the Site').
- 1.2 The proposed development is for an outline planning application for up to 120 dwellings with vehicular and pedestrian access off Ploughley Road and associated infrastructure as identified under Application Ref: 22/02866/OUT, this is the subject of this appeal (ref: APP/C3105/W/23/3327213).
- 1.3 This version of the BNG Assessment supersedes *Appendix EDP 6 Biodiversity Impact Assessment* provided in the Ecological Appraisal (ref: edp4579_r001a) which accompanied the outline submission.
- 1.4 Mindful of the emerging requirement of the *Environment Act* (2021) for all developments subject to the *Town and Country Planning Act* 1990 to deliver 10% net gain in biodiversity, expected to come into force from January 2024, as part of the outline application an assessment was undertaken to objectively measure the likely net biodiversity impacts of the proposed development. The original assessment was completed using the Defra 3.1 metric and demonstrated the proposals capability to achieve 10% net gain in biodiversity (report reference: edp4579_r001). Since this time, the metric has been updated (to version 4.0) and the purpose of this report is to present the corresponding updated BNG assessment.
- 1.5 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 has been undertaken using the Department for the Environment Farming and Rural Affairs (DEFRA) Biodiversity Metric 4.0 (the latest version of ‘the Metric’, released in March 2023). The assessment has been undertaken by an ecological consultant suitably experienced in these types of assessment, and with reference to current best practice guidance¹.
- 2.2 The Biodiversity 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 Area Units; Hedgerow Units and Watercourse Units. Area Units relate to two-dimensional areas measured in hectares (ha), whereas Hedgerow and Watercourse Units relate to one-dimensional lengths measured in kilometres (km). In this case, as there are no watercourses present, no assessment of Watercourse Units was made.
- 2.3 Factors such as distinctiveness, size, condition, and location, affect the unit score, and in the case of newly created/enhanced habitats the risk (time and difficulty) to reach target habitat condition affects the resulting score. The total number of ‘biodiversity units’ pre- and post-development are calculated in the Metric and used to calculate the total net change.
- 2.4 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, such as bird and bat boxes, basking sites (e.g. log piles) and hibernaculum.
- 2.5 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.

ON-SITE BASELINE

- 2.6 The pre-development (baseline) biodiversity value of the Site was calculated using the information derived from an updated Phase 1 habitat survey completed on 27 September 2023. This included undertaking an update condition assessment with reference to the habitat-specific criteria detailed within the Biodiversity Metric 4.0 Technical Annexes². This was an update to a previous habitat survey undertaken by EDP in June 2021.
- 2.7 There are three different types of biodiversity unit which can be measured in the Metric, namely Habitat Units, Hedgerow Units, and Watercourse Units. Habitat Units relate to two dimensional areas measured in hectares, whereas Hedgerow and Watercourse Units relate

¹ BSI (2021) *Process for designing and implementing Biodiversity Net Gain. Specification*. BS 8683:2021. British Standards Institute

² Natural England Joint Publication JP039. *The Biodiversity Metric 4.0 User Guide*. March 2023

to one-dimensional lengths measured in kilometres. In this case, as there are no watercourses within 10m of the Site, only Habitat Units and Hedgerow Units were measured.

- 2.8 GIS software was used to accurately measure the area of existing habitats.

ON-SITE POST-INTERVENTION

- 2.9 The predicted post-development biodiversity value of the Site, as measured using Habitat Units, has been calculated based on the Illustrative Framework Plan (see **Appendix EDP 1**) and accompanying Illustrative Landscape Strategy (see **Appendix EDP 2**). These plans are being updated to exclude a pedestrian link as part of the appeal process, however, for the purposes of the BNG the original plans have been assessed. Any such changes would only result in a very minor betterment of the BNG score.
- 2.10 Given the proposals are currently at the outline planning stage, and the development layout and landscape design are therefore indicative, reasonable assumptions have been made using professional judgement on the type, extent and condition of habitats to be retained, enhanced, and newly created. These assumptions are described within **Section 3**.

Section 3

Pre- and Post-Development Biodiversity Value

ON-SITE BASELINE

- 3.1 The updated Phase 1 habitat survey undertaken in September 2023 confirmed that the majority of the Site still comprises three fields of sheep grazed, poor semi-improved grassland. However, it was noted that the species composition differed due to the overseeding of an agricultural seed mix. Furthermore, the area of marshy grassland was found to be no longer present on Site, potentially due to a change in the underlying ground conditions and/ or change in habitat management. This area now closely matches the species composition and structure of the adjacent grasslands in fields **F1** to **F3** (see **Plan EDP 1**).
- 3.2 Small pockets of hawthorn scrub, tall ruderals and short perennials remain present within fields **F1**, **F2** and/or **F3** in addition to within the field margins. Small, new clusters of tall ruderal vegetation, dominated by common nettle (*Urtica dioica*), have also been noted in fields **F1** to **F3**. The fields remain delineated by a network of mature hedgerows and treelines.
- 3.3 A summary of the baseline habitats is set out in **Table EDP 3.1**, which also details the impact of development on each habitat type in terms of loss, retention or enhancement. The detailed condition assessments of the baseline habitats are provided within **Appendix EDP 3** within **Tables EDP A3.1 to A3.3**. The Extended Phase 1 Habitat Survey (enclosed as **Plan EDP 1**) illustrates the baseline habitats present, with conversion to the habitat classification system used in the BNG metric illustrated in **Plan EDP 2**. Key extracts from the Biodiversity Metric are provided within **Appendix EDP 4** and a full copy of the Metric (in MS Excel format) is available on request.

Poor semi-improved grassland

- 3.4 The majority of species present in 2021 were re-recorded in 2023 in addition to a number of additional species. Species present include perennial rye-grass (*Lolium perenne*), cocksfoot (*Dactylis glomerata*), Yorkshire fog (*Holcus lanatus*), Italian rye-grass (*Lolium multiflorum*), crested dog's-tail (*Cynosurus cristatus*), oat grass (*Trisetum sp.*), annual meadow-grass (*Poa annua*), timothy (*Phleum pratense*) and red fescue (*Festuca rubra*). Occasional herbs present include creeping buttercup (*Ranunculus repens*), creeping thistle (*Cirsium arvense*), field mouse-ear (*Cerastium arvense*), field bindweed (*Convolvulus arvensis*) and saxifrage species (*Saxifraga sp.*). Common nettle is also locally frequent.
- 3.5 On average, the grasslands within fields **F2** and **F3** (as labelled on **Plan EDP 1**) support 6 to 7 species per m², of which the majority are grasses with on average 1 forb species being present. Field **F1** supports an average of 6 species per m² including an average of 2 forbs. Furthermore, none of the grasslands meet the criteria for other neutral grassland due to the following:

- The grassland has been artificially modified through the overseeding of an agricultural seed mix and supports a lush sward;
- The abundance of perennial rye-grass is greater than 25% and overall abundance of grasses is greater than 75%; and
- The diversity of herbs is primarily restricted to white clover and field bindweed with the remaining herbs appearing occasionally to rarely.

3.6 This habitat therefore still meets the definition of modified grassland within the metric.

Tall Ruderals

3.7 The distribution of tall ruderals has marginally increased across the Site however, the species composition primarily remains the same with common nettle being dominant with intermittent broadleaved dock (*Rumex obtusifolius*).

Ephemerals/Short Perennials

3.8 Similarly, the distribution and composition of the short perennials has remained the same with frequent perennial rye-grass, common knot grass (*Polygonum aviculare*) and common whitlow grass (*Erophila verna*) Herbs such as black medic, greater plantain (*Plantago major*) and scentless mayweed (*Tripleurospermum inodorum*) remain present occasionally throughout.

Scrub

3.9 The structure and composition of the scrub has remained the same with mature hawthorn (*Crataegus monogyna*) and bramble (*Rubus fruticosus agg.*) being abundant with intermittent blackthorn (*Prunus spinosa*) saplings.

Hedgerows

3.10 Seven hedgerows remain present along the field and Site boundaries, all of which support varying levels of structural and botanical diversity. Species present include hawthorn, blackthorn, dogwood (*Cornus sanguinea*), field maple (*Acer campestre*), English oak (*Quercus robur*), English elm (*Ulmus procera*), hazel (*Corylus avellana*), willow species (*Salix spp.*) and elder (*Sambucus nigra*).

Broadleaved Trees

3.11 Scattered broadleaved trees remain present within the hedgerows and a single mature broadleaved treeline remains present along the south-eastern Site boundary. Species present includes English oak, field maple and ash (*Fraxinus excelsior*).

ON-SITE POST-INTERVENTION

3.12 As described in **Section 2**, an assessment of the post-development habitats has been made based upon the Illustrative Framework Plan (see **Appendix EDP 1**) and accompanying

Illustrative Landscape Strategy (see **Appendix EDP 2**). Given the early stages in the design process, a conservative approach has been adopted when predicting future habitat type and value. To ensure long-term management of the proposed habitats it is anticipated that a Landscape and Ecology Management Plan (LEMP), secured via planning condition, will be prepared for the Site at the detailed design stages. The assumptions made when interpreting the proposals are set out in further detail below.

Retained and Enhanced Habitats

3.13 Retained and enhanced habitats have been entered into the metric as follows:

- It has been assumed at 15% of the wider Public Open Space to be provided within **F1** is to comprise of 'modified grassland' enhanced to 'other neutral grassland' in 'good' condition. This has been based on the following assumptions:
 - The grassland will be retained adjacent to hedgerows and towards the Site margins to ensure appropriate protective measures can be implemented during construction;
 - These areas will be over-seeded with an appropriate seed mix to increase botanical diversity; and
 - The grassland will be managed via traditional hay meadow techniques to improve its botanical value and public access will be minimised via fencing or similar with appropriate signage.
- It has been assumed at 30% of the wider Public Open Space to be provided within **F2** and **F3** is to comprise of 'modified grassland' enhanced to 'other neutral grassland' in 'good' condition. The assumptions made for **F1** will also be applied to **F2** and **F3**.
- Retention of 0.239km of a 'line of trees';
- Retention of 0.105km of 'species-rich native hedgerow with trees';
- Retention and enhancement of 0.287km of 'native hedgerows' to 'species-rich native hedgerows' in 'good' condition;
- Retention and enhancement of 0.483km of 'native hedgerows with trees' to 'species-rich native hedgerows with trees' in 'good' condition; and
- Retention and enhancement of 0.17km of 'native hedgerow with trees - associated with bank or ditch' to 'species-rich native hedgerow with trees - associated with bank or ditch' in 'good' condition.

3.14 Retained and/or enhanced habitats will form also part of the Ecological Protection Zones (EPZs), in which construction activities will be excluded or carefully controlled in order to avoid or minimise harm to retained habitats. Details of the protection measures to be implemented prior to and during construction should be detailed within an Ecological Construction Method Statement (ECMS) or an equivalent document.

3.15 An overview of on-Site habitat impacts is provided in **Table EDP 3.1**.

Table EDP 3.1: Overview of on-Site Habitat Impacts

Habitat Type	Distinctiveness	Condition	Existing Area (Ha)/ Length (km)*	Area (Ha)/ Length (km) Lost	Area (Ha)/ Length (km) Retained	Area (Ha)/ Length (km) Retained and Enhanced
Area Habitats (Hectares (Ha))						
Modified Grassland (Poor Semi-improved Grassland - F1)	Low	Good	1.695	1.593	0	0.101
Modified Grassland (Poor Semi-improved Grassland - F2 and F3)	Low	Poor	7.595	7.015	0	0.580
Bramble Scrub	Medium	Condition Assessment N/A	0.012	0.012	0	0
Hawthorn Scrub	Medium	Poor	0.016	0.016	0	0
Ruderal/Ephemeral (Tall Ruderal)	Low	Poor	0.142	0.142	0	0
Ruderal/Ephemeral (Short Perennial)	Low	Poor	0.03	0.03	0	0
Linear Habitats (Kilometres (Km))						
Native hedgerow (H1)	Low	Good	0.188	0	0	0.178
Native hedgerow (H2)	Low	Good	0.186	0.077	0	0.109
Native hedgerow with trees (H3)	Medium	Good	0.241	0.068	0	0.173
Native hedgerow with trees - associated with bank or ditch (H4)	High	Good	0.17	0	0	0.17

Habitat Type	Distinctiveness	Condition	Existing Area (Ha)/ Length (km)*	Area (Ha)/ Length (km) Lost	Area (Ha)/ Length (km) Retained	Area (Ha)/ Length (km) Retained and Enhanced
Native hedgerow with trees (H5)	Medium	Good	0.156	0	0	0.156
Native hedgerow with trees (H6)	Medium	Good	0.077	0	0	0.077
Species-rich native hedgerow with trees (H7)	High	Good	0.105	0	0.105	0
Line of Trees	Low	Moderate	0.247	0.008	0	0.239

*Figures have been rounded up to 3 decimal places.

Proposed Habitats

3.16 Proposed habitats have been entered into the metric as follows:

- Residential areas have been split into 70% 'developed land, sealed surface', 25% 'vegetated garden' and 5% amenity grassland road verges 'modified grassland' of 'poor' condition. This is based on the assumption that the road verges will be subject to frequent trampling and management via frequent cutting;
- The proposed attenuation ponds have been entered into the Metric as 'Urban-Sustainable Drainage System' of 'moderate' condition;
- Marshy grassland is proposed along the upper edge of the Sustainable urban Drainage System (SuDS) ponds. This has been input as 'modified grassland' of 'moderate' condition;
- Public open space within the development footprint has been split into 80% amenity grassland ('modified grassland' of 'poor' condition), 10% wildflower grassland ('modified grassland' of 'moderate' condition) and 10% mixed scrub ('mixed scrub' of 'moderate' condition);
- The remainder of Public open space to be provided within fields **F1 - F3** around the development footprint has been split into 40% wildflower grassland ('other neutral grassland' of 'good' condition) and 60% amenity grassland ('modified grassland' of 'poor' condition);
- Community/leisure facilities area has been split 85% amenity turf ('modified grassland' of 'poor' condition) and 15% hardstanding to account for play facilities and hardstanding footpaths ('developed land; sealed surface');

- A minimum of 40 small ‘urban’ trees will be provided within the development footprint. These have been assigned ‘poor’ condition given their location within built development which will likely limit their growth and value for wildlife;
- A minimum of 85 small ‘rural’ trees will be provided within the wider public open space around the development footprint. These have been assigned ‘moderate’ condition based on the assumption that appropriate native species will be used, and these will be subject to appropriate management to maintain condition;
- Native broadleaved woodland screening is to be provided within the public open space. This has been classified as ‘other woodland; broadleaved’ in ‘moderate’ condition based on the assumption native tree species will be used and the woodland will be subject to an appropriate management regime to maintain condition;
- New broadleaved treeline planting around the community and leisure facilities has been classified as ‘line of trees’ in ‘moderate’ condition;
- New hedgerow with trees planting with an associated ditch has been classified as ‘species-rich native hedgerow with trees-- associated with bank or ditch’ of ‘moderate’ condition; and
- New hedgerow planting around the development has been classified as ‘native species-rich native hedgerow’ of ‘moderate’ condition.

3.17 An overview of on-site habitat creation is provided in **Table EDP 3.2** and the condition assessments for the proposed habitats are provided in **Appendix EDP 3** within **Tables EDP A3.4 to A3.14**.

Table EDP 3.2: Overview of on-Site Habitat Creation

Habitat Type	Distinctiveness	Condition	Area (Ha)/Length (km) Created*
Area Habitats (Ha)			
Development Footprint			
Developed land; sealed surface	V. Low	N/A	2.481
Vegetated garden	Low	N/A	0.893
Modified grassland	Low	Poor	0.178
Public Open Space (within the Development Footprint)			
Modified grassland	Low	Poor	0.769
Other neutral grassland	Medium	Moderate	0.096
Mixed Scrub	Medium	Moderate	0.096
Public Open Space (around the Development Footprint)			
Modified Grassland	Low	Poor	1.156
Other neutral grassland	Medium	Moderate	0.771

Habitat Type	Distinctiveness	Condition	Area (Ha)/Length (km) Created*
Other Woodland; broadleaved	Medium	Moderate	0.564
Community and Leisure Facilities Footprint			
Modified grassland	Low	Poor	0.768
Developed land; sealed surface	V. Low	N/A	0.136
Other Habitats			
SUDs	Low	Moderate	0.682
Modified grassland (Marshy grassland around the SUDs)	Low	Poor	0.219
Rural tree	Medium	Moderate	0.346
Urban tree	Medium	Poor	0.162
Linear Habitats (Km)			
Line of Trees	Low	Moderate	0.186
Species-rich native hedgerow	Medium	Moderate	0.156
Species-rich native hedgerow with trees - associated with bank or ditch	High	Moderate	0.229

*Figures have been rounded up to 3 decimal places.

Section 4 Net Biodiversity Impact

METRIC OUTPUTS

- 4.1 Key extracts from the Biodiversity Metric are provided within **Appendix EDP 4** and a full copy of the Metric (in MS Excel format) is available on request.
- 4.2 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**. This is subject to the development of more detailed proposals and associated mechanisms to secure delivery of the predicted habitat value in the long-term.

Table EDP 4.1: Biodiversity Metric 4.0 Headline Results

	Habitat Units	Hedgerow Units
On-Site Baseline	25.82	15.26
On-Site Post-intervention	28.67	22.89
On-Site Net Unit Change	+ 2.85	+ 7.64
On-Site Net % Change	+ 11.06% (gain)	+ 50.02% (gain)

- 4.3 The Metric has demonstrated that the proposed development, albeit in outline, is capable of delivering a significant net gain to biodiversity, with a 11% (+2.85 unit) increase from the current baseline value (25.82 units) post development. To ensure this is achieved through the Reserved Matters stage of the proposed development, the detailed design of the development should be carried out in accordance with the assumptions made in this report regarding habitat retention, enhancement and creation. Deviance from the assumptions made could result in a reduction in post-development biodiversity value below the target level, which would require alternative habitat provisions to address the shortfall in units and ensure the proposed development delivers the target level of biodiversity net gain. Under the above assessment, the Trading Rules for the Metric have been satisfied in accordance with Best Practice Guidance.

CONCLUSIONS

- 4.4 This BNG assessment demonstrates that a development within the Site, as shown on the Illustrative Framework Plan (**Appendix EDP 1**) and accompanying Illustrative Landscape Strategy (**Appendix EDP 2**), is capable of delivering a significant net gain to biodiversity as measured through the Biodiversity Metric 4.0. The development is therefore capable of meeting the requirement of the National Planning Policy Framework³ (and accompanying Planning Practice Guidance⁴) to provide “measurable improvements for biodiversity”.

³ NPPF July 2021, Paragraph 174d

⁴ www.gov.uk/guidance/natural-environment Paragraph: 022 Reference ID: 8-022-20190721




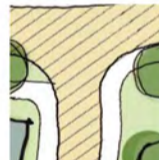
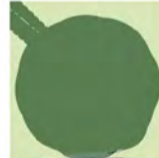

- 4.5 Furthermore, the predicted BNG results exceeds the 10% level which is expected to become a mandatory requirement for development in January 2024 under the provisions of the *Environment Act 2021*. Thus, this is a considerable benefit of the proposals that will greatly enhance the natural environment within and adjacent to the Site. An update Biodiversity Net Gain assessment should be undertaken at the details design stage to ensure the scheme remains capable of delivering biodiversity net gain.

Appendix EDP 1 Illustrative Framework Plan

The scaling of this drawing cannot be assured
 Revision Date Drn Ckd
 A Foot path link moved 27.03.23 BW JT north.

B Footpath link to West Hawthorn Road removed.

- A Site access
- B Existing hedges and trees to be retained and enhanced.
- C Potential play/recreational facilities
- D Potential attenuation feature
- E Main spine road to have street tree planting
- F Pedestrian Link to Ploughley Road
- G Development around the edges of the site to be more informal to provide a rural edge character.
- H Primary street to have greater formality with emphasis on structured landscape and tree planting to front gardens
- I Extensive green spaces that interconnect to provide green corridors and enhance the rural feel of the development as well as potential for biodiversity enhancement.
- J A mix of 2, 3 & 4 bedroom houses with an emphasis on smaller family homes.
- K North West boundary to have new hedge planting and potential ditch feature
- L Indicative Pumping Station Location

-  Site boundary
-  Primary frontage
-  Secondary frontage
-  Shared Surface Road
-  Existing trees and hedges
-  Proposed tree planting to open space areas.



Project
Ploughley Road, Ambrosden

Drawing Title
Framework Plan

Date 09.06.2022	Scale 1:1000@A1	Drawn by BW	Check by JT
Project No 32948	Drawing No FP-01	Revision	B



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Appendix EDP 2
Illustrative Landscape Strategy
(edp4579_d025e 25 October 2023 LTI/BCo)



- Site Boundary
 - Existing Vegetation to be Retained and Enhanced Where Appropriate
 - Proposed Tree Planting
 - Proposed Hedgerow
 - Proposed Species Rich Wildflower Meadow
 - Proposed Amenity Grass
 - Indicative Location of Wildlife Pond
- Note: Location of proposed SUDs features to be confirmed at the detailed stage.*
- Indicative Location of Play Area

Proposed avenue of trees creates a soft boundary between the proposed meadow area and the amenity space.

Amenity space incorporates a play area for the local community.

Sustainable Urban Drainage (SUDs) features to be shown at the detailed stage.

Proposed tree planting within meadow area filters views of the scheme from the west.

Proposed pedestrian and cycle access to Ploughley Road.

Proposed Pedestrian and cycle link to Ambrosden.

Veteran tree on the northern boundary is retained as part of the scheme.

Existing boundary vegetation is retained to maintain level of visual screening and retain typical landscape features in the context of the site.

Proposed roads are tree lined in line with NPPF.

Tree planting among proposed built form breaks up roofscape in views from the west.

client
Archstone Ambrosden Ltd and Bellway Homes Ltd

project title
Ploughley Road, Ambrosden

drawing title
Illustrative Landscape Strategy Plan

date	25 OCTOBER 2023	drawn by	LTI
drawing number	edp4579_d025e	checked	BCo
scale	1:2,500 @ A3	QA	RBa



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Appendix EDP 3 Habitat Condition Assessment Tables

Baseline Habitats

Table EDP A3.1: Baseline Condition for Modified Grassland - Poor Semi-improved Grassland in field **F1**.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria has been met/failed
A	Six - eight species per m ² , including at least two forbs. (Essential for achieving Moderate or Good condition)	Y	On average, the majority of the sward now supports on average 6 species per m ² , including 2 forb species per m ² .
B	Varied sward height (at least 20% <7 cm and at least 20% >7 cm).	N	The grassland supports a uniform sward height of <10cm as a result of sheep-grazing.
C	<20% scrub cover.	Y	The field supports less than 20% scrub cover.
D	Physical damage evident in <5% of total area.	Y	Excessive physical damage impacted less than 10% of the total area.
E	Cover of bare ground between 1% and 10%, including localised areas.	Y	The grassland supports between 1 and 10% bare ground cover.
F	<20% bracken cover.	Y	Field supports less than 20% bracken cover.
G	Absence of invasive non-native plant species.	Y	The grassland does not support any non-native species.
Condition Assessment Score:		Passes six of seven criteria excluding essential criterion A.	
		Condition Assessment Result: Good	

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

Table EDP A3.2: Baseline Condition for Modified Grassland - Poor Semi-improved Grassland in fields **F2** and **F3**.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria has been met/failed
A	Six - eight species per m ² , including at least two forbs. (Essential for achieving Moderate or Good condition)	N	On average, the majority of the sward now supports on average 6 to 7 species per m ² due to the overseeding of an agricultural seed mix. However, the grasslands support one forb or less per m ² .
B	Varied sward height (at least 20% <7 cm and at least 20% >7 cm).	N	The grasslands support a uniform sward height of <7cm as a result of sheep-grazing.
C	<20% scrub cover.	Y	Each field supports less than 20% scrub cover.
D	Physical damage evident in <5% of total area.	Y	Excessive physical damage impacted less than 10% of the total area.
E	Cover of bare ground between 1% and 10%, including localised areas.	Y	The grasslands each support between 1 and 10% bare ground cover.
F	<20% bracken cover.	Y	Each field supports less than 20% bracken cover.
G	Absence of invasive non-native plant species.	Y	The grasslands do not support any non-native species.
Condition Assessment Score:	Passes five of seven criteria excluding essential criterion A.		Condition Assessment Result: Poor

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

Table EDP A3.3: Summary of Condition Assessment for remaining on-Site Baseline Habitats

Baseline Habitat	Assessment Criteria Passed	Condition Assessment Result	Condition Assessment Score
Area Habitats			
Bramble Scrub	N/A	N/A	N/A
Hawthorn Scrub	C (absence of invasive species)	Passes one of seven criteria including passing essential criterion C.	Poor
Ruderal/Ephemeral (Tall Ruderal)	C (absence of invasive species).	Passes one of three criteria including passing essential criterion C.	Poor
Ruderal/Ephemeral (Short Perennial)	C (absence of invasive species).	Passes one of three criteria including passing essential criterion C.	Poor
Linear Habitats			
Native hedgerow (H1)	A1 (height), A2 (width), B1 (gap at hedge base), B2 (gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives) and D2 (damage)	Passes seven of eight criteria.	Good
Native hedgerow (H2)	A1 (height), A2 (width), B1 (gap at hedge base), B2 (gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives) and D2 (damage).	Passes seven of eight criteria.	Good
Native hedgerow with trees (H3)	A1 (height), A2 (width), B1 (gap at hedge base), B2(gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives), D2 (damage), and E2 (Tree Health).	Passes eight of ten criteria.	Good
Native hedgerow with trees – associated with bank or ditch (H4)	A1 (height), A2 (width), B1 (gap at hedge base), B2 (gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives), D2 (damage), and E2 (Tree Health).	Passes eight of ten criteria.	Good

Baseline Habitat	Assessment Criteria Passed	Condition Assessment Result	Condition Assessment Score
Native hedgerow with trees (H5)	A1 (height), A2 (width), B1 (gap at hedge base), B2 (gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives), D2 (damage) and E2 (Tree Health).	Passes eight of ten criteria.	Good
Native hedgerow with trees (H6)	A1 (height), A2 (width), B1 (gap at hedge base), B2(gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives), D2 (damage), and E2 (Tree Health).	Passes eight of ten criteria.	Good
Species-rich native hedgerow with trees (H7)	A1 (height), A2 (width), B1 (gap at hedge base), B2(gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives), D2 (damage), and E2 (Tree Health).	Passes eight of ten criteria.	Good
Line of Trees	A (native species), B (canopy cover), C (veteran trees/presence of ecological niches) and E (tree health).	Passes four of five criteria.	Moderate

Habitat Creation

Other Neutral Grassland

Table EDP A3.4: Target Condition for Other Neutral Grassland

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	Appearance and composition closely match the characteristics of the specific grassland habitat type, based on its UKHab description. (Essential for achieving Moderate or Good condition for non-acid grassland types only).	Y	The sward will closely meet the characteristics of UKHab 'other neutral grassland'. Management of the sward will ensure that perennial rye grass 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 ² are present after 30 years.
B	Varied sward height (at least 20% <7 cm and at least 20% >7 cm).	N	Although an appropriate management regime will be implemented in these areas, it is considered unlikely that variety in the sward height will be consistently maintained.
C	Between 1% and 5% bare ground cover, including localised areas, e.g., rabbit warrens.	Y	Bare ground scrapes can be created to cover between 1-5% of the total area, to be detailed within a LEMP at RM stage. In addition, it can be reasonably expected that rabbit warrens will occur naturally to create areas of bare ground, as well as some bare ground patches from foot traffic.
D	<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 a LEMP at RM stage.
E	Combined cover of sub-optimal species and physical damage accounts for <5% of total area.	Y	The presence of undesirable species will be managed within the LEMP and physical damage will be minimised through the installation of signage and limiting access for recreational activities.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met	
Additional Criterion				
F	≥ 10 vascular plant species/m ² , including forbs characteristic of the habitat type > 9 species per m ² . (Essential for achieving Good condition for non-acid grassland types)	Y	The species mix to be sown will be a species rich wildflower grassland mix such as Emorsgate Standard General-Purpose Meadow Mixture EM2, which includes 20 species. Management prescriptions detailed within the LEMP produced at RM stage will also aim to ensure that this criterion is met.	
Condition Assessment Result:		Passes 5 of 6 criteria, including essential criterion A and additional criterion F.	Condition Assessment Score:	Good

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

Modified Grassland

Table EDP A3.5: Target Condition for Modified Grassland – Poor Condition

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	Six - eight species per m ² , including at least two forbs. (Essential for achieving Moderate or Good condition)	N	It is assumed that the habitat will be sown with a typical species poor amenity grassland mix, which will fail to support between six - eight species per m ² on average across the grassland.
B	Varied sward height (at least 20% < 7 cm and at least 20% > 7 cm).	N	Given its amenity use it is assumed that the sward will be regularly mown and maintained below 7cm.
C	< 20% scrub cover.	Y	Any encroaching scrub will be managed and removed as detailed within the LEMP produced at RM stage.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
D	Physical damage evident in <5% of total area.	N	Excessive physical damage is unlikely and nutrient levels will be managed through restrictions in the addition of fertilisers and herbicides as detailed within a LEMP at RM stage.
E	Cover of bare ground between 1% and 10%, including localised areas.	Y	It can be reasonably expected that rabbit warrens will occur naturally to create areas of bare ground. Excessive bare ground cover occurring from repeated trampling will be resown as detailed within the LEMP produced at RM stage.
F	<20% bracken cover.	Y	Bracken cover will be controlled to <20% to be detailed within a LEMP at RM stage.
G	Absence of invasive non-native plant species.	Y	The presence of invasive non-native species will be controlled as detailed within the LEMP to be produced at RM stage.
Condition Assessment Result:		Passes four out of seven criteria, not including essential criterion A	Condition Assessment Score: Poor

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

Table EDP A3.6: Target Condition for Modified Grassland – Moderate Condition

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	Six - eight species per m ² , including at least two forbs. (Essential for achieving Moderate or Good condition)	Y	An appropriate wildflower/marshy grassland seed mix will be sewn in these areas which will contain between six - eight species per m ² on average across the grassland.
B	Varied sward height (at least 20% <7 cm and at least 20% >7 cm).	N	Given its location, it has been assumed that the sward will be regularly mown and maintained below 7cm.
C	<20% scrub cover.	Y	Any encroaching scrub will be managed and removed as detailed within the LEMP produced at RM stage.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met	
D	Physical damage evident in <5% of total area.	N	Given the location of this planting, excessive physical damage is unlikely however, there is potential for damage via regular maintenance and nutrient levels will be managed through restrictions in the addition of fertilisers and herbicides as detailed within a LEMP at RM stage.	
E	Cover of bare ground between 1% and 10%, including localised areas.	Y	It can be reasonably expected that rabbit warrens will occur naturally to create areas of bare ground. Excessive bare ground cover occurring from repeated trampling will be resown as detailed within the LEMP produced at RM stage.	
F	<20% bracken cover.	Y	Bracken cover will be controlled to <20% to be detailed within a LEMP at RM stage.	
G	Absence of invasive non-native plant species.	Y	The presence of invasive non-native species will be controlled as detailed within the LEMP to be produced at RM stage.	
Condition Assessment Result:		Passes five out of seven criteria, including essential criterion A	Condition Assessment Score:	Moderate

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

Mixed Scrub

Table EDP A3.7: Target Condition for Mixed Scrub - Moderate Condition

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	Good representation of the identified habitat, with at least 80% of scrub native, and at least three native woody species.	Y	A diversity of native scrub species will be included within the detailed soft landscape scheme prepared for the site, with no one species comprising more than 75% cover. Management to be controlled via the LEMP produced at RM stage.
B	Seedlings, saplings, young shrubs and mature (ancient or veteran) shrubs are all present.	N	Mature shrubs will not be present.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
C	Absence of invasive non-native plant species, and species indicative of sub-optimal condition comprise <5% of ground cover.	Y	To be controlled via appropriate management secured via the LEMP produced at RM stage.
D	Well-developed edge.	Y	Targeted wildflower planting around the scrub will provide a diversity edge of tall grasses and forbs.
E	Clearings, glades or rides present.	N	Scrub patches not large enough to accommodate clearings, rides or glades.
Condition Assessment Result:		Passes three of five criteria.	Condition Assessment Score: Moderate

*Abridged from 'Condition Sheet: SCRUB Habitat Type'.

Other Woodland; Broadleaved

Table EDP A3.8: Target Condition for Other Woodland; Broadleaved

Condition Assessment Criteria		Criteria Score	How criteria will be met
A	Age distribution of trees	Moderate – Two age-classes present.	The woodland will be planted with native tree and shrub species from at least two age classes. Details to be provided via the LEMP produced at the RM stage.
B	Wild, domestic and feral herbivore damage	Good – No significant browsing damage evident in woodland.	Woodland to be protected from browsing through the planting of scrub species to provide a natural barrier. Details to be provided via the LEMP produced at the RM stage.
C	Invasive plant species	Good - No invasive species present in woodland.	To be controlled via appropriate management secured via the LEMP produced at RM stage.
D	Number of native tree species	Moderate - Three to four native tree or shrub species found across woodland parcel.	At least four native tree and shrub species to be planted. Due to the small size of these woodland parcels, it is unlikely that the woodland could support a greater diversity of species.
E	Cover of native tree and shrub species	Good - >80% of canopy trees and >80% of understory shrubs are native.	Solely native tree and shrub species are to be planted.

Condition Assessment Criteria		Criteria Score	How criteria will be met
F	Open space within woodland	Good - Woodland is <10ha and will support between 0 - 20% temporary open space.	The woodland parcels will be subject to an appropriate management regime to maintain temporary open space to 20% or less. Details to be provided via the LEMP produced at the RM stage.
G	Woodland regeneration	Moderate - One or two classes only present in woodland.	Due to the small-size of the woodland parcels and the ages of the trees, the majority of tree and shrub species will likely comprise of saplings and semi-mature specimens within a 30-year period.
H	Tree health	Good - Tree mortality less than 10%, no pests or diseases and no crown dieback.	The condition and health of the trees and shrubs will be monitored throughout the 30- year period. Should any pests and/or diseases occur, these will be appropriately controlled and treated. Details to be provided via the LEMP produced at the RM stage.
I	Vegetation and ground flora	Moderate - Recognisable woodland NVC plant community at ground layer present.	These will be new woodland parcels and will comprise of newly planted specimens on existing grassland. There is no current or historical evidence of ancient woodland flora within or around the Site, as such, these species are unlikely to establish within the woodland.
J	Woodland vertical structure	Moderate - Two storeys across all survey plots.	Given the ages of trees and shrubs to be planted, and the small size of the woodland parcels, it is considered unlikely that greater than two woodland storeys will be created.
K	Veteran trees	Poor - No veteran trees present in woodland.	Given the ages of the trees they are not likely to qualify as mature or veteran at 30 years
L	Amount of deadwood	Poor - Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Given the ages of the trees to be plated, they are unlikely to produce significant quantities of deadwood within the 30-year period.

Condition Assessment Criteria		Criteria Score	How criteria will be met
M	Woodland disturbance	Good - No nutrient enrichment or damaged ground evident.	The woodland parcels will be located within an area of wildflower grassland which will not be subject to intensive nutrient enrichment.
Condition Assessment Score:		26	Condition Assessment Result: Moderate

*Abridged from 'Condition Sheet: Woodland Habitat Type'.

Sustainable Urban Drainage Systems (SUDs)

Table EDP A3.9: Target Condition for SuDS Features

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
Core Criteria- applicable to all urban habitat types			
A	Varied vegetation structure with no single structural habitat component or vegetation type covering >80% of total area.	N	The habitat present will comprise a SuDS basin which although planted with aquatic flora will only comprise a single ecotone.
B	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 the LEMP produced at RM Stage.
C	<5% cover of invasive non-native species and other detrimental species.	Y	The control of non-native species will be included within the LEMP produced at RM stage to ensure that these species remain absent.
Additional Criterion - only applicable to Bioswale and SuDS habitat types			
E1	Plant species are mostly native, and if non-native they should not be detrimental to the habitat or native wildlife.	Y	Planting scheme will comprise mostly native species or those of value to wildlife.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
E2	Vegetation comprised of plant species suited to wetland or riparian situations.	N	It is anticipated that the basin will only be seasonally wet in heavy rainfall events and unlikely to support species indicative of true wetlands.
Condition Assessment Result:		Passes two of three core criteria.	Condition Assessment Score: Moderate

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

Urban Trees - Street Trees

Table EDP A3.10: Target Condition for Individual Trees- Urban Trees.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	Individual tree (or >70% within the block) are native species.	Y	All trees will be native species, or more than 70% will be.
B	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.
C	Individual tree is mature (or >50% within the block are mature).	N	Given the ages of the trees they are not likely to qualify as mature or veteran at 30 years.
D	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.
E	Micro-habitats for birds, mammals and insects are present.	N	Given the age, size, and structure of the tree 30 years after planting, micro-habitats are unlikely to occur.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
F	>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 over sail areas of roads/pavements/hard surfaces.
Condition Assessment Result:		Passes two of six criteria	Condition Assessment Score: Poor

*Abridged from 'Condition Sheet: INDIVIDUAL TREES Habitat Type'.

Rural Trees – Public Open Space

Table EDP A3.11: Target Condition for Individual Trees- Rural Trees.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	Individual tree (or >70% within the block) are native species.	Y	All trees will be native species.
B	Gaps in canopy cover <10% with no gaps >5m wide (Individual trees automatically pass this criterion).	Y	All POS trees will be planted as individual trees which automatically pass this criterion.
C	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.
D	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.
E	Micro-habitats for birds, mammals and insects are present.	N	Given the age, size, structure of the tree 30 years after planting, micro-habitats are unlikely to occur.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
F	>20% of tree canopy is oversailing vegetation beneath.	Y	The surrounding habitat is likely to occur beneath the oversailing tree canopy.
Condition Assessment Result:		Passes three of six criteria	Condition Assessment Score: Moderate

*Abridged from 'Condition Sheet: INDIVIDUAL TREES Habitat Type'.

Species-rich Native Hedgerow

Table EDP A3.12: Target Condition for Species-rich Native Hedgerow

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A1	Height	Y	An appropriate management will be implemented to enable the successful establishment of the hedgerows and continued maintenance of the hedgerow height to greater than 1.5m.
A2	Width	Y	An appropriate management will be implemented to enable the successful establishment of the hedgerows and continued maintenance of the hedgerow width to greater than 1.5m.
B1	Gap – hedge base	Y	Distance from ground to lowest leaf expected to be <0.5m for >90% of hedgerow length.
B2	Gap – hedge canopy continuity	Y	Horizontal 'gappiness' expected to be low, with gaps making up <10% of total hedgerow length. Replacement replanting of any failures to be required through compliance with LEMP.
C1	Undisturbed ground and perennial vegetation	N	The location of proposed hedgerows immediately adjacent to new residential dwellings, within an urban environment, is likely to result in disturbance of ground.
C2	Nutrient-enriched perennial vegetation	N	The nutrient levels adjacent to the hedgerows is expected to reduce through the removal of agricultural practices on the adjacent habitats however, due to the urban setting of the hedgerows, there is potential for indirect nutrient enrichment through surface run-off.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
D1	Invasive and neophyte species	Y	Presence of native and recently introduced species will be controlled through removal, secured through the LEMP.
D2	Current damage	N	Given the urban setting of hedgerows, it is reasonably expected that the hedgerow will be subject to damage caused by human activities (e.g. pollution, fly-tipping, inappropriate management).
Condition Assessment Result:		Fails a total of three criteria	Condition Assessment Score: Moderate

*Abridged from 'Condition Sheet: HEDGEROW Habitat Type'.

Species-rich Native Hedgerow with Trees – Associated with a Bank or Ditch

Table EDP A3.13: Target Condition for Species-rich Native Hedgerow

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A1	Height	Y	An appropriate management will be implemented to enable the successful establishment of the hedgerows and continued maintenance of the hedgerow height to greater than 1.5m.
A2	Width	Y	An appropriate management will be implemented to enable the successful establishment of the hedgerows and continued maintenance of the hedgerow width to greater than 1.5m.
B1	Gap – hedge base	Y	Distance from ground to lowest leaf expected to be <0.5m for >90% of hedgerow length.
B2	Gap – hedge canopy continuity	Y	Horizontal 'gappiness' expected to be low, with gaps making up <10% of total hedgerow length. Replacement replanting of any failures to be required through compliance with LEMP.
C1	Undisturbed ground and perennial vegetation	N	The location of proposed hedgerows immediately adjacent to new residential dwellings, within an urban environment, is likely to result in disturbance of ground.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
C2	Nutrient-enriched perennial vegetation	Y	The nutrient levels adjacent to the hedgerows is expected to reduce through the removal of agricultural practices on the adjacent habitats.
D1	Invasive and neophyte species	Y	Presence of native and recently introduced species will be controlled through removal, secured through the LEMP.
D2	Current damage	N	Given the urban setting of hedgerows, it is reasonably expected that the hedgerow will be subject to damage caused by human activities (e.g. pollution, fly-tipping, inappropriate management).
Additional group – application to hedgerows with trees only			
E1	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	N	Given the ages of the trees to be planted, they are not likely to qualify as mature or veteran at 30 years.
E2	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	Trees will be left to mature naturally and will only be subject to appropriate management where required for safety or other reasons. Furthermore, the health of the trees will be monitored over the 30-year period and remediation measures will be undertaken should any pests or diseases be identified.
Condition Assessment Result:		Fails a total of three criteria	Condition Assessment Score: Moderate

*Abridged from 'Condition Sheet: HEDGEROW Habitat Type'.

Line of Trees

Table EDP A3.14: Target Condition for Line of Trees

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	At least 70% of trees are native species.	Y	Native tree species only are to be planted.
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide.	Y	Trees will be left to mature naturally and will only be subject to appropriate management where required for safety or other reasons.
C	One or more trees has veteran features and/or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Y	Trees will be left to mature naturally and will only be subject to appropriate management where required for safety or other reasons. Whilst the trees will be left to establish naturally, natural ecological niches and/or veteran tree features may also establish naturally over time, however, the creation of such features cannot be guaranteed within a 30-year period. Furthermore, given the ages of the trees to be planted, they are not likely to qualify as mature or veteran at 30 years.
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.	N	The location of proposed treeline will be immediately adjacent to the community and leisure facilities which will likely result in disturbance to the adjacent ground layer.
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	Trees will be left to mature naturally and will only be subject to appropriate management where required for safety or other reasons.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met	
Condition Assessment Result:	Passes 3 or 4 criteria.		Condition Assessment Score:	Moderate

*Abridged from 'Condition Sheet: LINE OF TREES Habitat Type.'

Appendix EDP 4
Biodiversity Metric 4.0
(edp4579_r014)

Land East of Ploughley Road, Ambrosden
Headline Results
Scroll down for final results ▲

Return to results menu

On-site baseline	Habitat units	25.82	
	Hedgerow units	15.26	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	28.67	
	Hedgerow units	22.89	
	Watercourse units	0.00	
On-site net change <small>(units & percentage)</small>	Habitat units	2.85	11.06%
	Hedgerow units	7.63	50.02%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change <small>(units & percentage)</small>	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	2.85
	Hedgerow units	7.63
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	2.85
	Hedgerow units	7.63
	Watercourse units	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	11.06%
	Hedgerow units	50.02%
	Watercourse units	0.00%

Trading rules satisfied?

Yes ✓

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	25.82	28.40	0.00
<i>Hedgerow units</i>	10.00%	15.26	16.78	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

Unit requirement met or surpassed ✓

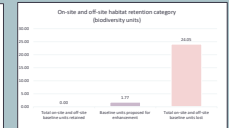
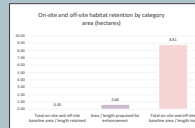
Unit requirement met or surpassed ✓

Unit requirement met or surpassed ✓

Land Use of Highways Road, Ambrosion	
Detailed Results	
Summary Figures	
Net project biodiversity units (Excluding all on-site & off-site habitat retention / creation)	1.84
Total project biodiversity % change (Excluding all on-site & off-site habitat retention / creation)	11.29%
	0.00%
Combined habitat retention and enhancement	
On-site and off-site habitat retention and enhancement	1.84
On-site and off-site habitat retention	1.84
On-site and off-site habitat enhancement	0.00
Total on-site and off-site habitat retention and enhancement	1.84
On-site and off-site habitat retention	1.84
On-site and off-site habitat enhancement	0.00
Total on-site and off-site habitat retention and enhancement	1.84
On-site and off-site habitat retention	1.84
On-site and off-site habitat enhancement	0.00
Total on-site and off-site habitat retention and enhancement	1.84

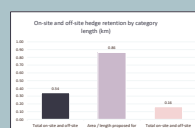
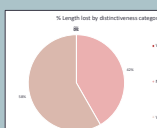
On-site change by broad habitat type						
Habitat group	Baseline		Post-development on-site		On-site change	
	On-site existing area (ha)	On-site existing value	On-site proposed area (ha)	On-site proposed value	On-site net change (ha)	On-site net change (value)
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland	0.00	0.00	0.00	0.00	0.00	0.00
Open water	0.00	0.00	0.00	0.00	0.00	0.00
Arable	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00

Combined area lost by disturbance band		
Category	Area lost (hectares)	Area lost (%)
High	0.00	0.00
Medium	0.00	0.00
Low	0.00	0.00
Total	0.00	0.00



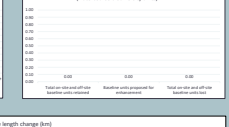
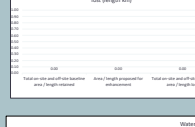
On-site change by broad habitat type						
Habitat group	Baseline		Post-development on-site		On-site change	
	On-site existing area (ha)	On-site existing value	On-site proposed area (ha)	On-site proposed value	On-site net change (ha)	On-site net change (value)
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland	0.00	0.00	0.00	0.00	0.00	0.00
Open water	0.00	0.00	0.00	0.00	0.00	0.00
Arable	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00

Combined length lost by disturbance band		
Category	Length lost (km)	Length lost (%)
High	0.00	0.00
Medium	0.00	0.00
Low	0.00	0.00
Total	0.00	0.00



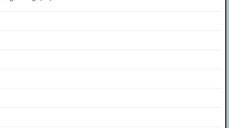
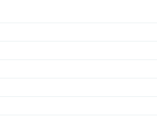
On-site change by broad habitat type						
Habitat group	Baseline		Post-development on-site		On-site change	
	On-site existing area (ha)	On-site existing value	On-site proposed area (ha)	On-site proposed value	On-site net change (ha)	On-site net change (value)
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland	0.00	0.00	0.00	0.00	0.00	0.00
Open water	0.00	0.00	0.00	0.00	0.00	0.00
Arable	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00

Combined length lost by disturbance band		
Category	Length lost (km)	Length lost (%)
High	0.00	0.00
Medium	0.00	0.00
Low	0.00	0.00
Total	0.00	0.00



On-site change by broad habitat type						
Habitat group	Baseline		Post-development on-site		On-site change	
	On-site existing area (ha)	On-site existing value	On-site proposed area (ha)	On-site proposed value	On-site net change (ha)	On-site net change (value)
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland	0.00	0.00	0.00	0.00	0.00	0.00
Open water	0.00	0.00	0.00	0.00	0.00	0.00
Arable	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00

Combined length lost by disturbance band		
Category	Length lost (km)	Length lost (%)
High	0.00	0.00
Medium	0.00	0.00
Low	0.00	0.00
Total	0.00	0.00



Project Name: Land Use of Zoumbier Road, Embouchure - Mass Rebreuvon	
A-1 On-Site Habitat Baseline	
Coordinate / Zone Column	Coordinate / Zone Row
Mass Meter	Indication

Area habitat summary	
Total Area Habitat	8.81
Total Area to Change	1.00
Total Area Remaining	7.81

Ref	Broad Habitat	Habitat Type	Area (hectares)	Disturbance		Condition		Ecological significance			Ecological Action to Meet Targeting Rules	Endangered Species
				Disturbance	Score	Condition	Score	Design significance	Ecological significance	Multiple significance		
1	Disturbed	Disturbed grassland	1.000	Low	2	Good	2	Low	Low	Low	Low	0.00
2	Disturbed	Disturbed grassland	7.000	Low	2	Good	2	Low	Low	Low	Low	0.00
3	Disturbed and shrub	Disturbed shrub	0.020	Medium	4	Good	4	Medium	Medium	Medium	Medium	0.02
4	Disturbed and shrub	Disturbed shrub	0.014	Medium	4	Good	4	Medium	Medium	Medium	Medium	0.01
5	Shrubly woodland	Shrubly woodland	0.114	Low	2	Good	2	Low	Low	Low	Low	0.00
6	Shrubly woodland	Shrubly woodland	0.01	Low	2	Good	2	Low	Low	Low	Low	0.00
7												
8												
9												
10												
Total habitat area			8.81									8.81
Area Area (including area of individual trees and shrub species)			0.00									

Area	Area	Invasive species diversity index			Average condition for native species	Comments
		Area	Area	Area		
Area 1	Area 1	Area 1	Area 1	Area 1	Area 1	Area 1
Area 2	Area 2	Area 2	Area 2	Area 2	Area 2	Area 2
Area 3	Area 3	Area 3	Area 3	Area 3	Area 3	Area 3
Area 4	Area 4	Area 4	Area 4	Area 4	Area 4	Area 4
Area 5	Area 5	Area 5	Area 5	Area 5	Area 5	Area 5
Area 6	Area 6	Area 6	Area 6	Area 6	Area 6	Area 6
Area 7	Area 7	Area 7	Area 7	Area 7	Area 7	Area 7
Area 8	Area 8	Area 8	Area 8	Area 8	Area 8	Area 8
Area 9	Area 9	Area 9	Area 9	Area 9	Area 9	Area 9
Area 10	Area 10	Area 10	Area 10	Area 10	Area 10	Area 10
Total area		8.81	8.81	8.81	8.81	8.81

SP in baseline assessment tool	Relevant tool	Baseline	SP
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Total area that includes area of individual trees and shrub species	0.00
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Project Name: Land Dept of Kingsley Road, Ashburton. Map Reference: A-2 On-Site Habitat Creation

Coordinate / Show Outline Coordinate / Show Rows

Main Menu Instructions

Area habitat summary	
Total Habitat Change	1.89
Total Area Change	None
Total Area Deleted	None
Area Check	Area Acceptable ✓

Broad Habitat	Proposed habitat	Area (hectares)	Disturbance		Condition	Strategic significance		Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	Habitat value (hectares)	Comments		CSI reference number
			Disturbance	Condition		Strategic significance	Standard or adjusted time to target condition					Final time to target condition (years)	Final difficulty of creation	
Grassland	Modified grassland	0.0396	Low	Poor	As a consequence not in local strategy no local strategy	Standard time to target condition applied	1	Low	1.45	100% within the development site rate 80% amenity and 20% wildlife cover standard and 10% mixed scrub. This is the amenity turf				
Grassland	Modified grassland	0.0912	Low	Medium	As a consequence not in local strategy no local strategy	Standard time to target condition applied	4	Low	0.33	100% within the development site rate 80% amenity and 20% wildlife cover standard and 10% mixed scrub. This is the wildlife cover				
Grassland	Modified grassland	0.0801	Low	Poor	As a consequence not in local strategy no local strategy	Standard time to target condition applied	1	Low	1.45	Community Garden facilities area. It has been assessed amenity turf will cover 80% of site				
Urban	Developed land, sealed surface	2.4809	V Low	NA - Other	As a consequence not in local strategy no local strategy	Standard time to target condition applied	0	Medium	0.00	Residential front and rear unsealed landscaping. A rate of 20% landscaping including 20% grasses and 5% amenity turf and 20% trees has been assessed. This area includes the access roads.				
Urban	Residential drainage system	0.4818	Low	Medium	As a consequence not in local strategy no local strategy	Standard time to target condition applied	5	Medium	1.84	Public works				
Urban	Vegetated garden	0.88273	Low	Condition Assessment NA	As a consequence not in local strategy no local strategy	Standard time to target condition applied	1	Low	1.72	See above. A rate of 20% landscaping including 20% grasses and 5% amenity turf and 20% trees has been assessed. This area includes the access roads.				
Grassland	Modified grassland	0.13833	Low	Poor	As a consequence not in local strategy no local strategy	Standard time to target condition applied	1	Low	0.34	Community Garden facilities area. It has been assessed amenity turf will cover 80% of site				
Heathland and scrub	Mixed scrub	0.0612	Medium	Medium	As a consequence not in local strategy no local strategy	Standard time to target condition applied	5	Low	0.84	100% within the development site rate 80% amenity turf, 20% wildlife cover standard and 10% mixed scrub. This is the mixed scrub				
Urban	Developed land, sealed surface	0.13896	V Low	NA - Other	As a consequence not in local strategy no local strategy	Standard time to target condition applied	0	Medium	0.00	LEAP - assessed to comprise of safety landscaping. Assessed to cover 10% of the site				
Grassland	Modified grassland	0.2197	Low	Medium	Location ecologically desirable but not in local strategy	Standard time to target condition applied	4	Low	0.83	Shrubland vegetation around the D&D pond and drainage to be planted with a mainly standard turf mix				
Individual trees	Street tree	0.3402	Medium	Medium	Location ecologically desirable but not in local strategy	Standard time to target condition applied	22	Low	1.16	22 street trees within the residential footprint				
Individual trees	Urban tree	0.0289	Medium	Poor	As a consequence not in local strategy no local strategy	Standard time to target condition applied	10	Low	0.45	10 urban trees within the residential footprint and public open space within the development footprint				
Woodland and forest	Other woodland, broadleaved	0.584	Medium	Medium	Location ecologically desirable but not in local strategy	Standard time to target condition applied	15	Low	3.91	Native woodland planting in public open space around the development				
Grassland	Modified grassland	1.15633	Low	Poor	Location ecologically desirable but not in local strategy	Standard time to target condition applied	1	Low	2.45	Native public open space up to 60% wildlife cover (other mixed grass) and 60% amenity grassland. This is the amenity grassland				
Grassland	Other neutral grassland	0.77002	Medium	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	10	Low	3.13	Native public open space up to 60% wildlife cover (other mixed grass) and 60% amenity grassland. This is the wildlife cover				
Total habitat area		8.88									81.40			

Site Area Check (area of individual trees and Open water)	0.81	
MP to baseline conversion tool:	0.81 x 1.05	0.85

Project Name: **Leidt Meet of Ploeghry Road, Ambrosden - Misp selection**
B-1 On-Site Hedge Baseline

Hedge summary	
Length (m)	7.28
Young hedges	100%

Hedge ID	Hedge number	Hedge type	Length (m)	Disturbance		Condition		Strategic significance	Strategic significance	Strategic priority	Inspected Area to Meet Working Status	Ecological importance	Inspection category biodiversity value					Comments		GIS reference	
				Disturbance	Score	Condition	Score						Length retained	Rate retained	Value retained	Length lost	Rate lost	Value lost	Other comments		Conserving biodiversity
1	101	Native hedge	0.44	Low	2	Good	3	Low	1	1	100%	1.00	0.44	0	0.00	0.00	0.00	0.00			
2	102	Native hedge	0.100	Low	2	Good	3	Low	1	1	100%	1.00	0	0.00	0.00	0.00	0.00	0.00			
3	103	Native hedge with trees	0.077	Medium	4	Good	3	Low	1	1	100%	1.00	0	0.077	0.00	0.00	0.00	0.00			
4	104	Native hedge with trees	0.241	Medium	4	Good	3	Low	1	1	100%	1.00	0	0.241	0.00	0.00	0.00	0.00			
5	105	Native hedge with trees	0.200	Medium	4	Good	3	Low	1	1	100%	1.00	0	0.200	0.00	0.00	0.00	0.00			
6	106	Native hedge with trees - large trees with hedges on either side	0.121	High	5	Good	3	Low	1	1	100%	1.00	0	0.121	0.00	0.00	0.00	0.00			
7	107	Native hedge	0.100	Low	2	Good	3	Low	1	1	100%	1.00	0	0.100	0.00	0.00	0.00	0.00			
8	108	Openland with native vegetation and trees	0.200	High	5	Good	3	Low	1	1	100%	1.00	0.200	0.00	0.00	0.00	0.00	0.00			
9																					
10																					
11																					
12																					
13																					
14																					
15																					
16																					
			7.28										0.24	0.00	0.00	0.00	0.00	0.00			

Plans

Plan EDP 1: Extended Phase 1 Habitat Survey
(edp4579_d010b 16 October 2023 VMS/JGw)

Plan EDP 2: Pre-development Habitat Plan
(edp4579_d031a 09 October 2023 GYo/JGw)

Plan EDP 3: Post-development Habitat Plan
(edp4579_d022c 20 October 2023 JGw/PNe)



- Site Boundary
- Tall Ruderal
- Dense Continuous Scrub
- Ephemeral/short Perennial
- SI Poor Semi-improved Grassland
- P1 Standing Water
- Intact Species-rich Hedgerow and Trees
- Intact Species-poor Hedgerow and Trees
- Intact Species-poor Hedgerow
- Scattered Trees (Broad-leaved)
- Dry Ditch
- TN1 Target Note 1: Ancient Veteran Tree
- Tree with 'Moderate' Suitability for Roosting Bats
- Tree with 'Low' Suitability for Roosting Bats
- F1** Field Number
- H1** Hedgerow Number
- T1/G1** Tree Number

client
Archstone Ambrosden Ltd and Bellway Homes Ltd

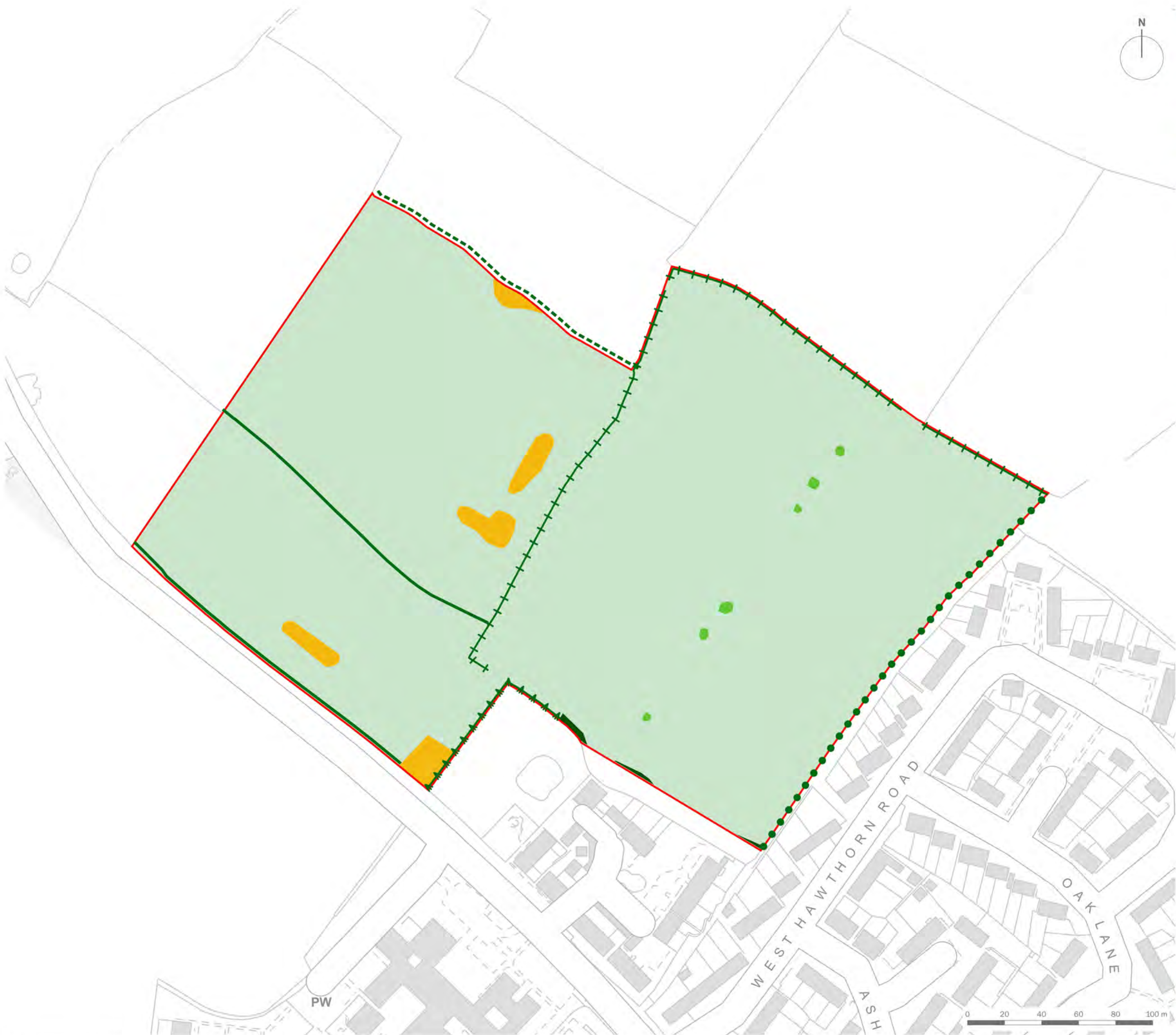
project title
Land east of Ploughley Road, Ambrosden

drawing title
Extended Phase 1 Habitat Map

date	16 OCTOBER 2023	drawn by	VMS
drawing number	edp4579_d010b	checked	JBr
scale	1:3,000 @ A3	QA	GYo



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- Site Boundary
- Bramble Scrub
- Hawthorn Scrub
- Ruderal/Ephemeral
- Modified Grassland
- Species-rich Native Hedgerow with Trees
- Native Hedgerow with Trees
- Native Hedgerow
- Native Hedgerow - Associated with Bank or Ditch
- Line of Trees

client
Archstone Ambrosden Ltd and Bellway Homes Ltd

project title
Land East of Ploughley Road, Ambrosden

drawing title
Pre-development Habitat Plan

date	09 OCTOBER 2023	drawn by	GYo
drawing number	edp4579_d031a	checked	JGw
scale	1:2,000 @ A3	QA	VMS



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- Site Boundary
- Retained Habitats**
- ▼▼▼▼ Species-rich Native Hedgerow with Trees
- Line of Trees
- 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**
- Public Open Space Split:
80% Amenity Grassland (Modified Grassland; Poor Condition)
10% Wildflower Grassland (Modified Grassland; Moderate Condition)
10% Mixed Scrub
- Sustainable Drainage System
- Developed Land; Sealed Surface
- Wider Public Open Space Comprising of: 0.681ha of Enhanced Modified Grassland, 1.927 ha of Created POS Split: 40% Wildflower Grassland (Other Neutral Grassland), 60% Amenity Grassland (Modified Grassland)"
- Community and Leisure Facilities Split
85% Modified Grassland
15% Developed Land; Sealed Surface
- Other Woodland; Broadleaved
- ▼-▼-▼-▼ Species-rich Native Hedgerow with Trees - Associated with Bank or Ditch
- ▼▼▼▼ Species-rich Native Hedgerow
- Line of Trees
- Proposed Tree
- Hedgerow to be Removed

client
Archstone Ambrosden Ltd and Bellway Homes Ltd

project title
Land East of Ploughley Road, Ambrosden

drawing title
Post-development Habitat Map

date	20 OCTOBER 2023	drawn by	JGw
drawing number	edp4579_d022c	checked	PNe
scale	1:2,000 @ A3	QA	VMS



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