



**Land East of Ploughley  
Road, Ambrosden**

**Landscape and  
Ecological  
Management  
Framework**

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

On behalf of:  
**Archstone Ambrosden Ltd,  
Bellway Homes Ltd and  
Rosemary May**

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## Document Control

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(edp4579\_d031a 09 October 2023 GYo/JGw)
- Plan EDP 2: Post-development Habitat Plan  
(edp4579\_d022c 20 October 2023 JGw/PNe)

## **Section 1**

### **Introduction**

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May to prepare a Landscape and Ecological Management Framework (LEMF) in relation to the proposed development at Land East of Ploughley Road, Ambrosden (hereafter referred to as the 'Proposed Development').
- 1.2 This LEMF is intended to provide the outline framework and detailed measures for delivering optimal ecological outcomes for the Proposed Development as informed by the landscape (ref: edp4579\_r005) and ecological (ref: edp4579\_r001 and edp4579\_r013) assessments of the Development Proposals accompanying the planning application. The necessary detailed measures, conforming with the broad principles set out within this LEMF, are to be provided within a future comprehensive Landscape, Ecological and Management Plan (LEMP).
- 1.3 The Proposed Development is centred at National Grid Reference SP 60464 20052 and will comprise of 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). The Framework Plan is provided in **Appendix 2**.
- 1.4 The Site measures c.9.46 hectares (ha) and is located in the northern outskirts of Ambrosden, c.1.5km south from the suburban edge of Bicester, within the Cherwell District Council (CDC) planning authority. It comprises of three fields of poor semi-improved grassland bound by a network of mature hedgerows and broadleaved trees. The Site is bordered by agricultural land to the north and west, with Ploughley Road on its southern boundary and low-density residential development to the south-east. The extent of the Site is illustrated on **Plan EDP 1**.
- 1.5 The document should be read in conjunction with the Illustrative Landscape Strategy Plan in **Appendix EDP 1**, Framework Plan in **Appendix 2** and proposed habitats for the Site are illustrated on **Plan EDP 2**, to be submitted as part of the planning application.

## **Section 2**

### **Aims and Over-arching Management Principles**

#### **AIMS**

- 2.1 The overall aims of this LEMF is to provide an overview of the measures required to facilitate the establishment and management of the landscape and ecological components specific to the Proposed Development.
- 2.2 The future LEMP will extend over the lifetime of the Proposed Development through construction, operation, and decommissioning; requiring subsequent monitoring and review of all operations set out within it at five yearly intervals. The LEMP should set out the purpose of the report including a brief description of the Proposed Development in its current condition and the green infrastructure (GI) elements of note.
- 2.3 The aim of the future LEMP should be:
- To ensure that the Proposed Development accords with the mitigation measures identified in the landscape and ecology assessment of the development proposals;
  - To ensure that development is carried out in an appropriate manner such that existing features and species of landscape and ecological importance are protected during the pre-construction/enabling, construction, operational and decommissioning phases of the scheme;
  - To provide adequate monitoring to ensure that those soft landscaping areas and ecological habitats and features have been managed appropriately; and
  - To enable the delivery, establishment, maintenance and management of all GI features and semi-natural habitats that are to be retained, enhanced or created to ensure that they continue to deliver benefits for local wildlife and landscape and visual amenity throughout the lifetime of the scheme.

#### **STRATEGIC OBJECTIVES**

- 2.4 The Strategic Objectives for the landscape proposal, as shown on the Illustrative Landscape Strategy Plan in **Appendix EDP 1**, are as follows:
- To ensure that the retained and enhanced green infrastructural (GI) elements, including the network of mature hedgerows and treelines, and semi-improved grassland, are maintained and enhanced through species enrichment, age diversity, healthy longevity and the integrity of linear elements;
  - To deliver an overall Biodiversity Net Gain of at least 10%;
  - To contribute to the visual integration of the Development Proposals, through visual screening and softening, reinstating historic hedgerows filtering views from beyond the

Site boundary to the west and planting alongside proposed roads on Site in line with the NPPF;

- To contribute to the reduction of glint and glare beyond the Site boundaries; and
- To contribute to the mitigation of potential effects on heritage assets beyond the Site boundaries.

## **MANAGEMENT PRINCIPLES**

2.5 To be able to achieve the vision and Strategic Objectives for the Proposed Development the following key Management Principles will need to be incorporated:

- Secure the maintenance of the GI throughout the construction, operational, and decommissioning periods;
- Retain, manage, enhance, and protect existing GI elements (e.g., mature trees and hedgerows, and semi-improved grassland);
- Ensure the establishment and maintenance of created elements and habitats to the appropriate condition, height and form to achieve the strategic objectives throughout the construction, operational and decommissioning periods;
- Provide an attractive, green environment for the new development and integrate the Proposed Development into the wider landscape setting;
- Reinforce the existing vegetation framework, and diversify its structure and age composition; and
- Ensure the GI does not compromise the health and safety of personnel involved in the construction and operation of the Proposed Development.

## **RESPONSIBILITIES**

2.6 The responsibility for carrying out the functions of the future LEMP will be as follows:

- Implementation works phase: all management and maintenance works of all features of landscape and ecological importance are the responsibility of the Developer, and are to be continued through to year 1 defects/rectification period;
- Long-term management: the responsibility of the management and maintenance works of all features and species of ecological importance associated with the development post-adoption will be the responsibility of the Developer;
- Landscape management and maintenance responsibilities may be undertaken by an independent landscape management and maintenance company as appointed by the Developer; and

- All measures detailed within the LEMP will cover the provision, management, inspection, maintenance, repair and replacement as necessary, considering factors including landscape and ecological use for the land.

## **Section 3**

### **Landscape and Ecological Management Plan**

- 3.1 Following the approval of planning permission, a comprehensive Landscape and Ecological Management Plan (LEMP) will be developed and agreed with the Local Planning Authority (LPA). The LEMP will conform to the broad principles set out in this LEMF.

#### **LANDSCAPE AND ECOLOGICAL RESOURCE**

- 3.2 The LEMP should demonstrate that the existing landscape and ecological resource of the Proposed Development has been fully understood, with separate resources identified and briefly described, referring to any baseline reporting where necessary.

#### **Landscape Resource**

- 3.3 The landscape resources identified during baseline investigations undertaken by EDP in 2021 and 2023 include the following features:

- Network of locally valuable hedgerows, treelines and trees across the Site and at its perimeter; and
- Semi-improved grassland within the fields.

#### **Ecology Resource**

- 3.4 The landscape resources identified during baseline investigations undertaken by EDP in 2021 and 2023 include the following features:

- Network of locally valuable hedgerows and scattered trees across the Site, including as ancient veteran tree;
- Potential for breeding birds in boundary features of up to Local-level value;
- Eleven trees of low to moderate suitability to support roosting bats;
- Foraging and commuting bat assemblage of Local-level value;
- Habitats of suitability for foraging and commuting badger and hedgehog of up to Site-level value;
- Potential for great crested newts in terrestrial habitats from off-Site breeding ponds of Local-level importance; and
- Small population of reptiles of no greater than Site-level importance.



## **GI TYPOLOGIES AND STRATEGIES**

- 3.5 The GI elements within the Proposed Development are presented on the Post-development Habitat Plan shown on **Plan EDP 2** and include:

### **Grassland**

- 3.6 Areas of retained semi-improved grassland (modified grassland) will form part of the wider public open space provisions as amenity footpaths and will be less species-rich due to intensive habitat management for amenity purposes.
- 3.7 Marshy grassland will also be created around the SuDS pond and swales utilising a species mix that is characteristic of the local area (Cherwell). These areas are to be planted with a marshy grassland mix and will be subject to a less intensive management regime to reduce the need for regular maintenance and cutting regimes, reducing cost and providing greater opportunities for biodiversity.
- 3.8 Wildflower and grassland seed mixes will be provided on areas of enhanced or newly established other neutral grasslands on Site. The grassland to be enhanced will be oversewn with a species mix that is characteristic of the local area and should utilise species native to the local provenance. The exact species mix(es) to be used should be in discussion and agreement with the LPA Ecologist. A targeted sensitive and long-term management regime will be implemented to enhance its existing condition and fulfil the LEMP objectives.
- 3.9 Wildflower grassland within the wider public open space will be species-rich and managed for biodiversity and value for wildlife. The grassland is to be subject a less intensive management regime via traditional hay meadow techniques of an annual hay cut and fenced off and sign posted 'no public access' to reduce disturbance and enhance its structural and botanical diversity.
- 3.10 The grassland management regimes is to include the control of invasive, scrub and ruderal species should they establish and undertaking remediation measures to limit the establishment of bare ground. Further details will be specified within the LEMP and can be found in the Biodiversity Net Gain assessment (ref: edp4579\_r013)

### **Mixed Scrub**

- 3.11 Native mixed scrub planting is proposed within the POS within the development footprint and around the development. At least three native scrub species characteristic of the local area will be planted. Scrub will be subject to an appropriate long-term cutting regime to maintain structural and botanical diversity.
- 3.12 Further details will be specified within the LEMP and can be found in the Biodiversity Net Gain assessment (ref: edp4579\_r013).

### **Hedgerows**

- 3.13 Lengths of retained hedgerows will be subject to targeted sensitive management to enhance their condition and fulfil the LEMP objectives.

- 3.14 New hedgerow planting should be native and locally prevalent with a diverse range of species, at a minimum this should be more than five species on average per 30m section. For the native hedgerow planting with trees, species to be planting is to include pedunculate oak (*Quercus robur*), willow species (*Salix spp.*) and field maple (*Acer campestre*). All internal and perimeter hedgerows to be maintained at a minimum height of 1.5m and support a minimum 1m margin of wildflower grassland. Remediation measures should be undertaken to control the presence of invasive and ruderal species should they establish.
- 3.15 Further details will be specified within the LEMP and can be found in the Biodiversity Net Gain assessment (ref: edp4579\_r013).

### **Woodland**

- 3.16 Native broadleaved woodland planting is proposed within the public open space. The planting is to include at least four native tree and shrub planting from at least two age classes. Once established, the woodland will be subject to a targeted sensitive management regime to maintain condition and fulfil the LEMP objectives. Measures to be implemented to include the maintenance of 0 – 20% open space within the woodland, the retention of deadwood *in-situ* and undertaking remediation measures should any pests or diseases be identified within the woodland.
- 3.17 Further details will be specified within the LEMP and can be found in the Biodiversity Net Gain assessment (ref: edp4579\_r013).

### **Trees**

- 3.18 Retained and proposed trees will be subject to targeted sensitive management to enhance their condition and fulfil the LEMP objectives, including the retention of the ancient veteran tree to meet NPPF requirements.
- 3.19 New urban and rural tree planting will comprise native species that are locally prevalent and best suited to their location and context and LEMP objectives.

### **Sustainable Urban Drainage Systems (SuDS)**

- 3.20 SuDS ponds creation is proposed within the western meadow area of the Proposed Development, to incorporate marginal marshy grassland species as above.
- 3.21 Further details will be specified within the LEMP and can be found in the Biodiversity Net Gain assessment (ref: edp4579\_r013).

### **New Planting**

- 3.22 Detailed planting proposals to be secured through condition and contained within the LEMP. Plants to comprise native species that are locally prevalent and best suited to their location and context and LEMP objectives.

## **GREEN INFRASTRUCTURE ESTABLISHMENT AND MAINTENENCE**

### **Construction Phase**

- 3.23 Several new habitats and landscape features are to be established during the construction phase of the Proposed Development, or in the first planting season following completion.
- 3.24 The LEMP should set out the appropriate protection and management measures to ensure the delivery of biodiversity the objectives from an early stage.

### **Establishment (Years 1 – 5)**

- 3.25 This section of the LEMP should detail the management which should be undertaken for the retained and newly created landscape and ecological habitat features including the grassland, hedgerow and mixed scrub planting.
- 3.26 The establishment and management regime for all created and enhanced habitats and areas of strategic landscaping will require subsequent monitoring and review of all operations at five-yearly intervals, and the LEMP should also set this out in detail.

### **Management Regime (Years 6 - 30)**

- 3.27 This section of the LEMP should set out the broad management and maintenance tasks for the long-term care and protection of landscape and ecological features on Site. Given the dynamic nature of habitats and their ability to change over time, it is both inappropriate and impractical to set out a fixed and prescriptive set of management tasks to be implemented 'regardless of progress'. A key element of the plan is flexibility. It is, therefore, considered that the LEMP should be reviewed after five years, with any necessary changes to management documented within an updated LEMP. However, the recommendations for management identified should be broadly adopted during the management regime of years 6 to 30 and included within an updated LEMP as required.

## **MONITORING**

- 3.28 The LEMP should set out that the Applicant will have responsibility for implementation of the landscape proposals, and as contained within the LEMP, based on the provided plans and in accordance with the planning consent. When the landscaping is completed as part of the construction, the management company (if such an approach is adopted) will take over responsibility for the maintenance and management of the landscaping described in the LEMP.

## **Section 4 Summary**

- 4.1 This LEMF has been produced to inform the LEMP which is to be provided following the approval of planning permission and will ensure the Proposed Development is undertaken in accordance with the mitigation measures from the landscape and ecology assessment of the development proposals. The establishment of a clear vision for the overall Proposed Development is a key delivery consideration, ensuring the provision of visual amenity and landscape character and a Biodiversity Net Gain of at least 10% are afforded by appropriate landscape design principles.
- 4.2 It is considered that the management and maintenance guides outlined within this LEMF are sufficient in protecting and conserving the key landscape and ecological features of the Proposed Development, assuming they are followed into a detailed LEMP. Measures have been identified to ensure that existing retained features of landscape and ecological interest within the Proposed Development are suitably protected during the construction phase of the development.
- 4.3 The requirement for a detailed LEMP allows the Proposed Development to maintain the viability of new landscape planting, including suggested timings for when operations should occur. Broad recommendations for the continued long-term maintenance and protection of the Proposed Development's landscape and ecological interests have also been provided.
- 4.4 Any deviations from that prescribed within this LEMF is to be agreed in writing with the LPA.

## **Appendix EDP 1 Illustrative Landscape Strategy Plan**



- 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	<b>25 OCTOBER 2023</b>	drawn by	<b>LTI</b>
drawing number	<b>edp4579_d025e</b>	checked	<b>BCo</b>
scale	<b>1:2,500 @ A3</b>	QA	<b>RBa</b>





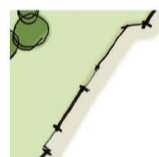
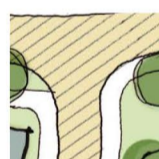
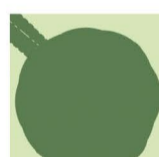
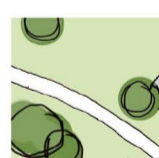
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## **Appendix EDP 2 Framework Plan**

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**

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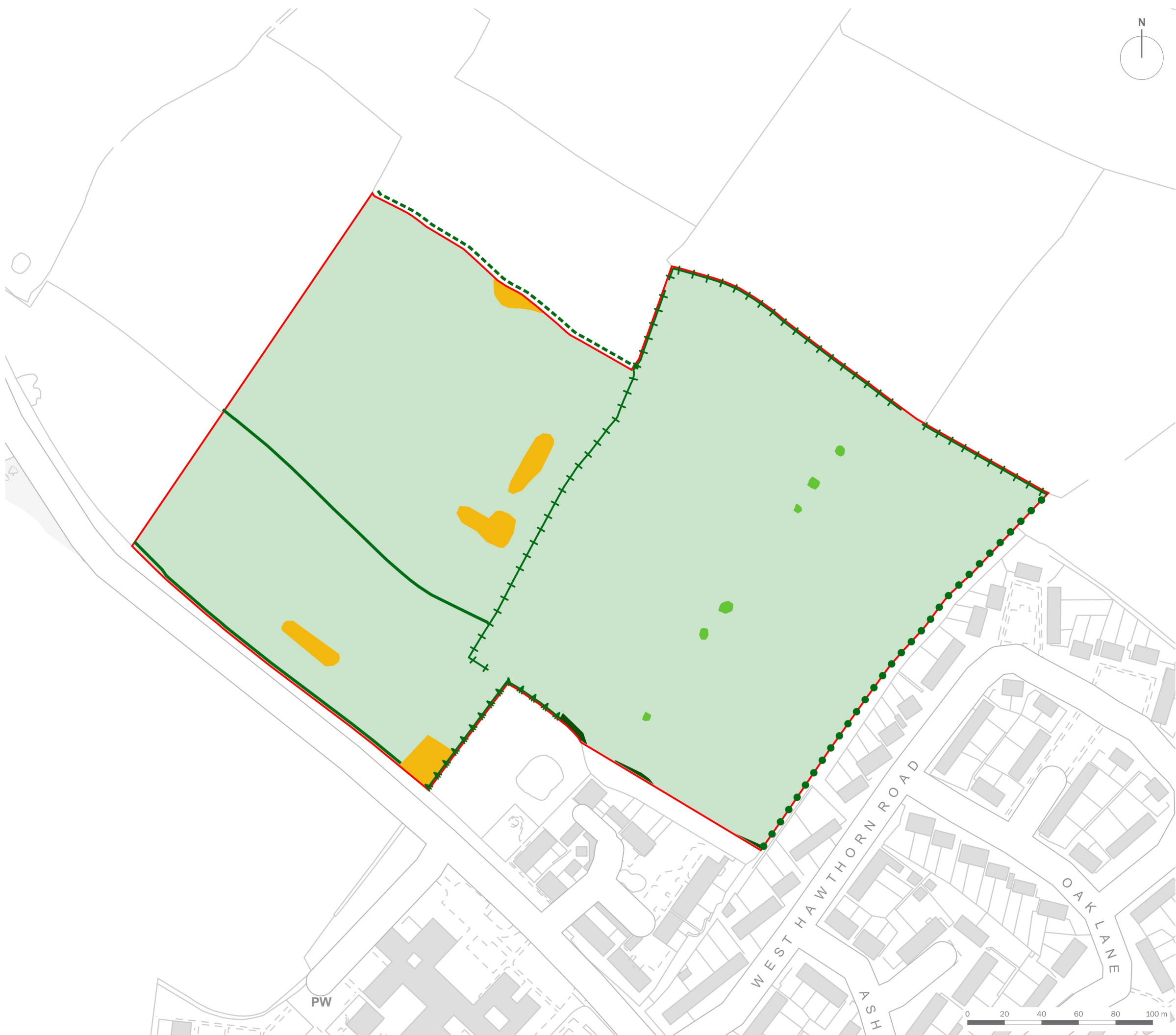




## Plans

**Plan EDP 1:** Pre-development Habitat Plan  
(edp4579\_d031a 09 October 2023 GYo/JGw)

**Plan EDP 2:** Post-development Habitat Plan  
(edp4579\_d022c 20 October 2023 JGw/PNe)



- 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**

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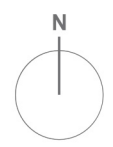
project title  
**Land East of Ploughley Road, Ambrosden**

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drawing title  
**Pre-development Habitat Plan**

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drawing number	<b>edp4579_d031a</b>	checked	<b>JGw</b>
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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**

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project title  
**Land East of Ploughley Road, Ambrosden**

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drawing title  
**Post-development Habitat Map**

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