



**Land at Hildersley  
Farm, Hildersley,  
Ross on Wye**

**Ecology  
Management Plan  
– Offsite Mitigation  
Area**

Prepared by:  
**The Environmental  
Dimension  
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On behalf of:  
**Barratt/David  
Wilson South Wales**

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Report Reference  
**edp5226\_r008b**

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## **Section 1**

### **Introduction**

- 1.1 This Ecology Management Plan (EMP) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Barratt/David Wilson South Wales (hereafter referred to as 'the Developer') in relation to land at Hildersley Farm, Hildersley, Ross on Wye (hereafter referred to as 'the Development Site').
- 1.2 Outline planning permission (reference P150930/O) comprising residential development of approximately 212 units, including affordable housing, public open space and associated works at land at Hildersley Farm, Hildersley, Ross on Wye was granted by Herefordshire Council on 08 May 2015 with all matters reserved. A copy of the decision notice is provided within **Appendix EDP 1**.
- 1.3 To inform a subsequent reserved matters application, an Ecological Management Plan was previously prepared in January 2022 for the Development Site as a whole (report reference edp5226\_r005b), based upon the Overall Site Planning Layout provided at **Appendix EDP 2** and Detailed Soft Landscape Plan provided at **Appendix EDP 3**.
- 1.4 To satisfy the requirements of the reserved matters consent (reference 150930/O, **Appendix EDP 4**), this EMP sets out those management measures specific to the offsite ecological mitigation area as previously detailed within the EMP prepared for the Development Site as a whole. This EMP is therefore based upon the Detailed Soft Landscape Plan specific to the offsite ecological mitigation area provided at **Appendix EDP 5**.
- 1.5 This EMP takes into consideration those recommendations made in respect of ecology matters, as previously submitted in support of the original outline planning application including: the Extended Phase 1 Habitat survey report prepared by Biocensus (June 2014); the Bat Activity Report prepared by RPS (Report Reference JER6271, September 2014); the Dormouse Survey Report prepared by RPS (Report Reference JER6271, December 2014); the Reptile Survey Report prepared by Acer Ecology (2015); and the Ecological Technical Note prepared by RPS (Report Reference JER6271 GHPT, December 2016).
- 1.6 To further inform this EMP, update surveys have since been completed by EDP between 2019 and 2021, so as to determine any material changes to those habitats and ecological features supported by the Development Site in the interim period, particularly in respect of those protected and/or notable species previously requiring consideration. This has included the completion of detailed dormouse (*Muscardinus avellanarius*) surveys of the Development Site during 2019 and 2020, alongside an Update Extended Phase 1 Habitat survey, Hedgerow Assessment and further detailed habitat suitability assessments in respect of bats, [REDACTED] and great crested newt (*Triturus cristatus*) in 2021. The findings of these surveys are provided in full within **Appendix EDP 6** and **7** respectively.

## Site Context

- 1.7 The Development Site is centred approximately at Ordnance Survey Grid Reference (OSGR) SO 61322 23792, to the immediate east of the market town Ross on Wye, adjacent to the A40 and within the Local Planning Authority of Herefordshire Council.
- 1.8 The Development Site encompasses approximately 8 hectares (ha) of predominantly arable and improved grassland with an area of broadleaved plantation woodland across its south-eastern extent. The Development Site is largely delineated by hedgerows which form part of the hedgerow network extending across the wider landscape.
- 1.9 A farm access lane and several farm buildings align the eastern boundary of the Development Site, whilst further agricultural land is present to the south and south-west. An unmanaged field comprising tussocky and rank grassland is present beyond the western boundary of the Development Site which supports areas of scattered scrub, tall ruderal vegetation, and scattered trees.
- 1.10 Further afield towards the west and north-west of the Development Site land use begins to become increasingly urbanised with the presence of commercial and residential properties associated with Ross on Wye. Elsewhere the wider landscape is predominantly in agricultural use, with the aspect to the south sloping upwards toward a large area of woodland circa 330m to the south of the Development Site known as Penyard Park Woods, which encircles Penyard Park peak, a mountain summit reaching circa 200m above sea level.

## Planning Context

- 1.11 Given the ecological sensitivities of the Development Site, several planning conditions are attached to the outline permission to ensure the protection and preservation of the ecological integrity of the Development Site.
- 1.12 Specifically, Condition 17 of the outline planning consent states that:

*“An additional 5 year Ecology Management Plan for the existing and newly created habitat should also be required by condition as follows: Prior to commencement of development, a five year Ecology Management Plan shall be submitted for approval in writing by the local planning authority. This shall include details of habitat establishment, management and monitoring of species based upon the recommendations of the protected species reports with proposed ecological enhancements. The Plan shall be implemented as approved.*

*Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (with amendments and as supplemented by the Countryside and Rights of Way Act 2000), the Natural Environment and Rural Communities Act 2006 and the Conservation of Habitats and Species Regulations 2010 (and 2012 amendment). To comply Herefordshire Council's Policies LD2 Biodiversity and Geodiversity, LD3 Green*



*Infrastructure of the Herefordshire Local Plan Core Strategy 2013 – 2031 and to meet the requirements of the National Planning Policy Framework.”*

- 1.13 Condition 6 of the Reserved Matters consent further sets out the following requirement:

*“With the exception of any site clearance and groundwork no further development shall commence until detail the following details in respect of the Biodiversity Mitigation and Enhancement Area (as detailed on drawing number BIO – 01 Rev B) has been submitted to and approved in writing by the Local Planning Authority:.*

- A detailed plan showing the planting specification;*
- Details of any proposed boundary treatments;*
- A timetable for the implementation of the planting; and*
- A management and maintenance plan for the Biodiversity Mitigation and Enhancement Area.*

*Works shall thereafter be carried out in accordance with the approved details.”*

- 1.14 This document therefore sets out the above information, including all appropriate working practices and safeguards to be employed throughout the establishment, management and monitoring of works for the construction and operational phases of the development specific to the offsite mitigation area, in order to protect the ecological interest of the Development Site.
- 1.15 In so doing, this EMP summarises those measures detailed within the EMP prepared for the wider Development Site (report reference edp5226\_r005b), and incorporates those recommendations documented within the aforementioned ecological reports, amended where necessary so as to remain appropriate to the detailed layout whilst considering the findings of all recent update survey work completed by EDP between 2019 and 2021.

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## **Section 2**

### **Scope, Aims and Responsibilities**

#### **Scope**

- 2.1 This EMP will extend for a minimum of five-years post-construction, requiring subsequent monitoring and review of all operations set out within this EMP at five yearly intervals post-development for a minimum period of 30 years, so as to take account of any changes to the Development Site or other influencing factors which may become evident as the landscape and ecological features become established and approach maturity. It will also further the design principles established at the time of the outline application for this development.
- 2.2 The EMP sets out the management tasks to be undertaken during the construction phase and operational phase of the development. In particular, it details those management recommendations for all features of ecological interest located within the offsite ecological mitigation area to be retained, enhanced and created.
- 2.3 The management prescriptions set out within this EMP are structured to take into account the following phases of the development works:
- Enabling and Pre-Construction Phases;
  - Construction; and
  - Operational Phase.

#### **Aims**

- 2.4 The rationale for this EMP is to facilitate the establishment and management of those ecological and landscape components specific to proposed development. Specifically, this EMP aims to:
- Ensure the appropriate management of any tree/vegetation works including clearance, planting and establishment during each phase of development; and
  - Set out measures for the long-term management and maintenance of all areas of soft landscaping associated with the development to ensure that such features are protected and enhanced over the long-term, enabling all benefits to biodiversity and visual amenity to be successfully delivered throughout the lifetime of the scheme.

## **Responsibilities**

- 2.5 The responsibility for carrying out the functions of this EMP will vary throughout the duration of the management period as follows:
- Construction Works Phase: All management and maintenance works of all features and species of ecological importance associated with the development are the responsibility of the Developer, and are to be continued through to practical completion; and
  - Operation Phase: The responsibility for the management and maintenance works of all features and species of ecological importance associated with the development post-completion will pass to a Resident's Management Company, with day to day activities managed by the appointed Managing Agent.
- 2.6 The management scheme detailed within this EMP is specific to the offsite mitigation area and will cover provision, management, inspection, maintenance, repair and replacement as necessary, taking into account factors including ecological, landscape, social, wildlife and amenity use of the land.

## **Section 3**

### **Biodiversity Interest**

- 3.1 This EMP incorporates pertinent baseline information and recommendations documented within the Extended Phase 1 Habitat survey report prepared by Biocensus (2014), protected species reports for dormouse and bats prepared by RPS (2014), and the Ecological Technical Note prepared by RPS (2016), as submitted with the outline planning application.
- 3.2 In light of the findings of the update dormouse and habitat surveys undertaken by EDP between 2019 and 2021, as further detailed at **Appendices EDP 6 and 7** respectively, this ECMS also includes additional mitigation measures recommended, tailored to the detailed layout proposed, to ensure the validity of the assessment of important ecological features supported by the Development Site.

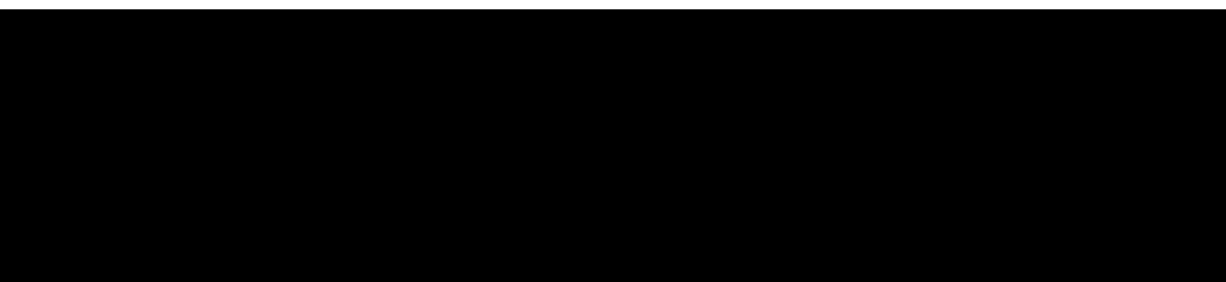
#### **Ecology Baseline**

- 3.3 To establish an ecological baseline for the Development Site, a desk study exercise, Extended Phase 1 Habitat survey, Hedgerow Survey and presence/absence surveys for great crested newt was initially undertaken by Biocensus in 2014, with further protected species surveys for dormouse and bats undertaken by RPS during the course 2014, and reptile surveys undertaken by Acer Ecology in 2015. Thereafter, an update walkover survey was undertaken by RPS in 2016 to identify any material changes to habitats since 2014. To further inform a future Reserved Matters Application, update dormouse surveys were completed by EDP during 2019 and 2020, in addition to an update Extended Phase 1 Habitat survey incorporating a Hedgerow Assessment and further habitat suitability assessments in respect of bats, [REDACTED] and great crested newt, completed in January 2021. The findings of these update surveys are further detailed at **Appendices EDP 6 and 7** respectively, and further summarised below.
- 3.4 With respect to statutorily designated sites, four internationally designated sites occur within 10km of the Development Site, including; the River Wye Special Area of Conservation (SAC) circa 1.6km north-west of the Development Site; the Wye Valley and Forest of Dean Bat Sites SAC circa 5km to the south-east; and Wye Valley Woodlands SAC, circa 9.3km to the south-west. With respect to nationally designated sites, three occur within 5km of the Development Site, including; the Wilton Bluff Site of Special Scientific Interest (SSSI) circa 1.5km west; the River Wye SSSI, circa 1.6km to the north-west; and Coughton Wood and Marsh SSSI circa 3.4km to the south-west. In respect of non-statutorily designated sites, Chase and Merrivale Woods Local Wildlife Site (LWS) supporting replanted ancient woodland occurs circa 480m south-west of the Development Site.
- 3.5 The Development Site itself measures approximately 8ha and comprises three fields (**F1-F3**) subject to active agricultural management currently supporting recently planted crop including ley grassland. Areas of improved and managed grassland also occur

onsite, including to the east of fields **F1** and **F2**, and across the south-eastern extents of the Development Site, including field **F4**, all of which appear to be under a regular mowing regime, given the low botanical diversity and short sward.

- 3.6 All fields support a hedgerow network which is generally intact and species poor, the majority of which is subject to regular management, being predominantly maintained at circa 1.5m–2m heights and 1m–2m widths. Hedgerows are typically dominated by hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*), with ash (*Fraxinus excelsior*), elder (*Sambucus nigra*), hazel (*Corylus avellana*), elm (*Ulmus procera*), spindle (*Euonymus europaeus*) and dogwood (*Cornus sanguinea*) also present. Holly (*Ilex aquifolium*) and dog-rose (*Rosa canina*) are also occasionally recorded therein. None of the hedgerows assessed qualify as 'Important' in accordance with the wildlife and Landscape criteria of the *Hedgerow Regulations 1997 Act* (**Appendix EDP 7**).
- 3.7 Across the south-eastern extent of the Development Site lies a block of broadleaved plantation woodland, supporting young to semi-mature trees reaching circa 15m–20m heights and exhibiting a relatively uniform canopy with a mostly absent understorey and ground flora. Dominant species include oak (*Quercus robur*), cherry (*Prunus avium*), ash and sweet chestnut (*Castanea sativa*), with occurrences of hazel, dogwood and blackthorn at the fringes. Evidence of selective felling within the south-easternmost section of this plantation woodland area has also resulted in regeneration, with tree saplings, scrub and tall ruderal habitat developing.
- 3.8 The arable and grassland habitats throughout Development Site are considered to have limited to negligible ecological value by virtue of their past agricultural improvement through sowing, fertiliser input and/or intensive grazing/cutting management regime. However, the hedgerow network and broadleaved plantation woodland, are considered to be of greater ecological importance and have the potential to support several protected and notable species at certain times of year, including dormouse, nesting birds and foraging and commuting bats. Mature trees on and adjacent to the Development Site are also considered to have some potential to support roosting bats.
- 3.9 Of further pertinence, Japanese knotweed (*Fallopia japonica*), an invasive species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) is known to occur within the north-eastern area of Development Site (where hedgerow **H1** connects to hedgerow **H2**), as initially identified during the Phase 1 Habitat survey by Biocensus in 2014. Further consideration is therefore required to ensure effective control and eradication measures are in place throughout the development works, should rhizomes still be present within the soil.
- 3.10 With respect to protected and notable species, dormouse nest tube surveys of the Development Site completed by RPS in 2014 identified potential evidence of nesting dormouse throughout hedgerows delineating the Development Site, although no individuals were identified during the surveys. The presence of dormouse was inferred by the identification of potential dormouse nests in the form of loose piles of green leaves (albeit lack of woven structure).

- 3.11 An update desk study undertaken by EDP during February 2019 returned five records relating to dormouse occurring within 2km of the Development Site (**Appendix EDP 6**). Four of these records, dating between 1991 and 2014, relate to Penyard Park Woods, an area of woodland situated to the south of the Development Site, with the closest record situated circa 450m away. The fifth record is located within Ross on Wye itself, circa 1.2km to the north-west of the Development Site.
- 3.12 The findings of the update dormouse surveys undertaken by EDP between April and November 2019 and between August and November 2020 did not reconfirm dormouse presence on or adjacent to the Development Site (**Appendix EDP 6**). Occupation by wood mouse (*Apodemus sylvaticus*) was significant however, in the form of individuals, nesting material and food caches. As such, a European Protected Species (EPS) Mitigation Licence from Natural England is not required to facilitate development should planning consent be forthcoming. However, the continued presence of dormouse within the wider landscape should be assumed, given that Penyard Park Woods, situated offsite to the south of the Development Site, likely offers suitable habitat for this species.
- 3.13 With respect to the local bat assemblage utilising the Development Site, confirmed through a suite of bat activity surveys completed by RPS in 2014, the Development Site was found to be dominated by common and widespread species including common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and myotis (*Myotis* spp.) bat species, with only a small number of passes of rare and uncommon specialist species, namely lesser horseshoe (*Rhinolophus hipposideros*), recorded infrequently commuting through the Development Site. An update ground level bat tree assessment undertaken of the Development Site in January 2021 further identified a group of mature group of blackthorn trees (**G1**) associated with hedgerow **H2** forming the northern boundary, exhibiting low potential to support roosting bats due to the presence of dense ivy.



- 3.15 With respect to amphibian species, no aquatic habitat occurs onsite, however one pond is present within Hildersley farmyard approximately 80 metres to the east of the Development Site boundary. No evidence of great crested newt was previously recorded during presence/absence surveys undertaken in 2014, although smooth newt (*Lissotriton vulgaris*), palmate newt (*Lissotriton helveticus*) and common frog (*Rana temporaria*) were recorded. The update Habitat Suitability Index (HSI) assessment undertaken by EDP in 2021 reconfirmed the pond's suitability to be below average for this species, with the surrounding terrestrial habitat considered sub-optimal.
- 3.16 In relation to common reptile species, none were recorded in association with the Development Site during surveys completed by Acer Ecology (2015). Suitable habitats

occurring across the Development Site for this species in respect of forage, refuge and dispersal, remains limited to patches of tall ruderal vegetation and scrub associated with the field margins, in addition to a small area of recently felled plantation woodland, where regeneration is occurring.

- 3.17 More generally, broadleaved plantation woodland, hedgerows, and areas of scrub are considered to provide suitable habitat for a common and widespread assemblage of birds during the breeding bird season.

### Summary of Ecological Features

- 3.18 The following valued ecological resources were identified during baseline ecological investigations undertaken for the Development Site:

- Broadleaved plantation woodland and associated scrub;
- Vegetated boundary features comprising native hedgerows with tree standards and scattered scrub;
- A local dormouse population, where present within the wider landscape, opportunistically dispersing across the Development Site via the hedgerow network;
- A local bat assemblage foraging and commuting across the Development Site;
- A generalist breeding bird assemblage utilising woody habitats onsite during the breeding bird season;
- Opportunities for other protected and notable species, including common reptiles and amphibians, [REDACTED] and other notable species such as European hedgehog.

### Ecological Features to be Lost/Impacted

- 3.19 The development proposals will result in the permanent loss of the following habitats:

- Full loss of arable fields **F1-F3** and improved grassland areas, including field **F4**;
- Loss of the vast majority of broadleaved plantation woodland onsite, amounting to circa 1.537ha (inclusive of recently felled areas currently supporting new tree saplings, coppiced stools, tall ruderal vegetation and scrub), with circa 0.018ha retained within the central green corridor; and
- Loss of circa 0.128ha of native hedgerow habitat.

- 3.20 Total losses specific to woody habitat therefore equate to 1.665ha, as illustrated within the Habitat Calculation Plan provided at **Appendix EDP 8**.



3.21 Such losses will result in the removal of suitable habitat for protected/notable species potentially present, including dormouse, bats, common reptiles, [REDACTED] and breeding birds. Anticipated effects during the construction phase with respect to ecological features present/potentially present onsite are summarised within **Table EDP 3.1** below.

**Table EDP 3.1:** Effects During Pre-enabling/Construction Phase of Development in the Absence of Mitigation.

Receptor	Nature of Effect in Absence of Mitigation
Broadleaved Plantation Woodland and associated areas of tall ruderal vegetation and scrub	Loss of woodland plantation area totalling 1.537ha.
Hedgerows with tree standards	Partial habitat loss, amounting to circa 0.128ha/1,282m <sup>2</sup> .
	Habitat degradation and damage of retained habitat due to proximity of construction.
	Disturbance impacts due to elevated noise and lighting.
Dormouse (whilst presumed absent onsite, a local population is presumed to reside across the wider landscape)	Direct loss of habitat potentially available for opportunistic foraging and dispersal.
	Habitat degradation and damage to retained habitats used for foraging and dispersal.
	Risk of killing/injury.
	Disturbance impacts due to elevated noise and lighting.
Roosting/foraging/commuting bats	Loss of trees with low bat roost potential. Risk of killing and injury during tree works should a bat roost be present.
	Loss and/or severance of foraging/commuting habitat.
	Habitat degradation and damage during construction and landscaping works adjacent to retained habitats and trees with bat roost potential.
	Indirect disturbance (light spill, visual and noise) of habitats.
Breeding Birds	Direct loss of woody habitats likely used during the breeding season.
	Habitat degradation and damage to retained habitats used for breeding and shelter.
	Risk of killing/injury.
	Disturbance impacts due to elevated noise and lighting. Disturbance impacts upon breeding individuals due to erratic visual and noise disturbances during works.
Common reptiles and amphibians	Habitat loss.
	Habitat degradation and damage during construction and landscaping works.
	Increased risk of collision from traffic due to increased vehicle, machinery and plant movement across the site and adjacent to sensitive habitats.

### Ecological Features to be Retained, Enhanced and Created

3.22 With reference to those recommendations detailed within the Extended Phase 1 Habitat survey report prepared by Biocensus (2014), protected species reports for dormouse and bats prepared by RPS (2014), the Ecological Technical Note prepared by RPS (2016), and update dormouse and habitat surveys completed by EDP between 2019 and 2021, the development has been sensitively designed to retain and protect some of the aforementioned valued resources, in addition to providing additional features for biodiversity, landscape and visual amenity as a whole. This will be achieved through the following design principles:

- Minimising pre-construction and construction impacts upon habitats and species through the implementation of sensitive working methods throughout the enabling/pre-construction and construction period;
- Pre-commencement surveys and site checks of the Development Site, particularly for dormouse, breeding birds, trees with bat roost potential [REDACTED];
- Treatment and eradication of invasive species, notably Japanese knotweed (if present on site);
- Retention of circa 2.8ha of the Development Site, primarily across its south-western extent, to be dedicated as informal and formal areas of public open space, to include:
  - Areas of parkland supporting new planting, including native broadleaved tree standards and understorey tree and shrub planting to maximise habitat structure and maintain edge habitats;
  - Creation of wildflower meadows across areas of informal open space, to be sown with species-rich seed mixes including EM3 Meadow Mix comprising 30 wildflower species and 4 grass species, and EW1 Woodland Meadow Mix comprising 12 woodland wildflower species and seven grass species; and
  - Creation of a sustainable drainage features, including provision of an attenuation basin incorporated within areas of public open space to be sown with EM8 Wetland Mix comprising 21 wildflower species and 8 grass species;
- Retention of hedgerows **H2** and **H7/7a/7b** forming the northern and southern boundaries of the Development Site respectively, and hedgerows **H5a**, **H6** and **H8** associated with the south-easternmost field **F3**. Retained hedgerows are to be protected through the offsetting of development from such retained features by a minimum of 5m, and further strengthened through gap and infill planting alongside sensitive management over the long term to maximise the retained hedgerow resource onsite;

- The inclusion of a variety of native fruit tree standards and species which have 'forager friendly' properties including fruits, nuts, seeds and leaves within all new planting areas, including woodland, hedgerow, shrub, street tree and domestic garden planting;
- The provision of an offsite ecological mitigation area comprising compensatory tree, shrub and scrub planting enclosed by post and wire fencing, amounting to 2.62ha, equivalent to 1.57 times that proposed to be lost within the Development Site itself, to compensate for the removal of broadleaved woodland plantation and hedgerows onsite amounting to 1.665ha. This offsite ecological mitigation area, located to the immediate south of the Development Site, has been designed to maintain and further strengthen habitat connectivity between the Development Site and offsite woodland habitats, providing a permanent habitat corridor between areas of informal open space proposed within the development and Penyard Park Woods situated circa 320m south. This significant green corridor will ensure an overall net gain in suitable habitat for dormouse, in addition to providing additional opportunities for other protected and notable species occurring within the locality, including [REDACTED] bats and breeding birds;
- The allowance for continued movement by small mammals such as European hedgehog, common reptiles and other wildlife across rear gardens, through the provision of regular gaps measuring 130mm x 130mm within a minimum of 20% of curtilage boundary features (walls, railings and fences) to connect to public open space adjacent;
- The provision of bird nesting and bat roosting features across the Development Site, for integration within new dwellings;
- The provision of hibernacula and/or log/brush piles for the benefit of wildlife adjacent to retained hedgerows and suitable areas of informal public open space to be created from arisings from tree and hedgerow clearance elsewhere onsite; and
- The implementation of a sensitive lighting strategy so as to minimise the spillage of artificial lighting on retained and new roosting, foraging and commuting/dispersal habitats for wildlife.

3.23 Subject to implementation of the above, it is considered that the ecology mitigation strategy proposed for the Development Site as detailed within a previous EMP (report reference edp5226\_r005b), and further summarised within this EMP specific to the offsite mitigation area, is consistent with those biodiversity objectives previously set.

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## **Section 4**

### **Habitat Creation and Landscape Planting (Construction Phase)**

- 4.1 This section sets out the proposed habitat creation and landscape planting works to be completed across the offsite ecological mitigation area to ensure that appropriate measures to provide biodiversity enhancement and visual amenity are implemented from the early stages of the scheme. Such measures have been designed with reference to those mitigation principles set out within previous ecological reports and summarised above at **Section 3**.

#### **Construction Phase**

- 4.2 The construction phase is anticipated to commence from summer 2022 following the discharge of all pre-commencement conditions associated with the planning consent. The construction period is anticipated to last circa 36 months.
- 4.3 New planting proposed across the offsite ecological mitigation area will be established during the construction phase of the development and/or in the first planting season thereafter. The locations, planting densities and species proposed across the offsite ecological mitigation area are illustrated within the Detailed Soft Landscape Plan provided at **Appendix EDP 5**.
- 4.4 Given the potential of the Development Site to support protected and notable species including dormouse, breeding birds, foraging and commuting bats, [REDACTED] common reptiles and amphibians, in addition to other small mammals such as European hedgehog, the development has been designed to retain, protect, enhance and create key habitats for wildlife.
- 4.5 Retained, enhanced and newly created habitats will require ongoing sensitive and appropriate management over the lifetime of the development, given the potential for protected and notable species to utilise suitable habitat within the Development Site. Sensitive management will seek to enhance the value of foraging, dispersal, breeding and hibernation resources for protected and notable species.
- 4.6 Planting across the offsite ecological mitigation area will be undertaken in accordance with Detailed Soft Landscape Plan provided at **Appendix EDP 5**. Additional measures are further provided below.

## General Measures

### 4.7 All work is to be carried out in accordance with the following:

- All materials and workmanship are to be to the highest possible standards in accordance with relevant good practice and British Standards;
- All work to be carried out by appropriately skilled, qualified and experienced operatives for the type and quality of the work, and in accordance with good horticultural practice and contemporary Legislation, Regulations and Codes of Practice;
- All work will be undertaken where weather conditions are suitable, avoiding moving, handling and tracking over very wet soils. Soils for planting will be warm, moist, friable and not waterlogged;
- Only tools suited to site conditions and work carried out are to be used. Hand tools to be used around existing and newly planted trees and shrubs. Boards to be used where required while working, to protect grass/plant beds;
- Work is only to be carried out while soil and weather conditions are suitable. Planting, turfing, seeding etc., will not be undertaken during periods of frost, strong winds, when topsoil is frozen, snow-covered or waterlogged, or in drought conditions;
- Materials will not to be stock-piled adjacent to newly planted trees or shrubs;
- All waste materials, including plant wrappings and temporary labels, will be removed off site at the contractors' own expense. No waste materials will be buried or burnt onsite;
- All hard and soft landscape materials will conform to the relevant British Standards and Codes of Practice. All plants will be true to name, type and character, and to comply with the National Plant Specification;
- Plants will be vigorous, weed, pest and disease free, and not suffering from drought, waterlogging, windburn, damage or nutrient deficiency. Fresh grass seed and turf produced for the current growing season will be used. Any substitutes will otherwise be approved by the project landscape architect;
- Transport and handling of plants shall comply with *Handling and Establishing Landscape Plants* (Horticultural Trades Association), including protection from desiccation or any other damage prior to planting out;
- Watering will be undertaken as necessary by the Developer to ensure the establishment and thriving of all planted areas. Watering will be to the full depth of

the topsoil. If supply is restricted by emergency legislation, watering will not be carried out unless instructed to do so;

- All areas where plants or trees have failed to thrive (through death, damage or disease), will be identified by the Developer and plants will be removed and replaced with equivalent species and appropriate protection where necessary to match the size of adjacent nearby plants in the next appropriate planting season, as frequent as necessary. The advice of the project Landscape Architect should be sought wherever possible; and
- All plants will be pruned to promote healthy growth and natural shape, and any dead, dying or diseased wood and suckers will be removed. Overhanging branches will be pruned to ensure that growth is prevented from encroaching onto paths, signs, sightlines and road lighting. Pruning will be undertaken annually or as appropriate to each species between September and February inclusive, to avoid the main bird and dormouse breeding seasons and undertaken according to best practice. All arisings will be removed for composting.

## Habitat Creation and Enhancement Measures

### Woodland and Shrub Planting

- 4.8 A significant area of new tree and shrub planting is proposed across the offsite ecological mitigation area, located to the immediate south of the Development Site and forming a significant green corridor for wildlife between the Development Site to existing offsite woodland to the south (Penyard Park Woods).
- 4.9 Such planting is to comprise native woodland and woodland edge planting enclosed by post and wire fencing across an area measuring 2.62ha and will compensate for the loss of broadleaved plantation woodland, hedgerow and associated scrub habitats otherwise lost to the development elsewhere onsite. Habitats created in association with this green corridor will provide an overall net gain for the development (circa 1:1.57 loss:gain ratio) for aforementioned valued habitats impacted by the scheme.
- 4.10 The newly planted areas of woodland, trees and shrubs offsite has been designed to be ecologically and structurally diverse and include: native species of local provenance; species which offer a flower and fruiting resource; those suitable for the environmental conditions of the Development Site; and species which have some resilience to climate change. The planting mixes are summarised within **Table EDP 4.1**, with their locations and distribution illustrated at **Appendix EDP 4**:

**Table EDP 4.1:** Planting Proposed across the Offsite Ecological Mitigation Area

Woodland Edge Mix	
Common Name	Latin Binomial
Hazel	<i>Corylus avellana</i>
Hawthorn	<i>Crataegus monogyna</i>

<b>Woodland Edge Mix</b>	
<b>Common Name</b>	<b>Latin Binomial</b>
Spindle	<i>Euonymus europaeus</i>
Holly	<i>Ilex aquifolium</i>
Honeysuckle	<i>Lonicera periclymenum</i>
Blackthorn	<i>Prunus spinosa</i>
Dog rose	<i>Rosa canina</i>
Tutsan	<i>Hypericum androsaemum</i>
<b>Woodland Planting</b>	
Field maple	<i>Acer campestre</i>
Sycamore	<i>Acer pseudoplatanus</i>
Alder	<i>Alnus glutinosa</i>
Grey alder	<i>Alnus incana</i>
Downy birch	<i>Betula pubescens</i>
Hornbeam	<i>Carpinus betulus</i>
Sweet chestnut	<i>Castanea sativa</i>
Dogwood	<i>Cornus sanguinea</i>
Hazel	<i>Corylus avellana</i>
Hawthorn	<i>Crataegus monogyna</i>
Holly	<i>Ilex aquifolium</i>
Crab Apple	<i>Malus sylvestris</i>
Wild cherry	<i>Prunus avium</i>
Bird cherry	<i>Prunus padus</i>
Blackthorn	<i>Prunus spinosa</i>
Dog rose	<i>Rosa canina</i>
Rowan	<i>Sorbus aucuparia</i>
Wayfaring tree	<i>Viburnum lantana</i>
Guelder rose	<i>Viburnum opulus</i>

- 4.11 Native tree, hedge and shrub planting will commence as soon as possible during the first appropriate season as determined by the Chartered Landscape Architect/Contractor appointed by the Developer. Planting should be undertaken in accordance with the specifications as set out within the Detailed Soft Landscape Plan specific to the offsite ecological mitigation area provided at **Appendix EDP 5**). Additional measures are further provided below.
- 4.12 Species to be planted will include native species, including those of local provenance, considered to provide good cover and food sources for a variety of wildlife.



- 4.13 To protect against browsing/damage arising from potential pest/nuisance species including deer, grey squirrel and wild boar, the offsite ecological mitigation area subject to native woodland and woodland edge planting will be enclosed by post and wire fencing to maximise establishment success.
- 4.14 All planting material will incorporate native species and will be of local or at least UK origin. Such stock will be handled in accordance with the Horticulture Trade Association guidelines and will follow landscape specifications as provided by a Chartered Landscape Architect/Contractor appointed by the Developer.
- 4.15 Planting will be undertaken during the optimal window of between November and March or in accordance with the advice of the project landscape architect. Planting outside of this time will require the use of containerised stock and may involve additional irrigation arrangements.
- 4.16 Any seeding will be carried out in mid to late spring or early autumn, depending on seasonal variations.
- 4.17 All planting and seeding is to be undertaken in accordance with the construction for that specific development area, and will conform to BS 3936-1 *Nursery Stock: Specification for Trees and Shrubs*.
- 4.18 All products will be supplied and fitted in accordance with the manufacture's guidelines and whips protected where necessary using stakes, durable rubber ties, guards and/or wire netting. Such protective measures will necessarily be chosen/adapted according to species, acknowledging that certain species are not suited to such standard protection measures.
- 4.19 The condition of all tree stakes, ties, tree guards and/or wire netting, in addition to post and wire fencing encompassing the offsite ecological mitigation area will be checked by the appointed Landscape Contractor or Developer, and all broken items will be replaced, and items regularly adjusted to accommodate plant growth and prevent rubbing. Any bark damage will be cut back neatly with a sharp knife. All plants will be straightened and the ground at the base to be firmed up. All shelters will be hand weeded.
- 4.20 Watering will be undertaken as necessary by the appointed Landscape Contractor or Developer to ensure the establishment and thriving of all planted areas. Watering will be to the full depth of the topsoil. If supply is restricted by emergency legislation, watering will not be carried out unless instructed to do so.
- 4.21 Cultivation adjacent to established vegetation should take care to ensure no damage to existing root systems, with disturbance kept to the minimum necessary to expose fresh soil.
- 4.22 All areas where plants or trees have failed to thrive (through death, damage or disease), will be identified by the Developer with specimens removed and replaced with equivalent or more appropriate species to match the size of adjacent nearby plants in the next

appropriate planting season, as frequent as necessary. The advice of the project Landscape Architect should be sought wherever possible.

- 4.23 All plants will be pruned to promote healthy growth and natural shape, and any dead, dying or diseased wood and suckers will be removed. Pruning will be undertaken annually or as appropriate to each species between September and February inclusive, to avoid the main bird and dormouse breeding seasons and undertaken according to best practice. All arisings will be removed for composting.
- 4.24 Spot weed control of all broad-leaved and injurious weed species listed in the *Weeds Act 1959* will be undertaken using a suitable non-residual herbicide as and when required annually. The specification and use of herbicides or pesticides, including their use in proximity to water bodies, to comply with all contemporary Regulations, British Standards and Codes of Practice.
- 4.25 Soil debris and arisings will be swept from adjacent hard surfaces after each maintenance operation. All extraneous rubbish not arising from the contract works will be collected and recycled (where feasible) or else removed from site at each maintenance visit.
- 4.26 Such measures are considered sufficient to ensure the maintenance of the functionality of existing habitat corridors across the Development Site, offsite mitigation area and wider landscape, potentially in use by light-sensitive species including dormouse and bats.

## **Section 5**

### **Establishment and Management Regime – Years 1-5 (Operational Phase)**

- 5.1 This section details those management, maintenance and monitoring measures which will be undertaken in respect of those habitats to be created across the offsite ecological mitigation area, as illustrated at **Appendix EDP 5**. The establishment and management regime of such habitats will require subsequent monitoring and review of all operations at five yearly intervals unless otherwise specified.

#### **Establishment and Maintenance**

- 5.2 During the establishment period (years 1-5), newly created woodland, tree and shrub planting and associated post and wire fencing across the offsite ecological mitigation area will be subject to an annual assessment for the first five years from the first spring following planting. The assessment will aim to ensure: the adequate establishment and protection of all planted material necessary to be ecologically and structurally diverse; identify the presence of any undesirable species or disease; and determine any remedial action necessary, including replacement planting for any lost/damaged specimens and repair/replacement/modification of protective fencing/other protection measures required to maximise plant establishment, alongside any other additional management prescriptions necessary to ensure its successful development. Additional monitoring will also be necessary during prolonged dry periods when new planting has a greater chance of failure.
- 5.3 Specific to those areas of planting abutting construction areas or access routes, an annual inspection for damage will also be undertaken throughout the construction period. Where damage has occurred, appropriate and immediate action will be necessary, together with the revision and reinstatement of buffer zones and protective fencing, alongside the provision of toolbox talks to contractors.
- 5.4 Watering will be undertaken as necessary by the developer to ensure the establishment and continued thriving of all planted areas. Watering will be to the full depth of the topsoil. If supply is restricted by emergency measures, watering will not be carried out unless instructed to do so.
- 5.5 All areas where plants or trees have failed to thrive (through death, damage or disease) will be identified and plants will be removed and replaced with equivalent species and any associated protection necessary to match the size of adjacent nearby plants in the next appropriate planting season as frequently as necessary. The advice of the project landscape architect should be sought wherever possible. Any variation of this will only occur upon consent by the Local Planning Authority.
- 5.6 Spot weed control of all broad-leaved and injurious weed species listed in the *Weeds Act 1959* will be undertaken using a suitable non-residual herbicide as and when required annually. The specification and use of herbicides or pesticides, including their

use in proximity to water bodies, will comply with all contemporary Regulations, British Standards and Codes of Practice.

- 5.7 The condition of all stakes, ties, guards and/or wire netting alongside post and wire fencing encompassing the planted area will be checked by the Developer and all broken items will be replaced/repared, with stakes/ties/guards/wire netting and other items regularly adjusted to accommodate plant growth and prevent rubbing. Any bark damage will be cut back neatly with a sharp knife. All plants will be straightened and the ground at the base to be firmed up. All shelters will be hand weeded.
- 5.8 All planting and seeding will be subject to a five-year maintenance defects rectification period during which all dead, missing, dying or defective plants and areas of seeding will be replaced (or reinstated) annually with the same species and size of plants as per the original plant specification.
- 5.9 Soil debris and arisings will be swept from adjacent hard surfaces after each maintenance operation. All extraneous rubbish not arising from the contract works will be collected and recycled (where feasible) or else removed from site at each maintenance visit.

### **Long-term Maintenance, Management and Monitoring**

#### ***Woodland, Tree and Shrub Planting***

- 5.10 Following the establishment period, all newly planted trees, shrubs and woodland habitat will be subject to long-term management and monitoring so as to maximise the long-term viability of the resource, and in particular, the value of food, nesting and hibernation resources for dormice, breeding birds, bats, [REDACTED] reptiles and amphibians through the following measures:
- Woodland habitat will be stratified and managed through crown reduction, selective thinning and scrub management necessary to ensure: that the canopy is not sufficiently dense so as to prevent light reaching the forest floor; that overcrowding is reduced with increasing species maturity; that slower growing climax species are not outcompeted; and that diseased and dying plants are removed. Thinning is to be undertaken between September and February inclusive to avoid the main bird and dormouse breeding seasons;
  - Rotational coppicing over longer cycles (i.e. coppicing on a 5 year rotation cycle, whereby a maximum of 25% of the resource is cut at any one time, thereby enabling at least 25% of the habitat resource left to grow for 15 to 20 years), will also be implemented. Additionally, woodland rides, glades and scalloped edges will be created where appropriate and necessary to maximise species and structural diversity;
  - Bramble and other scrub development across woodland and shrub habitats will be controlled where necessary through additional cutting every 2-3 years between

September and February and undertaken on a rotational basis such that no more than half of the area is cut in any one year;

- The avoidance of herbicide use unless considered necessary to inhibit re-growth of non-native and invasive species; and
  - The completion of a habitat condition assessments of the offsite ecological mitigation area every two years post establishment to identify, prioritise and implement those management measures specified above so as to achieve their desired habitat condition whilst maximising their protection and long-term viability, having regard for its existing condition and intended purpose of the habitat area. Condition assessments will be carried out by an Arboricultural Association (AA), approved arboricultural contractor or professional arboriculturist, and will further ensure that the tree stock is managed for its health and safety and its lifespan and coverage optimised. Key indicators of the desired condition of the habitat areas will be monitored along with the presence of any undesirable species and disease necessary to determine remedial action.
- 5.11 In addition, all tree works are to be undertaken in accordance with BS 3998:2010 *Tree Work*. Retained trees should be allowed to develop naturally where feasible, subject to Health and Safety considerations.
- 5.12 The requirement for selective thinning of all newly planted trees/shrubs will be assessed and undertaken as necessary to ensure that overcrowding is reduced with increasing species maturity; that slower growing climax species are not outcompeted, and that diseased and dying plants are removed.
- 5.13 Any maintenance pruning required will be undertaken in accordance with good horticultural and arboricultural practice with thinning, trimming and shaping of specimens undertaken as appropriate to species, location, and stage of growth.
- 5.14 Pests will be identified and eradicated, and litter will be removed.
- 5.15 All management and remedial work is to be undertaken between September and February inclusive to avoid the main bird and dormouse breeding seasons. Minor works required outside of this period should otherwise follow the advice of a suitably qualified ecologist, landscape architect or arboriculturist.

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## **Section 6**

### **Monitoring and Timetable of Works**

#### **Monitoring**

- 6.1 The responsibility for the undertakings set out within this EMP rests with Developer and/or appointed Principal Contractor for the duration of the construction phase.
- 6.2 Upon completion of development, land ownership and responsibility of managed areas will be transferred to the Residents Management Company. Long-term management will extend for a minimum period of 30 years.
- 6.3 The provisions and responsibilities for the plan will be reviewed on an annual basis during the first five years by those responsible for landscape management and maintenance, and every five years thereafter (or as required) for a minimum period of 30 years. Any substantial amendments will be approved in writing by the Local Planning Authority.

#### **Timetable of Works**

- 6.4 The construction phase is anticipated to commence from spring/summer 2022 following the discharge of all pre-commencement conditions associated with the planning consent. The construction period is anticipated to last circa 36 months.
- 6.5 The soft landscaping and habitat creation will commence as soon as possible during the first appropriate season following completion of the construction phase of development (first planting season anticipated autumn/winter 2022/2023) as determined by the Chartered Landscape Architect/Contractor appointed by the Developer.
- 6.6 **Table EDP 6.1** illustrates optimal times of year to undertake site clearance and habitat creation. **Table EDP 6.2** illustrates optimal times of year to undertake subsequent monitoring and management of created/enhanced habitats.

**Table EDP 6.1:** Optimal Timings to Undertake Tasks Anticipated in Relation to Proposed Development.

Task	Timing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
New planting (tree, hedge, shrub and scrub planting)	During first planting season or else following completion of the associated phase of development adjacent.												

**Table EDP 6.2:** Schedule of Works for Monitoring and Maintenance of Retained and Newly Created Habitats within Proposed Development.

Task	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Inspection, management and remedial works to structure planting	Annually. Thinning, pruning & removal of dead material undertaken outside of the bird and dormouse breeding seasons.												
Woodland, Tree and Shrub Habitats: Management	Annual management, to including selective thinning and pruning. Coppicing to be undertaken on a five year rotation. Scrub management undertaken on a rotational basis, every two to three years.												
Woodland, Tree and Shrub Habitats: Condition Assessment	Undertaken annually for the first five years; every two years thereafter. Any clearance/pruning to be undertaken outside of bird and dormouse breeding seasons.												



## **Section 7**

### **Summary and Conclusions**

- 7.1 This EMP details the management and maintenance measures specific to the offsite ecological mitigation area considered necessary to protect and conserve the ecological and landscape interest features of the wider Development Site.
- 7.2 Management prescriptions specific to the offsite ecological mitigation area have been provided, including timings for when operations should occur. Such prescriptions will ensure that features of ecological and landscape interest are suitably protected during the construction phase of the development and are considered to be in line with the broader recommendations made for the continued long-term maintenance and protection of the Development Site's ecological interests.
- 7.3 This EMP will require subsequent monitoring and review of all operations set out within this EMP at five year intervals post-development, so as to take account of any changes to the Development Site or other influencing factors which may become evident as the landscape and ecological features become established and approach maturity. It will also further the design principles established at the time of the hybrid application for this development.
- 7.4 The responsibility of the undertakings set out within this EMP rests with the Developer and/or appointed Principal Contractor for the pre-construction and construction works phases and for the period up to handover to the Resident's Management Company. Upon completion of development, land ownership and responsibility of managed areas will be transferred to the Resident's Management Company, with long-term management thereafter extending for a minimum period of 30 years. Any deviation from that prescribed within this EMP is to be agreed in writing with the Local Planning Authority.

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## **Appendix EDP 1**

### **Decision Notice – Outline Planning Consent**

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## OUTLINE PLANNING PERMISSION

**Applicant:**

Hildersley Farm Partnership  
Hildersley Farm  
Hildersley  
Ross-On-Wye  
HR9 7NW

**Agent:**

Mrs Kate Gapper  
RPS Planning & Development  
Park House  
Greyfriars Road  
Cardiff  
CF10 3AF

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Date of Application: 8 May 2015

Application No: 150930

Grid Ref:361247:223828

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**Proposed development:**

**SITE:** Land at Hildersley Farm, Hildersley, Ross on Wye,  
**DESCRIPTION:** Proposed development of approximately 212 dwellings including affordable housing, public open space and associated works.

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THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that OUTLINE PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

- 1 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters to be approved, whichever is the later.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 3 Approval of the details of the layout, scale, appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To enable the local planning authority to exercise proper control over these aspects of the development and to secure compliance with policy SD1 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

- 4 The submission of reserved matters in respect of layout, scale, appearance and landscaping and the implementation of the development shall be carried out in substantial accordance with the revised Illustrative Masterplan – Drawing Number 503 Revision H.

Reason: To define the terms of the permission and to conform to Herefordshire Local Plan - Core Strategy Policies RW1, LD1, LD2, LD3 and MT1.

- 5 None of the dwellings shall be occupied until the roadworks necessary to provide vehicular access from the A40 have been completed in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an adequate and acceptable means of access is available before the first dwelling is occupied and to conform to the requirements of Policy MT1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 6 Development shall not begin in relation to the provision of road and highway drainage infrastructure until the engineering details and specification of the proposed roads and highway drains have been submitted to and approved in writing by the Local Planning Authority. No dwelling may be occupied until the road and highway drain serving the dwelling has been completed.

Reason: To ensure an adequate and acceptable means of access is available before any dwelling is occupied and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 7 No development shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the following details:

- a. Wheel cleaning apparatus which shall be operated and maintained during construction of the development hereby approved.
- b. Parking for site operatives and visitors which shall be retained and kept available during construction of the development.
- c. A noise management plan including a scheme for the monitoring of construction noise.
- d. Details of working hours and hours for deliveries
- e. A scheme for the control of dust arising from building and site works
- f. A scheme for the management of all waste arising from the site
- g. A travel plan for employees.

The agreed details of the CMP shall be implemented throughout the construction period.

Reason: In the interests of the residential amenity of properties within the locality and of highway safety in accordance with Policies SD1 and MT1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 8 Prior to the first occupation of any of the dwellings hereby approved a Travel Plan which contains measures and targets to promote alternative sustainable means of transport for residents and visitors with respect to the development hereby permitted shall be submitted to and be approved in writing by the Local Planning Authority. The Travel Plan shall be implemented, in accordance with the approved details, on the first occupation of the development. A detailed written record shall be kept of the measures undertaken to promote sustainable transport initiatives and a review of the Travel Plan shall be undertaken annually. All relevant documentation shall be made available for inspection by the Local Planning Authority upon reasonable request.

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives and to conform to the requirements of Policy MT1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 9 Prior to the commencement of any development full details of surface water drainage arrangements shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details which should address the following:

- Provision of a detailed drainage drawing, including supporting calculations, showing the proposed surface and foul drainage networks including the location and size of all soakaways;
- Soil infiltration rates (soil infiltration tests should be undertaken in accordance with BRE365 guidance) and groundwater levels;
- If infiltration is not feasible on the site, evidence that the Applicant is providing sufficient on-site attenuation storage to ensure no flood risk to the development and no increased flood risk to third parties outside the development between the 1 in 1 year event and up to and including the 1 in 100 year rainfall event, with appropriate increase in rainfall intensity to allow for the effects of future climate change. The Applicant should refer to the latest Environment Agency guidelines for climate change allowances at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>;
- Evidence that the Applicant has considered the management of surface water runoff in extreme rainfall events;
- Demonstration that appropriate pollution control measures are in place prior to discharge;
- Evidence that the Applicant has sought and agreed all necessary permissions to discharge foul water from the site with the relevant authorities;
- Confirmation of the proposals for adoption and maintenance of the surface and foul water drainage strategies.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and to comply with Policies SD3 and SD4 of the Herefordshire Local Plan Core Strategy.

- 10 No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and to comply with Policies SD3 and SD4 of the Herefordshire Local Plan Core Strategy.

- 11 Prior to the first occupation of any of the dwellings hereby approved a scheme for the provision of covered and secure cycle parking within the curtilage of each dwelling shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The cycle parking shall be installed and made available for use prior to occupation of the dwelling to which it relates and shall be retained for the purpose of cycle parking in perpetuity.

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform to the requirements of Policy MT1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 12 No development shall take place until the following has been submitted to and approved in writing by the local planning authority:
- a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice.
  - b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage (s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors.
  - c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 13 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 14 The Remediation Scheme, as approved pursuant to condition 12 above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.



- 15 The recommendations for species mitigation and enhancements set out in the RPS ecology reports for dormice (2014), badger (2014), reptile (2015) and bat activity (2014) together with additional information and updates of these reports from the Ecology Technical Note dated December 2016 should be followed unless otherwise agreed in writing by the local planning authority. Working method statements for mitigation of the protected species present should be submitted as a single document to the local planning authority in writing. The work shall be implemented as approved.

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (with amendments and as supplemented by the Countryside and Rights of Way Act 2000), the Natural Environment and Rural Communities Act 2006 and the Conservation of Habitats and Species Regulations 2010 (and 2012 amendment). To comply Herefordshire Councils Policies LD2 Biodiversity and Geodiversity, LD3 Green Infrastructure of the Herefordshire Local Plan Core Strategy 2013 – 2031 and to meet the requirements of the National Planning Policy Framework.

- 16 An appropriately qualified and experienced ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation work.

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (with amendments and as supplemented by the Countryside and Rights of Way Act 2000), the Natural Environment and Rural Communities Act 2006 and the Conservation of Habitats and Species Regulations 2010 (and 2012 amendment). To comply Herefordshire Councils Policies LD2 Biodiversity and Geodiversity, LD3 Green Infrastructure of the Herefordshire Local Plan Core Strategy 2013 – 2031 and to meet the requirements of the National Planning Policy Framework.

- 17 An additional 5 year Ecology Management Plan for the existing and newly created habitat should also be required by condition as follows:

Prior to commencement of development, a five year Ecology Management Plan shall be submitted for approval in writing by the local planning authority. This shall include details of habitat establishment, management and monitoring of species based upon the recommendations of the protected species reports with proposed ecological enhancements. The Plan shall be implemented as approved.

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (with amendments and as supplemented by the Countryside and Rights of Way Act 2000), the Natural Environment and Rural Communities Act 2006 and the Conservation of Habitats and Species Regulations 2010 (and 2012 amendment). To comply Herefordshire Councils Policies LD2 Biodiversity and Geodiversity, LD3 Green Infrastructure of the Herefordshire Local Plan Core Strategy 2013 – 2031 and to meet the requirements of the National Planning Policy Framework.

- 18 Prior to the commencement of any development written approval must be gained from the Local Planning Authority for a scheme of noise insulation and reduction measures for the proposed housing development. Any such scheme must ensure that sound levels in bedrooms of less than 30dB<sub>L</sub>Aeq and 45dB<sub>L</sub>Amax. can be achieved. The development shall be carried out in accordance with the approved details.

Reason: To protect the residential amenities of the future occupiers of the properties and to comply with Policy SD1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 19 No development shall be commenced on the land hatched green shown on Plan No.1 appended to this decision notice until a Section 106 Agreement has been entered into and completed to the satisfaction of the Local Planning Authority in accordance with the Heads of Terms appended to the Planning Committee resolution dated 15 March 2017. For the avoidance of doubt a copy of the Heads of Terms are also appended to this decision notice.

Reason: In order to ensure that the impacts of the development are mitigated and to ensure compliance with Policy ID1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Informatives:

- 1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework
- 2 This planning permission is pursuant to a planning obligation under Section 106 of the Town and Country Planning Act 1990.
- 3 This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Balfour Beatty (Managing Agent for Herefordshire Council) Highways Services, Unit 3 Thorn Business Park, Rotherwas, Hereford HR2 6JT, (Tel: 01432 261800), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority. A minimum of 4 weeks notification will be required (or 3 months if a road closure is involved).

Under the Traffic Management Act 2004, Herefordshire Council operate a notice scheme to co-ordinate Streetworks. Early discussions with the Highways Services Team are advised as a minimum of 4 weeks to 3 months notification is required (dictated by type of works and the impact that it may have on the travelling public). Please note that the timescale between notification and you being able to commence your works may be longer depending on other planned works in the area and the traffic sensitivity of the site. The Highway Service can be contacted on Tel: 01432 261800.

- 4 It is an offence under Section 148 of the Highways Act 1980 to allow mud or other debris to be transmitted onto the public highway. The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.
- 5 The applicant's attention is drawn to the requirement for design to conform to Herefordshire Council's 'Highways Design Guide for New Developments' and 'Highways Specification for New Developments'.
- 6 In connection with Condition [H30][H31] the applicant is advised that advice on its formulation and content can be obtained from the Sustainable Travel Officer, Herefordshire Council Transportation Unit, PO Box 236, Plough Lane, Hereford HR4 0WZ.

- 7 This planning permission does not authorise the applicant to carry out works within the publicly maintained highway and Balfour Beatty (Managing Agent for Herefordshire Council) Highways Services, Unit 3 Thorn Business Park, Rotherwas, Hereford, HR2 6JT (Tel: 01432 261800), shall be given at least 28 days' notice of the applicant's intention to commence any works affecting the public highway so that the applicant can be provided with an approved specification, and supervision arranged for the works.

Under the Traffic Management Act 2004, Herefordshire Council operate a notice scheme to co-ordinate Streetworks. Early discussions with the Highways Services Team are advised as a minimum of 4 weeks to 3 months notification is required (dictated by type of works and the impact that it may have on the travelling public). Please note that the timescale between notification and you being able to commence your works may be longer depending on other planned works in the area and the traffic sensitivity of the site. The Highway Service can be contacted on Tel: 01432 261800.

- 8 All investigations of potentially contaminated sites to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission to discharge condition 12.
- 9 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).
- 1 The applicant is also advised that some public sewers and lateral drains may not be  
0 recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Planning Services  
PO Box 230,  
Hereford,  
HR1 2ZB



**KEVIN BISHOP**

Date: 28 March 2018

**LEAD DEVELOPMENTMANAGER**

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

**Please note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.**

## NOTES

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### Right to Challenge the Decision of the High Court

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision. Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review (JR).

The decision may be challenged by making an application for judicial review to the High Court. The time limits for bringing such challenges are very strict, and applications need to be made as soon as possible after the issue of the decision notice. So, if you think you may have grounds to challenge a decision by Judicial Review you are advised to seek professional advice as soon as possible.

These notes are provided for guidance only and apply to challenges under the legislation specified. If you require further advice on making an application for Judicial review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000). For further information on judicial review please go to <http://www.justice.gov.uk>

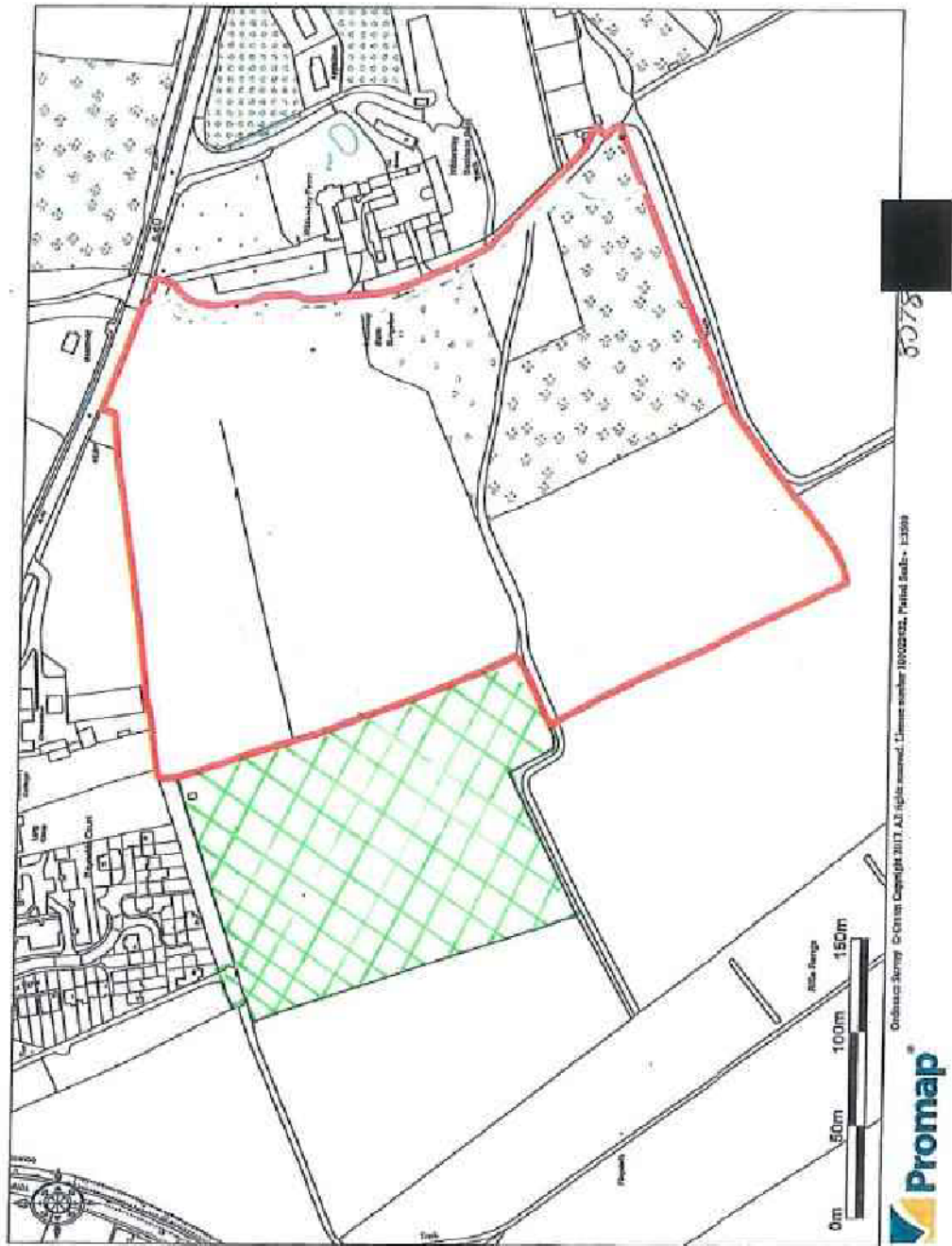
The Council has taken into account environmental information when making this decision. The decision is final unless it is successfully challenged in the Courts. The Council cannot amend or interpret the decision. It may be redetermined by the Council only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Hildersley, Ross on Wye

PLAN No. 1



# **DRAFT**

# **HEADS OF TERMS**

## **Proposed Planning Obligation Agreement Section 106 Town and Country Planning Act 1990**

### **Planning Application – P150930/O**

Site address:

**Land at Hildersley Farm, Hildersley, Ross-on-Wye**

Planning application for:

**Proposed development of approximately 212 dwellings including affordable housing, public open space and associated works**

This Heads of Terms has been assessed against the adopted Supplementary Planning Document on Planning Obligations dated 1<sup>st</sup> April 2008, and Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). All contributions in respect of the residential development are assessed against open market units only except for item 3 which applies to all new dwellings.

1. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of (per open market unit):

**£1,201.00** (index linked) for a 2 bedroom apartment open market unit

**£2,143.00** (index linked) for a 2/3 bedroom open market unit

**£3,471.00** (index linked) for a 4+ bedroom open market unit

to provide enhanced educational infrastructure at Ashfield Park Primary School. The sum shall be paid on or before the commencement of the development, and may be pooled with other contributions if appropriate.

2. The developer covenants with Herefordshire Council to pay Herefordshire Council the sums of (per open market unit):

**£1,966.00** (index linked) for a 2 bedroom open market unit

**£2,949.00** (index linked) for a 3 bedroom open market unit

**£3,932.00** (index linked) for a 4+ bedroom open market unit

to provide a sustainable transport infrastructure to serve the development.

The sum shall be paid on or before the commencement of the development, and may be pooled with other contributions if appropriate.

The monies shall be used by Herefordshire Council, in consultation with the Parish Council, at its option for any or all of the following purposes:

- a) Contribution to upgrade A40 southern footpath to shared use between Fire Station and eastern access point by Hildersley Farm to tie in with Model Farm active travel accesses.
- b) Upgrading the bus stops for Hildersley including real time information to full specification bus stops. The bus stops should also include secure cycle parking.
- c) Upgrading of the existing bus stops/shelter adjacent to the Fire Station. The bus stop should also include secure cycle parking.
- d) Contribution to formal crossing at A40 end of Town and Country trail to allow access to Hildersley – will also link in with northbound shared use path along the A40 toward the Tanyard Lane development. This would also enhance the safer route to school network.
- e) Traffic Regulation Order for waiting restrictions around Ashfield Park primary school.



NOTE: A Section 278 agreement will be required to deliver;

- Upgrade to shared use through Town and Country Trail and Alton Road with the potential to formally surface and light the route;
  - Uphill cycle lane on Iledbury Road as part of safer route to John Kyrle High School network
3. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of **£80.00** (index linked) per dwelling. The contribution will be used to provide 1x waste and 1x recycling bin for each property. The sum shall be paid on or before the commencement of the development.
  4. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of **£54,256.00** (index linked). The contribution will be used by NHS England to provide primary medical care facilities in the catchment. The sum shall be paid on or before the commencement of the development
  5. The developer covenants with Herefordshire Council to provide a minimum of 0.23 ha of on-site Public Open Space and 0.46h for children's play.
  6. The maintenance of any on-site Public Open Space (POS) will be by a management company which is demonstrably adequately self-funded or will be funded through an acceptable on-going arrangement; or through local arrangements such as the parish council and/or a Trust set up for the new community for example. There is a need to ensure good quality maintenance programmes are agreed and implemented and that the areas remain available for public use.

NOTE: Any attenuation basin and/or SUDS which may be transferred to the Council will require a commuted sum calculated in accordance with the Council's tariffs over a 60 year period

7. The developer covenants with Herefordshire Council to pay **£1,082.00** (index linked) per open market dwelling for outdoor sports facilities. The money shall be used by Herefordshire Council in accordance with the priorities identified in the Playing Pitch Assessment for Hereford Area 2012, updated 2014 and the Outdoor Sports Investment Plan for projects in Ross on Wye. The sum shall be paid on or before the commencement of the development, and may be pooled with other contributions if appropriate.
8. The developer covenants with Herefordshire Council that 40% (53% social rent and 47% intermediate) of the residential units shall be "Affordable Housing" which meets the criteria set out in policy H1 of the Herefordshire Core Strategy or any statutory replacement of those criteria and that policy including the Supplementary Planning Document on Planning Obligations.

NOTE: the mix of tenure and unit size of the affordable units shall be agreed with Herefordshire Council:

NOTE: For the avoidance of doubt, the term intermediate tenure shall not include equity loans or affordable rent.

9. All the affordable housing units shall be completed and made available for occupation in accordance with a phasing programme to be agreed in writing with Herefordshire Council.
10. The Affordable Housing Units must at all times be let and managed or co-owned in accordance with the guidance issued by the Homes and Communities Agency (or any successor agency) from time to time with the intention that the Affordable Housing Units shall at all times be used for the purposes of providing Affordable Housing to persons who are eligible in accordance with the allocation policies of the Registered Social Landlord; and satisfy the following requirements:-
  - 10.1 registered with Home Point at the time the Affordable Housing Unit becomes available for residential occupation; and
  - 10.2 satisfy the requirements of paragraphs 11 & 12 of this schedule
11. The Affordable Housing Units must be advertised through Home Point and allocated in

accordance with the Herefordshire Allocation Policy for occupation as a sole residence to a person or persons one of whom has:-

11.1 a local connection with the parish of Ross-on-Wye

11.2 in the event of there being no person with a local connection to Ross-on-Wye then any other person ordinarily resident within the administrative area of the Council who is eligible under the allocation policies of the Registered Social Landlord if the Registered Social Landlord can demonstrate to the Council that after 20 working days of any of the Affordable Housing Units becoming available for letting the Registered Social Landlord having made all reasonable efforts through the use of Home Point have found no suitable candidate under sub-paragraph 10.1 above.

12. For the purposes of sub-paragraph 11.1 of this schedule 'local connection' means having a connection to one of the parishes specified above because that person:

12.1 is or in the past was normally resident there; or

12.2 is employed there; or

12.3 has a family association there; or

12.4 a proven need to give support to or receive support from family members; or

12.5 because of special circumstances;

13. In the event that Herefordshire Council does not for any reason use the sums in paragraphs 1, 2, 3, 4 and 7 above, for the purposes specified in the agreement within 10 years of the date of payment, the Council shall repay to the developer the said sum or such part thereof, which has not been used by Herefordshire Council.

14. The sums referred to in paragraphs 1, 2, 3, 4 and 7 above shall be linked to an appropriate index or indices selected by the Council with the intention that such sums will be adjusted according to any percentage increase in prices occurring between the date of the Section 106 Agreement and the date the sums are paid to the Council.

15. If the developer wishes to negotiate staged and/or phased trigger points upon which one or more of the covenants referred to above shall be payable/delivered, then the developer shall pay a contribution towards Herefordshire Council's cost of monitoring and enforcing the Section 106 Agreement. Depending on the complexity of the deferred payment/delivery schedule the contribution will be no more than 2% of the total sum detailed in this Heads of Terms. The contribution shall be paid on or before the commencement of the development.

16. The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.



**Appendix EDP 2**  
**Overall Site Planning Layout**  
**(Hammond Architectural Ltd., 2066\_TP-00, December 2020, Revision J)**

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**Appendix EDP 3**  
**Detailed Soft Landscape Plan**  
**(edp5226\_d002I 10 May 2022 JH/DL)**

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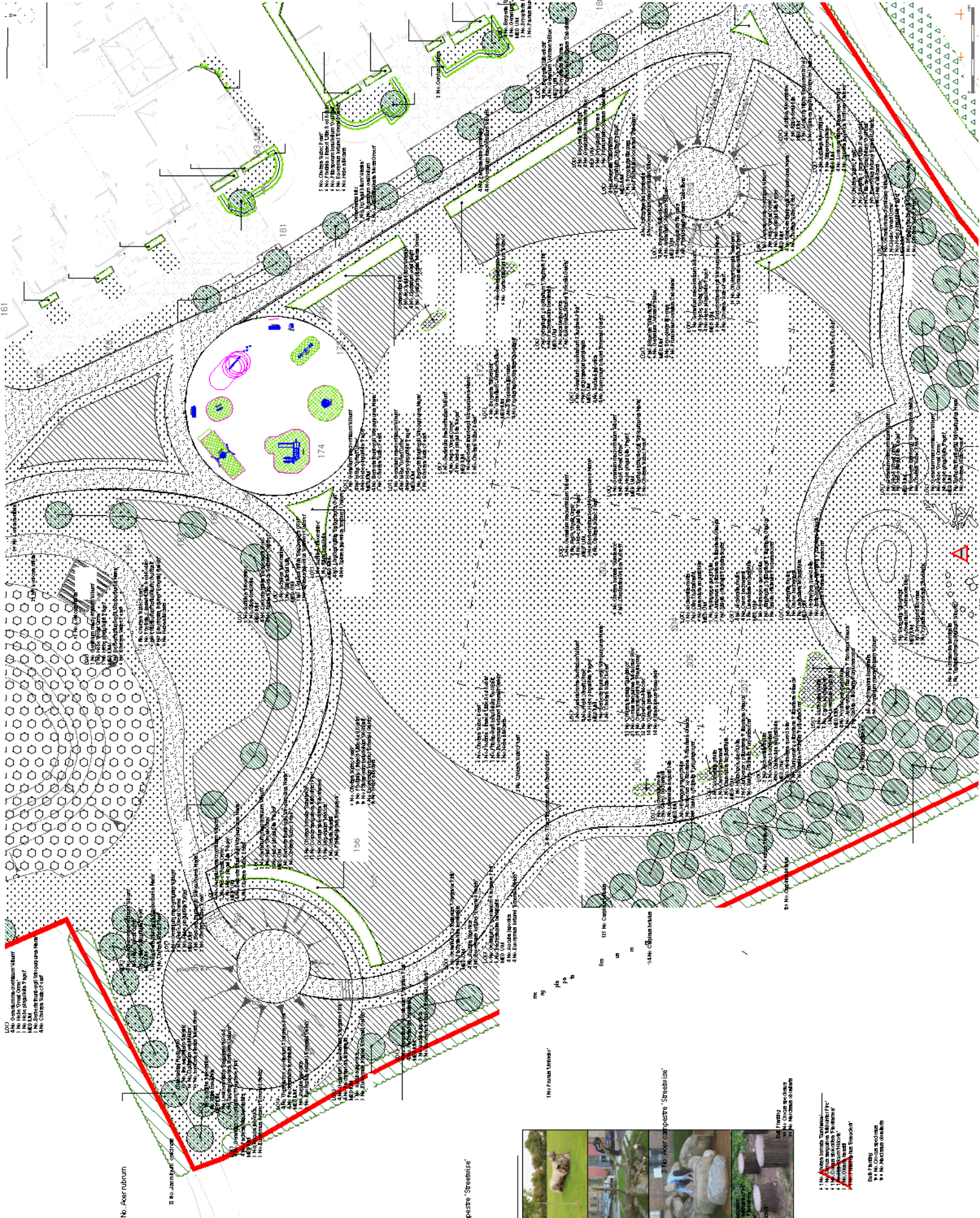










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Total : 1279 .			
<b>Grasses</b>			
Number	Common Name	Spikes	Pat Size
279 -	'Yellow Woodruff'	Asclepias Monocline'	5m²
138 -	Lady's Mantle	Asclepias mellea	5m²
173 -	Blueberry's Bay 'Silverbush'	Asclepias mellea	5m²
173 -	Orangebell 'Yellowish Blue'	Asclepias mellea	5m²
153 -	Balkan 'Orangebell 'Alban'	Asclepias mellea	5m²
121 -	Balkan 'Orangebell 'Alban'	Asclepias mellea	5m²
312 -	Ferns 'Orangebell 'Alban'	Asclepias mellea	5m²
Total : 1279 .			
<b>Onifers</b>			
Number	Common Name	Spikes	Pat Size
17 -	Common 'Onifer'	Asclepias mellea	5m²
12 -	Blueberry's Bay 'Silverbush'	Asclepias mellea	5m²
1100 -	Orangebell 'Yellowish Blue'	Asclepias mellea	5m²
8 -	Balkan 'Orangebell 'Alban'	Asclepias mellea	5m²
Total : 1127 .			
<b>Berries</b>			
Number	Common Name	Spikes	Pat Size
50 -	Blueberry's Bay 'Silverbush'	Asclepias mellea	5m²
Total : 500 .			
<b>Bulbs</b>			
Number	Common Name	Spikes	Pat Size
2200 -	Blueberry's Bay 'Silverbush'	Asclepias mellea	5m²
138 -	Orangebell 'Yellowish Blue'	Asclepias mellea	5m²
Total : 3580 .			
<b>Ferns</b>			
Number	Common Name	Spikes	Pat Size
50 -	Blueberry's Bay 'Silverbush'	Asclepias mellea	5m²
Total : 500 .			
<b>Grasses</b>			
Number	Common Name	Spikes	Pat Size
127 -	Common 'Grass'	Asclepias mellea	5m²
1802 -	Common 'Grass'	Asclepias mellea	5m²
127 -	Common 'Grass'	Asclepias mellea	5m²
127 -	Common 'Grass'	Asclepias mellea	5m²
127 -	Common 'Grass'	Asclepias mellea	5m²
171 -	Common 'Grass'	Asclepias mellea	5m²
227 -	Common 'Grass'	Asclepias mellea	5m²
544 -	Common 'Grass'	Asclepias mellea	5m²
420 -	Common 'Grass'	Asclepias mellea	5m²
171 -	Common 'Grass'	Asclepias mellea	5m²
127 -	Common 'Grass'	Asclepias mellea	5m²
Total : 3607 .			

Total : 1279 .			
<b>Grasses</b>			
Number	Common Name	Spikes	Pat Size
279 -	'Yellow Woodruff'	Asclepias Monocline'	5m²
138 -	Lady's Mantle	Asclepias mellea	5m²
173 -	Blueberry's Bay 'Silverbush'	Asclepias mellea	5m²
173 -	Orangebell 'Yellowish Blue'	Asclepias mellea	5m²
153 -	Balkan 'Orangebell 'Alban'	Asclepias mellea	5m²
121 -	Balkan 'Orangebell 'Alban'	Asclepias mellea	5m²
312 -	Ferns 'Orangebell 'Alban'	Asclepias mellea	5m²
Total : 1279 .			
<b>Onifers</b>			
Number	Common Name	Spikes	Pat Size
17 -	Common 'Onifer'	Asclepias mellea	5m²
12 -	Blueberry's Bay 'Silverbush'	Asclepias mellea	5m²
1100 -	Orangebell 'Yellowish Blue'	Asclepias mellea	5m²
8 -	Balkan 'Orangebell 'Alban'	Asclepias mellea	5m²
Total : 1127 .			
<b>Berries</b>			
Number	Common Name	Spikes	Pat Size
50 -	Blueberry's Bay 'Silverbush'	Asclepias mellea	5m²
Total : 500 .			
<b>Bulbs</b>			
Number	Common Name	Spikes	Pat Size
2200 -	Blueberry's Bay 'Silverbush'	Asclepias mellea	5m²
138 -	Orangebell 'Yellowish Blue'	Asclepias mellea	5m²
Total : 3580 .			
<b>Ferns</b>			
Number	Common Name	Spikes	Pat Size
50 -	Blueberry's Bay 'Silverbush'	Asclepias mellea	5m²
Total : 500 .			
<b>Grasses</b>			
Number	Common Name	Spikes	Pat Size
127 -	Common 'Grass'	Asclepias mellea	5m²
1802 -	Common 'Grass'	Asclepias mellea	5m²
127 -	Common 'Grass'	Asclepias mellea	5m²
127 -	Common 'Grass'	Asclepias mellea	5m²
127 -	Common 'Grass'	Asclepias mellea	5m²
171 -	Common 'Grass'	Asclepias mellea	5m²
227 -	Common 'Grass'	Asclepias mellea	5m²
544 -	Common 'Grass'	Asclepias mellea	5m²
420 -	Common 'Grass'	Asclepias mellea	5m²
171 -	Common 'Grass'	Asclepias mellea	5m²
127 -	Common 'Grass'	Asclepias mellea	5m²
Total : 3607 .			





## **Appendix EDP 4**

### **Decision Notice – Reserved Matters Consent**

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## APPROVAL OF RESERVED MATTERS

**Applicant:**

Mrs Zoe Aubrey  
Barratt David Wilson Homes  
Oak House  
Village Way  
Cardiff  
CF15 7NE

Date of Application: 4 February 2021

Application No: 210374

Grid Ref:361319:223773

**Proposed development:**

**SITE:** Land at Hildersley Farm, A40 Hildersley To Weston Under Penyard, Hildersley, Herefordshire, HR9 7NW

**DESCRIPTION:** Reserved matters approval for 210 residential units following outline approval 150930/O (Proposed development of approximately 212 dwellings including affordable housing, public open space and associated works).

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the above Acts that APPROVAL has been GRANTED in respect of the details referred to above for the purpose of the conditions imposed on outline planning permission reference 150930 and subject to these further conditions:

1 The development shall be carried out strictly in accordance with the approved plans listed below:

- TP-00\_Overall Site Planning Layout\_A1\_H\_INF\_
- AF-01\_Affordable Homes Plan\_A3\_Rev H-\_INF\_
- TP-01\_Site Planning - Sheet 1 of 2\_A1\_H\_INF\_
- TP-02\_Site Planning - Sheet 2 of 2\_A1\_H\_INF\_
- AF-HT-01\_Affordable Units - House Type Planning Drawings\_A3\_-\_Rev A INF\_
- BIO-01\_Biodiversity Enhancements Plan\_A1\_A INF\_
- BSP-01\_Bicycle Storage Plan\_A3\_-\_INF\_Rev C
- EW-01\_External Works Layout - Sheet 1 of 2\_A1\_G\_INF\_
- EW-02\_External Works Layout - Sheet 2 of 2\_A1\_G\_INF\_
- ENCL-01\_Enclosure Details - Sheet 1 of 2\_A3\_-\_INF\_Rev A
- ENCL-02\_Enclosure Details - Sheet 2 of 2\_A3\_-\_INF\_Rev B
- HF-01\_House Finishes Layout\_A1\_-\_INF\_Rev C
- OM-HT-01\_Open Market - House Type Planning Drawings\_A3\_-\_INF\_Rev C

- SH-01\_Storey Height Plan\_A3\_-\_INF\_Rev C
- PSP-01\_Parking Strategy Plan\_A3\_-\_INF\_Rev B
- SS-01\_Street Scenes - Sheet 1 of 2\_A1\_-\_INF\_Rev D
- SS-02\_Street Scenes - Sheet 2 of 2\_A1\_-\_INF\_Rev D
- CA-01-Character Areas Plan A3-C-INF
- GAR-01\_Garage Planning Drawings\_A3\_A\_INF\_
- RSP-01\_Refuse Strategy Plan\_A3\_C\_INF\_
- EDP 5226\_d002 Rev I---Detailed Soft Landscape Plan
- Engineering Plan – Sheet 1 (Ref: 10284 - 100 – 01- P10)
- Engineering Plan – Sheet 2 (Ref: 10284 - 100 -02- P10)
- edp5226\_d001-F-Proposed Dormouse Mitigation Plan
- edp5226\_r003---Tech Note - Phase
- edp5226\_r002---Tech Note - Dormouse Surveys
- 10284-112-01-Vision Splay – P3
- 10284-112-01-Vision Splay – P3
- 10284-110-01-Fire Appliance Tracking – P4
- 10284-110-02-Fire Appliance Tracking – P4
- 10284-111-01-Refuse Vehicle Tracking – P4
- 10284-111-02-Refuse Vehicle Tracking – P4

except where otherwise stipulated by conditions attached to this permission.

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 2 Prior to the commencement of development the existing woodland area marked as G1 (C) and the associated root protection area as detailed on drawing 9394-T-05AD shall be retained and tree protection installed to protect during the construction period until the following has been submitted to and approved in writing by the local planning authority:

- Arboricultural survey of the existing woodland in relation to the retention of trees along the central green corridor
- Tree protection plan for trees to be retained during construction
- Siting of pathway and construction method / specification (including arboricultural clerk of works)
- Updated soft / hard landscaping plan for the central green corridor detailing the trees to be retained and proposed planting

Works shall be carried out in accordance with the approved plan and ongoing management and maintained of the retained trees included in the management and maintenance plan required by condition 8.

Reason: To safeguard and enhance the character and amenity of the area in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan Core Strategy and the National Planning Policy Framework

- 3 Prior to the commencement of any above ground works, no development shall commence until a plan has been submitted to and approved in writing by the local planning authority identifying the phasing for the development and shall identify the following:

- Residential phase(s)
- Timing of delivery of on-site highway works (including but not limited to on site roads, footways, cycleway)
- Timing of delivery of public open space (site wide strategy) and how it relates to the phase
- Timing of delivery of off- site mitigation (woodland planting)

The development, including the completion and delivery of infrastructure shall be constructed in accordance with the agreed phasing plan, unless an alternative plan is submitted to and agreed in writing by the Local Planning Authority, in which event construction shall be in accordance with the agreed alternative phasing plan.

Reason: To clarify the delivery of the proposed development (in relation to conditions) and ensure the acceptable phasing of the construction so to ensure provision of necessary infrastructure. This is to ensure compliance with Herefordshire Local Plan – Core Strategy Policies SD1, SS4, SS7, LB2, MT1 and the Ross on Wye Neighbourhood Development Plan

- 4 With the exception of any site clearance and groundwork, no further development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 5 With the exception of any site clearance and groundwork no further development shall commence until details of the play area has been submitted and approved in writing. These details should include:

- a) Play equipment,
- b) Surfacing,
- c) Landscaping,
- d) Means of enclosure,
- e) Street furniture

The play area shall be constructed in accordance with the approved plans and made available for use prior to the first occupation of the dwellings hereby approved and thereafter retained.

Reason. In order to comply with the Policies OS1 and OS2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 6 With the exception of any site clearance and groundwork no further development shall commence until detail the following details in respect of the Biodiversity Mitigation and Enhancement Area (as detailed on drawing number BIO – 01 Rev B) has been

submitted to and approved in writing by the Local Planning Authority.

- A detailed plan showing the planting specification
- Details of any proposed boundary treatments
- A timetable for the implementation of the planting
- A management and maintenance plan for the Biodiversity Mitigation and Enhancement Area.

Works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the proper mitigation of potential impacts on protected species; biodiversity assets and tree loss in order to ensure that diversity is conserved and enhanced in accordance with the Policy LD2, LD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

- 7 Prior to the first occupation of any dwelling hereby permitted a scheme to enable the charging of plug in and other ultra-low emission vehicles (e.g. provision of outside electric sockets ) to serve the occupants of the dwellings where parking is 'in plot' hereby approved shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and prior to the first occupation of the dwelling to which it relates.

Reason: To address the requirements policies in relation to climate change SS7, MT1 and SD1 of the Herefordshire Local Plan Core Strategy, to assist in redressing the Climate Emergency declared by Herefordshire Council and to accord with the provisions at paragraphs 108 and 110 of the National Planning Policy Framework.

- 7 Before the development is first occupied a schedule of landscape management and maintenance for all areas other than residential curtilages of the proposed dwellings for a minimum period of 10 years shall be submitted to and approved in writing by the local planning authority. Maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure the successful establishment of the approved scheme, local planning authority and in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

- 9 Prior to the first occupation of the development a scheme demonstrating measures for the efficient use of water as per the optional technical standards contained within Policy SD3 of the Herefordshire Local Plan Core Strategy shall be submitted to and approved in writing by the local planning authority and implemented as approved.

Reason: To ensure compliance with Policies SD3 and SD4 of the Hereford Local Plan – Core Strategy and the National Planning Policy Framework

- 10 Development, in relation to the provision of road, foot and cycleway and drainage infrastructure shall be delivered in accordance with details approved under agreement with the Local Highway Authority (S38).

If adoption is not progressed, then prior to the first occupation of the dwellings hereby approved, details of the future maintenance of all roads, foot and cycleways shall be submitted to and approved in writing by the local planning authority.

The development shall be carried out and thereafter maintained in accordance with the approved details.

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 11 At no time shall any external lighting (outside of the residential curtilage) be installed on the site without the written approval of a lighting scheme by the local planning authority. Any lighting provided shall be carried on in accordance with the approved details.

Reason: To ensure that all species and Dark Skies are protected having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework, NERC Act (2006), Herefordshire Local Plan - Core Strategy policies SS6, LD1, LD2 and LD3 and the Dark Skies initiative.

- 12 All hard and soft landscaping (planting, seeding or turf laying) in the approved landscaping scheme as shown on approved drawings as listed in condition 1 shall be carried out concurrently with the development and completed in the first planting season following the occupation of any dwelling in each phase (as defined in condition 2) or the completion of the development, whichever is the sooner.

Any trees or plants which die, are removed or become severely damaged or diseased within 10 years of planting will be replaced in accordance with the approved plans.

Reason: To ensure implementation of the landscape scheme approved by local planning authority in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

- 13 Prior to the first occupation of the dwelling to which it relates, the cycle parking provision, as detailed on drawing number BSP – 01 C shall be installed and made available for use.

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policies SS7, SD1 and MT1 of Herefordshire Local Plan – Core Strategy and National Planning Policy Framework.

- 14 The development hereby approved shall be carried out (at a minimum) in accordance with the details contained within the Energy and sustainability statement stated January 2021.

Reason: To ensure that adequate measures are provided to address the requirements of policies SS7 and SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 15 Prior to the first occupation of the dwelling to which it relates the measures detailed in the Biodiversity enhancement plan BIO-01\_Biodiversity Enhancements Plan\_A1\_A INF\_ shall be installed / implemented.



Reason: In the interests of The proper consideration of potential impacts on protected species and biodiversity assets is a necessary initial requirement before any demolition and/or groundworks are undertaken in order to ensure that diversity is conserved and enhanced in accordance with the requirements of the NERC Act 2006 and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

## Informatives

- 1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework
- 2 On-site children's play provision: We would expect the play area provision to be of the value £149,000 in accordance with the SPD on Planning Obligations and the size of the development.

## Planning Services

PO Box 4,  
Hereford,  
HR4 0xh

Date: 30 March 2022

**KEVIN BISHOP**  
**LEAD DEVELOPMENT MANAGER**

## YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

**Please note:** This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

The applicant is advised that additional Council Tax payments may be sought in the event that the Valuation Office, who routinely monitor decision notices, consider any part of the development hereby permitted to be self-contained. This assessment is particularly likely to be the case in respect of flats, basement conversions, granny annexes, studio rooms and log cabins and/or where the additional accommodation contains its own kitchen, bathroom and bedroom. Further information can be found on the Council's website at

<https://www.herefordshire.gov.uk/search?q=annexes>

## NOTES

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### **Right to Challenge the Decision of the High Court**

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision. Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review (JR).

The decision may be challenged by making an application for judicial review to the High Court. The time limits for bringing such challenges are very strict, and applications need to be made as soon as possible after the issue of the decision notice. So, if you think you may have grounds to challenge a decision by Judicial Review you are advised to seek professional advice as soon as possible.

These notes are provided for guidance only and apply to challenges under the legislation specified. If you require further advice on making an application for Judicial review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000). For further information on judicial review please go to <http://www.justice.gov.uk>

The Council has taken into account environmental information when making this decision. The decision is final unless it is successfully challenged in the Courts. The Council cannot amend or interpret the decision. It may be redetermined by the Council only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

### **Purchase Notices**

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**Appendix EDP 5**  
**Detailed Soft Landscape Plan – Offsite Ecological Mitigation Area**  
**(edp5226\_d006 07 April 2022 JH/KH)**

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### Planting Schedule

[illegible]

SHIELD	SHIELD NUMBER	SHIELD NAME	SHIELD TYPE	SHIELD STATUS
101	101-1	101-1	101-1	101-1
102	102-1	102-1	102-1	102-1
103	103-1	103-1	103-1	103-1
104	104-1	104-1	104-1	104-1
105	105-1	105-1	105-1	105-1
106	106-1	106-1	106-1	106-1
107	107-1	107-1	107-1	107-1
108	108-1	108-1	108-1	108-1
109	109-1	109-1	109-1	109-1
110	110-1	110-1	110-1	110-1
111	111-1	111-1	111-1	111-1
112	112-1	112-1	112-1	112-1
113	113-1	113-1	113-1	113-1
114	114-1	114-1	114-1	114-1
115	115-1	115-1	115-1	115-1
116	116-1	116-1	116-1	116-1
117	117-1	117-1	117-1	117-1
118	118-1	118-1	118-1	118-1
119	119-1	119-1	119-1	119-1
120	120-1	120-1	120-1	120-1
121	121-1	121-1	121-1	121-1
122	122-1	122-1	122-1	122-1
123	123-1	123-1	123-1	123-1
124	124-1	124-1	124-1	124-1
125	125-1	125-1	125-1	125-1
126	126-1	126-1	126-1	126-1
127	127-1	127-1	127-1	127-1
128	128-1	128-1	128-1	128-1
129	129-1	129-1	129-1	129-1
130	130-1	130-1	130-1	130-1
131	131-1	131-1	131-1	131-1
132	132-1	132-1	132-1	132-1
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136	136-1	136-1	136-1	136-1
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138	138-1	138-1	138-1	138-1
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140	140-1	140-1	140-1	140-1
141	141-1	141-1	141-1	141-1
142	142-1	142-1	142-1	142-1
143	143-1	143-1	143-1	143-1
144	144-1	144-1	144-1	144-1
145	145-1	145-1	145-1	145-1
146	146-1	146-1	146-1	146-1
147	147-1	147-1	147-1	147-1
148	148-1	148-1	148-1	148-1
149	149-1	149-1	149-1	149-1
150	150-1	150-1	150-1	150-1
151	151-1	151-1	151-1	151-1
152	152-1	152-1	152-1	152-1
153	153-1	153-1	153-1	153-1
154	154-1	154-1	154-1	154-1
155	155-1	155-1	155-1	155-1
156	156-1	156-1	156-1	156-1
157	157-1	157-1	157-1	157-1
158	158-1	158-1	158-1	158-1
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166	166-1	166-1	166-1	166-1
167	167-1	167-1	167-1	167-1
168	168-1	168-1	168-1	168-1
169	169-1	169-1	169-1	169-1
170	170-1	170-1	170-1	170-1
171	171-1	171-1	171-1	171-1
172	172-1	172-1	172-1	172-1
173	173-1	173-1	173-1	173-1
174	174-1	174-1	174-1	174-1
175	175-1	175-1	175-1	175-1

[illegible]

### Ongoing Maintenance and Management

- [illegible]

[illegible]

### Help Maintenance and Management During 5-Year Establishment Period

- [illegible]

11. *Chlorophyll content* was determined by the method of Arar and Cook (1987) using a spectrophotometer (Shimadzu 1601) at 663 nm. The chlorophyll content was expressed as mg g<sup>-1</sup> of fresh weight.

[illegible]

<sup>a</sup> *As determined by the manufacturer.*

**RECENTLY SOLD**

1000 sq. ft. 2 bdrms, 1 bath, 1 car garage, 1st floor laundry, central air, fireplace, hardwood floors, stainless steel appliances, granite counter tops, walk in closet, large deck, close to shopping, schools, and parks.	\$119,900
1000 sq. ft. 2 bdrms, 1 bath, 1 car garage, 1st floor laundry, central air, fireplace, hardwood floors, stainless steel appliances, granite counter tops, walk in closet, large deck, close to shopping, schools, and parks.	\$119,900
1000 sq. ft. 2 bdrms, 1 bath, 1 car garage, 1st floor laundry, central air, fireplace, hardwood floors, stainless steel appliances, granite counter tops, walk in closet, large deck, close to shopping, schools, and parks.	\$119,900

**Appendix EDP 6**  
**Ecology Technical Note: Update Dormouse Surveys**  
**(edp5226\_r002)**



the environmental  
dimension partnership

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Land at Hildersley Farm, Hildersley, Ross-on-Wye  
Ecology Management Plan – Offsite Mitigation Area

LANDSCAPE  
ECOSYSTEMS  
PLANNING  
ARBORICULTURE  
EXPERT WITNESS

edp5226\_r008b

## **Land at Hildersley Farm, Hildersley, Ross on Wye: Technical Note: Update Dormouse Surveys edp5226\_r002**

### **1. Introduction**

- 1.1 This Ecology Technical Note has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Barratt/David Wilson South Wales (hereafter referred to as 'the Client'), in relation to land at Hildersley Farm, Hildersley, Ross on Wye (hereafter referred to as the Development Site). This Technical Note outlines the results of update dormouse (*Muscardinus avellanarius*) surveys necessary to inform a future Reserved Matters Application submission to Herefordshire Council.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cardiff, Cheltenham and Cirencester. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)).

### **2. Background and Scope**

#### ***Planning Context***

- 2.1 Outline planning permission (reference P150930/O) comprising residential development of approximately 212 units, including affordable housing, public open space and associated works at land at Hildersley Farm, Hildersley, Ross on Wye was granted by Herefordshire Council on 08 May 2015 with all matters reserved.
- 2.2 Condition 15 of the hybrid consent requires the following:
- "The recommendations for species mitigation and enhancements set out in the RPS ecology reports for dormice (2014), badger (2014), reptile (2015) and bat activity (2014) together with additional information and updates of these reports from the Ecology Technical Note dated December 2016 should be followed unless otherwise agreed in writing by the local planning authority. Working method statements for mitigation of the protected species present should be submitted as a single document to the local planning authority in writing. The work shall be implemented as approved."*
- 2.3 This Technical Note has therefore been prepared to support the discharge Condition 15 of the consent, specifically in relation to providing update dormouse survey information and recommendations for species mitigation, given the time that has elapsed since the Outline planning permission was granted.



## Site Context and Ecology Baseline

- 2.4 The Development Site is centred approximately at Ordnance Survey Grid Reference (OSGR) SO 61322 23792, to the immediate east of Ross-on-Wye and adjacent to the A40, within the Local Planning Authority of Herefordshire Council.
- 2.5 The Site encompasses approximately 8 hectares (ha) of predominantly arable and improved grassland, with an area of broadleaved plantation woodland across its south-eastern extent. The Development Site is largely delineated by hedgerows, which form part of the hedgerow network extending across the wider landscape. A minor access road and several farm buildings align the eastern boundary of the Development Site, whilst further agricultural land subject to horticulture is present to the south and south-west. An unmanaged field comprising tussocky and rank grassland is present beyond the western boundary of the Development Site, which supports areas of scattered scrub, tall ruderal vegetation and scattered trees. Further afield towards the west and north-west of the Development Site, land use becomes increasingly urbanised with the presence of commercial and residential properties associated with Ross-on-Wye. In addition, a rifle range is located approximately 150m beyond the western boundary of the Development Site.
- 2.6 To inform the Outline planning application for the development, previous ecological surveys were initially undertaken by Biocensus in June 2014, with further protected species surveys for dormouse and bats undertaken by RPS during the course 2014, and reptile surveys undertaken by Acer Ecology in 2015. Thereafter, an update Phase 1 Habitat survey was undertaken by RPS in 2016 to identify any material changes to habitats since 2014. An Ecological Technical Note was also prepared by RPS in 2016 to present the findings of the update survey work completed to date, in respect of the proposed Masterplan for the Development Site.
- 2.7 Of pertinence, dormouse nest tube surveys completed for the Development Site by RPS in 2014 identified potential evidence of dormouse throughout hedgerows delineating the Development Site, although no individuals were identified during the surveys.
- 2.8 The presence of dormouse was inferred by the identification of 13 potential dormouse nests, described as “*unstructured piles of green leaves*”. However, no photographs were provided, whilst the reported absence of a woven structure exhibited by those nests recorded, alongside an absence of dormouse individuals or other positive field signs identified, warrants caution.

Nevertheless, during a previous desk study completed by Biocensus in 2014, a record of dormouse was returned, associated with an area of offsite woodland known as Penyard Park Woods situated circa 350m south of the Development Site at its closest point.

## 3. Methodology

- 3.1 Given the time that has elapsed since the Development Site was last assessed in relation to dormouse, an update desk study and nest tube survey to determine the presence/likely

	absence of dormouse within the Development Site and wider landscape was completed by EDP during 2019 and 2020, in accordance with best practice guidelines <sup>1</sup> .		
	<b>Update Desk Study</b>		
3.2	The Herefordshire Biological Records Centre (HBRC) was contacted on 15 February 2019 (desk study reference 3277) for update records relating specifically to dormouse occurring within 2km of the Development Site.		
	<b>Update Nest Tube Survey</b>		
3.3	A total of 103 standard nest tubes, each comprising a wooden tray and nesting tube made from plastic tree guard material <sup>2</sup> , were deployed during April 2019 within suitable habitat (namely hedgerow field boundaries and broadleaved plantation) throughout the Development Site at approximately 20m intervals, as illustrated at <b>Plan EDP 1</b> .		
3.4	<del>Nest tubes were erected at approximately 1.5m to 2m above ground and tied to suitable horizontal branches located within the hedgerows or lower branches of trees. Tubes were left <i>in situ</i> and checked on three separate occasions during April, May and November 2019, during suitable weather conditions, for evidence of continued use by dormouse.</del>		
3.5	To ensure survey effort remained up-to-date for the purposes of a future Reserved Matters Application, dormouse nest tube surveys were repeated during 2020, with tubes redeployed in identical locations during August 2020, and subject to three further checks during September, October and November 2020.		
3.6	In accordance with best practice guidance, whereby the index of probability in detecting dormouse presence within nest tubes is calculated according to set scores given for each of the different months (for a minimum deployment of 50 nest tubes), the total survey effort score employed is considered to be sufficient to assume presence or absence, exceeding the minimum survey effort score of 20 as recommended by Chanin & Woods (2003). This is illustrated in <b>Table EDP 3.1</b> and <b>Table EDP 3.2</b> .		

**Table EDP 3.1** Index of Probability of Finding Dormice Present in Nest Tubes in Any One Month During 2019, as Extracted from Bright *et al.* (2006).

Month	Index of Probability/Points Available	Nest Tubes Present Onsite	Survey Date
March 2019	n/a	<i>Nest tubes deployed</i>	25.03.19
April 2019	1	✓	25.04.20
May 2019	4	✓	20.05.19
June 2019	2	✓	-

<sup>1</sup> Bright, P., Morris, P., & Mitchell-Jones, T. (2006). *The Dormouse Conservation Handbook*, 2<sup>nd</sup> Edition.

<sup>2</sup> Specifications as per Mammal Society nest tube product.

Month	Index of Probability/Points Available	Nest Tubes Present Onsite	Survey Date
July 2019	2	✓	-
August 2019	5	✓	-
September 2019	7	✓	-
October 2019	2	✓	-
November 2019	2	✓	-
		<i>Nest tubes collected</i>	
Total Survey Effort Score		<b>25 x (103/50) = 51.5</b>	

**Table EDP 3.2** Index of Probability of Finding Dormice Present in Nest Tubes in Any One Month During 2020, as Extracted from Bright *et al.* (2006).

Month	Index of Probability/Points Available	Nest Tubes Present Onsite	Survey Date
August 2020	n/a	<i>Nest tubes deployed</i>	18.08.20
September 2020	7	✓	25.09.20
October 2020	2	✓	15.10.20
November 2020	2	✓	30.11.20
		<i>Nest tubes collected</i>	
Total Survey Effort Score		<b>11 x (103/50) = 22.6</b>	

3.7 Evidence such as the presence of individuals, nests and/or food caches was recorded during each of the surveys. Incidental sightings or evidence of wood mice (*Apodemus sylvaticus*) or other small mammals, were also recorded during the surveys. Fruiting hazel (*Corylus avellana*) was absent onsite however, such that a search for dormouse-nibbled nuts could not be undertaken during the surveys.

#### 4. Results

##### Update Desk Study

4.1 The update desk study undertaken during 2019 returned five records relating to dormouse occurring within 2km of the Development Site, none of which related to the Development Site itself (**Annex EDP 1**).

4.2 Of these, four relate to an area of woodland known as Penyard Park Woods situated to the south of the Development Site, dating between 1991 and 2014, the closest record located c.450m away. The fifth record is located within Ross-on-Wye itself, c.1.2km to the north-west of the Development Site.

Update Nest Tube Survey		
4.3	No evidence of dormouse was recorded during the update dormouse nest tube surveys completed during 2019 and 2020.	
4.4	Several wood mouse and their nests were, however, recorded over the course of the surveys and were found to be widespread across the Development Site.	
4.5	A summary of the findings is presented in Table EDP 4.1.	
Table EDP 4.1 Results of Update Dormouse Surveys During 2019 and 2020.		
Survey Date	Nest Tube No.	Species/Evidence
25.04.19		Tubes empty
20.05.19		Tubes empty
22.11.19	T20	Wood mouse food cache
	T26	Wood mouse food cache
	T27	Wood mouse food cache
	T28	Wood mouse food cache
	T31	Wood mouse food cache
	T32	Wood mouse food cache
	T35	Wood mouse food cache
	T40	Wood mouse food cache
	T41	Wood mouse food cache
	T42	Wood mouse food cache
	T44	Wood mouse nest
	T48	Wood mouse nest
	T56	Wood mouse nest
	T59	Wood mouse nest
	T61	Wood mouse nest
	T68	Wood mouse nest
	T73	Wood mouse food cache
	T75	Wood mouse nest
	T79	Wood mouse nest
	T80	Wood mouse nest
	T88	Wood mouse food cache
	T95	Wood mouse food cache
	T98	Wood mouse nest
25.09.20	T7	Wood mouse nest
	T43	Wood mouse and nest
	T47	Wood mouse nest

Survey Date	Nest Tube No.	Species/Evidence
15.10.20	T2	Wood mouse nest
	T6	Wood mouse nest and food cache
	T7	Wood mouse nest
	T8	Wood mouse and nest
	T43	Wood mouse nest
	T45	2 x wood mouse and nest
	T47	Wood mouse nest
	T46	Wood mouse nest
	T49	Wood mouse nest
	T77	Wood mouse and nest
30.11.20	T2	Wood mouse nest
	T6	Wood mouse nest and food cache
	T7	Wood mouse and nest
	T8	Wood mouse nest
	T43	Wood mouse nest
	T45	Wood mouse nest
	T47	Wood mouse nest
	T49	Wood mouse nest
	T68	Wood food cache
	T77	Wood mouse and nest

## 5. Summary and Recommendations

- 5.1 The hazel dormouse is listed as a European Protected Species (EPS), thereby receiving protection under the Conservation of *Habitats and Species Regulations* 2017 (as amended). Additional protection is also afforded to this species under the *Wildlife and Countryside Act* 1981 (as amended), making it an offence to intentionally or recklessly disturb dormouse whilst they are occupying a structure or place which is used for shelter or protection, or to obstruct access to this structure or place. This species is also listed as a priority species.
- 5.2 Update dormouse surveys undertaken by EDP between April 2019 and November 2020 did not reconfirm the presence of dormouse within or immediately adjacent to the Development Site. As such, an EPS Mitigation Licence from Natural England is not required to facilitate development.
- 5.3 Whilst dormouse presence has not been reconfirmed for the Development Site itself, the continued presence of this species within the wider landscape is, however, assumed, given the presence of suitable habitat within the wider landscape, including a significant block of woodland occurring c.320m to the south at its closest point.
- 5.4 With respect to the current suitability of those habitats present onsite however, as determined through an update Extended Phase 1 Habitat survey and Hedgerow Assessment completed by EDP during January 2021 (Refer to Technical Note edp5226\_r003), such habitats are considered to be of limited value to dormouse, comprising land under relatively intensive

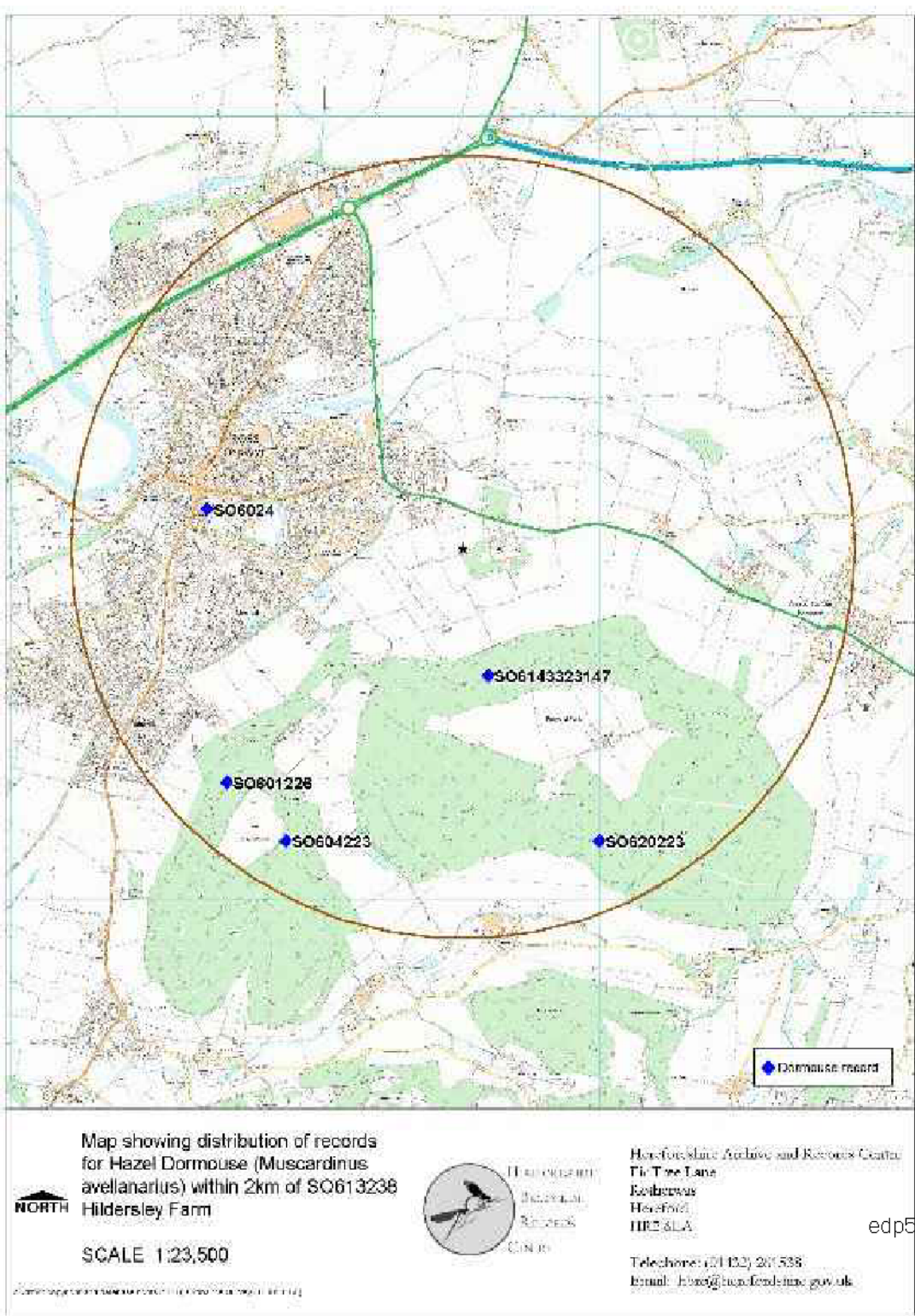
agricultural management. The hedgerow network continues to be predominantly maintained at heights and widths of c.1.5m – 2m through regular flailing, whilst the block of plantation woodland onsite comprises semi-mature specimens reaching heights no greater than 15m – 20m, being uniform in structure with no developing understorey. Foraging opportunities onsite are thus limited by such management; nevertheless, such features do connect to the wider hedgerow network offering some dispersal opportunities to this species.

- 5.5 Given that dormouse presence has not been reconfirmed for the Development Site itself, an EPS Mitigation Licence from Natural England is not required to ensure the lawful clearance of vegetation onsite. Nevertheless, dormouse are assumed to be present across the wider landscape, such that a precautionary approach to the removal of suitable dormouse habitat onsite, including plantation woodland, hedgerows and associated scrub, is recommended.
- 5.6 A phased approach to vegetation clearance will therefore be required, with above-ground vegetation clearance limited to between September and May inclusive, sensitively timed to avoid the main breeding season (considered to be between June and August inclusive). In addition, below-ground clearance (e.g. hedge banks, stumps and root balls), is to be undertaken between April and October inclusive, so as to avoid the main dormouse hibernation season (November to March inclusive), in accordance with best practice guidance<sup>3</sup>.
- 5.7 Caution must also be taken where above-ground clearance occurs during the main bird breeding season (March to August inclusive), given the potential for active nests, eggs and chicks to be present within those habitats targeted for clearance.
- 5.8 All clearance should furthermore be supervised by a suitably qualified and NRW licensed dormouse ecologist, to ensure thorough pre-commencement checks for dormouse, their nests and active bird nests are undertaken immediately prior to clearance.
- 5.9 Should a dormouse be discovered during vegetation clearance then all works will cease and an EPS Mitigation Licence from Natural England will be required prior to works commencing, with sensitive working methodologies implemented.
- 5.10 In addition, given the protection afforded to all breeding birds, their nests, eggs and young, should an active bird nest or nests under construction be found, then all works will cease until all eggs have hatched and chicks fledged, with appropriate buffers (minimum radius of 5m or greater, depending on species) marked out around active nests where appropriate (as determined by the suitably qualified ecologist).
- 5.11 It is further advised that additional update dormouse surveys be completed of all suitable habitat within the Development Site should clearance works be delayed beyond 3 years from the previous surveys.

<sup>3</sup>Bright, P., Morris, P. and Mitchell-Jones, T. (2006). *The Dormouse Conservation Handbook*. (2nd edition), English Nature.



**Annex EDP 1**  
**Desk Study Records: Dormouse, February 2019**







Land at Hildersley Farm, Hildersley, Ross on Wye  
Technical Note: Update Dormouse Surveys  
edp5226\_r002

**Plan EDP 1**  
**Dormouse Tube Locations (2019-2020)**  
(edp5226\_d003 16 December 2020 MJC/KJ)



edp5226\_r002\_KH\_cr/nh\_260121

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**Appendix EDP 7**  
**Ecology Technical Note: Update Extended Phase 1 Habitat Survey**  
**(edp5226\_r003)**



## **Land at Hildersley Farm, Hildersley, Ross on Wye:**

### **Technical Note: Update Extended Phase 1 Habitat Survey**

### **edp5226\_r003**

#### **1. Introduction**

- 1.1 This Ecology Technical Note has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Barratt/David Wilson South Wales (hereafter referred to as 'the Client'), in relation to land at Hildersley Farm, Hildersley, Ross on Wye (hereafter referred to as the Development Site). This Technical Note has been prepared to provide up-to-date habitat information for the Development Site to inform a future Reserved Matters Application submission to Herefordshire Council.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cardiff, Cheltenham and Cirencester. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)).

#### **2. Background and Scope**

##### ***Planning Context***

- 2.1 Outline planning permission (reference P150930/O) comprising residential development of approximately 212 units, including affordable housing, public open space and associated works at land at Hildersley Farm, Hildersley, Ross on Wye, was granted by Herefordshire Council on 08 May 2015 with all matters reserved.
- 2.2 A Reserved Matters Application is currently being prepared, for submission to Herefordshire Council. To inform the emerging layout therefore, the collation of up-to-date habitat information was considered necessary to determine any material changes to those ecological habitats and features previously assessed.

##### ***Site Context and Ecology Baseline***

- 2.3 The Development Site is centred approximately at Ordnance Survey Grid Reference (OSGR) SO 61322 23792, to the immediate east of Ross-on-Wye and adjacent to the A40, within the Local Planning Authority of Herefordshire Council.
- 2.4 The Development Site encompasses approximately 8 hectares (ha) of predominantly arable and improved grassland, with an area of broadleaved plantation woodland across its south-eastern extent. The Development Site is largely delineated by hedgerows, which form part of the



hedgerow network extending across the wider landscape. A minor access road and several farm buildings align the eastern boundary of the Development Site, whilst further agricultural land subject to horticulture is present to the south and south-west. An unmanaged field comprising tussocky and rank grassland is present beyond the western boundary of the Development Site, which supports areas of scattered scrub, tall ruderal vegetation and scattered trees. Further afield towards the west and north-west of the Development Site land, use becomes increasingly urbanised with the presence of commercial and residential properties associated with Ross-on-Wye. In addition, a rifle range is located approximately 150m beyond the western boundary of the Development Site.

- 2.5 With respect to establishing the previous ecological baseline for the Development Site to inform the original Outline planning application, a desk study exercise, Extended Phase 1 Habitat survey and hedgerow survey, in addition to a habitat suitability assessment and presence/absence surveys for great crested newt (*Triturus cristatus*), were completed by Biocensus during June 2014. Additional protected species surveys for dormouse (*Muscardinus avellanarius*) and bats were also completed by RPS throughout 2014, with reptile surveys completed by Acer Ecology in 2015. A further update walkover survey was also undertaken by RPS in 2016, confirming no material changes to the status of those habitats present and with respect to those protected and notable species previously confirmed for the Development Site.
- 2.6 To further inform a future Reserved Matters Application, update dormouse surveys were completed by EDP during 2019 and 2020, the results to which are reported separately within our Technical Note edp5226\_r002.

### 3. Methodology

#### **Desk Study Review**

- 3.1 A review of the previously collated desk study information, alongside a review of the Multi-Agency Geographic Information for the Countryside (MAGIC) website<sup>1</sup>, was undertaken. In respect of the latter, information was collated for the following:
- International statutory designations (10km radius); and
  - National statutory designations (5km radius).
- 3.2 In addition to the above, the Herefordshire Biological Records Centre (HBRC) was also contacted in February 2019 for update records relating specifically to dormouse occurring within 2km of the Development Site.

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<sup>1</sup> [www.magic.gov.uk](http://www.magic.gov.uk)

- 3.3 The above search areas are considered sufficient to cover the potential Zone of Influence<sup>2</sup> of the proposed development in relation to statutorily designated sites.

#### ***Extended Phase 1 Survey***

- 3.4 Given the time that has elapsed since the Development Site was last assessed in respect of its habitats, an update habitat assessment was completed on 14 January 2021. The survey technique adopted for this habitat assessment was at a level intermediate between a standard Phase 1 survey technique<sup>3</sup>, based on habitat mapping and description, and a Phase 2 survey, based on detailed habitat and species surveys. Commonly known as an Extended Phase 1 Survey, this level of survey does not aim to compile a complete floral and faunal inventory for the site, but instead aims to scope those potential key ecological receptors occurring onsite, which may require further investigation.
- 3.5 All principal habitat types, and dominant plant species present per habitat type, were identified and mapped during the survey. The distribution of habitats within the site is illustrated in **Plan EDP 1**. In addition, any actual or potential protected species or species of importance likely to be supported by the site were identified and scoped during the assessment.

#### ***Limitations***

- 3.6 January is outside the optimal period for undertaking an Extended Phase 1 survey. Due to winter die-back, it is possible some flora species could have been missed by the surveyor. Nevertheless, the purpose of the survey was to determine any material changes to those habitats and potential species previously assessed for the Development Site, whilst the Development Site had been confirmed to remain in active agricultural management through prior survey visits for dormouse during 2019 and 2020. As such, the timing of the site visit was not considered a constraint to the survey.

#### ***Detailed (Phase 2) Surveys***

##### ***Hedgerow Assessment***

- 3.7 An assessment of the hedgerow network onsite was completed on 14 January 2021 to determine their importance following the Wildlife and Landscape criteria provided in Part II of Schedule 1 of the *Hedgerows Regulations 1997*. The aims of the hedgerow assessment were to:
- Identify hedgerows qualifying as 'important' under the Wildlife and Landscape criteria of the *Hedgerows Regulations (1997)*; and

<sup>2</sup> Zone of Influence - the areas and resources that may be affected by the proposed development.

<sup>3</sup> Joint Nature Conservation Council (2004) *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit* (reprinted with minor corrections for original Nature Conservancy Council publication).

- Identify hedgerows which, whilst not qualifying as 'important' under the ecological criteria of the *Hedgerow Regulations* (1997), have ecological value in terms of species diversity or as potential wildlife corridors.

3.8 The hedgerow network supported by the Development Site was divided into eleven hedgerows (H1–H8, H4a, H5a, H7a and H7b) for the purposes of the assessment, as illustrated on **Plan EDP 1**. Hedgerows assessed were considered to be greater than 30 years of age, located adjacent to land in agricultural/horticultural use and exceeding 20m in length, or by being connected at both ends to another hedgerow of any length.

3.9 Hedgerows are considered important should the following apply: the hedgerow is referred to in a record held by a biological records centre as containing protected plants (within 10 years) or birds and animals (within 5 years); contains species listed in Schedule 5 (animals) and 8 (plants) of the *Wildlife and Countryside Act 1981* (as amended); birds categorised as declining breeders or any species categorised as 'endangered', 'extinct', 'rare' or 'vulnerable' by any of the British Red Data Books; or contains one of the following per section surveyed:

- Seven Schedule 3 species;
- Six Schedule 3 species and three listed features (see below);
- Six Schedule 3 species, including one of the following: black poplar (*Populus nigra subsp. betulifolia*), large-leaved lime (*Tilia platyphyllos*), small-leaved lime (*Tilia cordata*) or wild service-tree (*Sorbus torminalis*);
- Five Schedule 3 species and four listed features; or
- Four Schedule 3 species, two listed features and lying adjacent to a bridleway or footpath.

3.10 Listed features include:

- A bank or wall which supports the hedgerow along at least half of its length;
- Gaps which together do not exceed 10% of the length of the hedgerow;
- At least one standard tree per 50m of hedge;
- At least three Schedule 2 woodland species within the hedgerow;
- A ditch along at least one half of the length of the hedgerow;

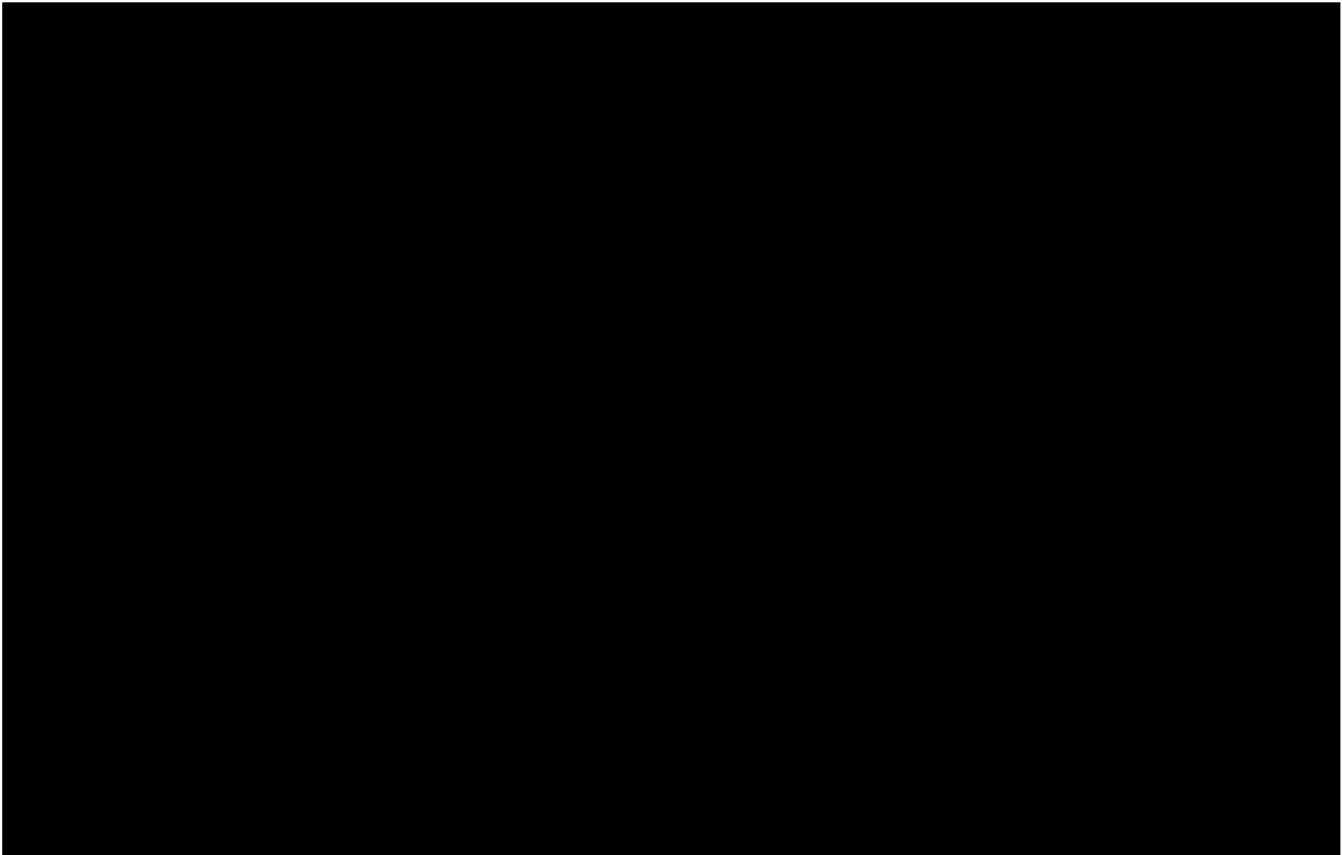


- Connections scoring 4 points or more (1 point per connection of the hedgerow with another and 2 points per connection of the hedgerow to a pond or broad-leaved woodland); or
- A parallel hedge within 15m of the hedgerow.

3.11 It is recognised that, with reference to the *Hedgerow Regulations* (1997), certain species of bird or animals listed in the *Wildlife and Countryside Act* 1981 (as amended) or by the Joint Nature Conservation Committee (JNCC), that could result in a hedgerow being recognised as 'important', may have gone unrecorded due to the timing and nature of the survey. Indeed, the use of the hedgerow by such species may be seasonal or at particular periods during the day. Data gained through the relevant species surveys has therefore been included within this assessment.

#### Limitations

3.12 The optimum time for undertaking hedgerow assessments is between April and September when species predominantly associated with hedgerows are in flower. Whilst outside of the optimal survey period, the purpose of the survey was to determine any material changes to the hedgerow network as previously assessed. As such, the timing of the site visit was not considered a constraint to the survey.



## Bats

### Investigations of Bat Roosting - Trees

- 3.15 To determine the potential impacts of the proposed development on bats potentially roosting within trees across the Development Site, all suitable trees were subject to a ground level visual assessment on 14 January 2021 with reference to best practice guidance<sup>4</sup>.
- 3.16 The tree survey involved a ground-based visual assessment of trees for the presence of, or potential to support, roosting bats. The trees were searched as thoroughly as possible from ground level, with all elevations covered where accessibility allowed.
- 3.17 Suitable features for roosting bats sought for during the assessment included:
- Lost/peeling/fissured bark;
  - ~~Natural~~ Natural holes, e.g. rot holes and holes from fallen limbs;
  - Woodpecker holes;
  - Cracks/splits or hollow tree trunks/limbs; and
  - Thick-stemmed ivy/epicormic growth.
- 3.18 Signs of roosting bats sought for included:
- Bat(s) roosting *in situ*;
  - Bat droppings within or beneath a feature (hole or split);
  - Staining around or beneath a feature;
  - Oily marks (staining) around roost access points;
  - ~~Audible squeaking from the roost;~~
  - Large/regularly used roosts or regularly used sites may produce an odour; and
  - Flies around the roost, attracted by the smell of guano.

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<sup>4</sup> Collins, J. (ed.) (2016). *Bat Surveys: for Professional Ecologists: Good Practice Guidelines* (3rd edition). The Bat Conservation Trust, London.

3.19 Based upon the results of the visual assessment and features/evidence identified, the following ratings for trees were used during the assessment:

- Known or confirmed roost – European Protected Species (EPS) licence required for works to tree to be completed lawfully;

• High potential – Multiple highly suitable features capable of supporting large roosts;	
• Moderate potential – Definite bat roosting potential, but with fewer suitable features than those of high potential;	

- Low potential – Trees supporting a single feature, or features which may have limited potential for roosting bats; and

- Negligible potential – No potential to support roosting bats.

#### Limitations

3.20 It should be noted that this type of assessment is based on features visible from ground level and is not considered to be a definitive bat roosting survey. Additional survey work may therefore be required to establish if any bats are roosting within the trees that have potential and are to be subject to felling/tree surgery, and, if present, to establish the species, number and roost type/status.

#### Great Crested Newt

3.21 A single pond (P1) is situated offsite circa 80m east of the Development Site, beyond the farm buildings. The pond was previously confirmed to have been stocked with fish, with regular sightings of a fishing grey heron (*Ardea cinerea*).

3.22 To determine any material changes to the suitability of this pond to support great crested newt, an update Habitat Suitability Index (HSI) assessment was undertaken in accordance with those methodologies detailed below.

#### Habitat Suitability Index Assessment

3.23 A Habitat Suitability Index (HSI) assessment, as developed by Oldham et al. (2000)<sup>5</sup>, was undertaken on 14 January 2021 to assess the suitability to support great crested newt. The HSI assessment follows standardised assessment criteria using habitat features such as water quality, fish/waterfowl presence and surrounding terrestrial habitat quality to derive a suitability score, or 'index'. Water bodies with high scores are considered more likely to support great

<sup>5</sup> Oldham R.S., Keeble J., Swan M.J.S. & Jeffote M. (2000). *Evaluating the suitability of habitat for the Great Crested Newt (Triturus cristatus)*. Herpetological Journal 10 (4), 143-155.

crested newt compared to those with lower scores. HSI scores and the inferred suitability of the ponds assessed to support great crested newt are described within **Table EDP 3.1**.

<b>Table EDP 3.1</b> HSI Scores and Inferred Pond Suitability		
<b>HSI Score</b>	<b>Pond Suitability to Support Great Crested Newts</b>	
<0.5	Poor suitability	
0.5–0.59	Below average suitability	
0.6–0.69	Average suitability	
0.7–0.79	Good suitability	
>0.8	Excellent suitability	

#### 4. Results

##### **Designated Sites**

##### *Statutory Designations*

4.1 Statutory designations represent the most significant ecological receptors, being of recognised importance at an international and/or national level. International designations include Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites. National designations include Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs).

4.2 The site is not covered by any statutory designations; however, there are several such designations within the Development Site's potential Zone of Influence, as summarised in **Table EDP 4.1**.

**Table EDP 4.1** International and National Statutory Designations within Development Site's Potential Zone of Influence

<b>Designation</b>	<b>Distance from Site</b>	<b>Interest Feature(s)</b>
<b>International (within 10km)</b> River Wye SAC	1.6km west	The River Wye is designated for its

assemblage of Annex I habitats including water courses of plain to montane levels with the *Ranunculum fluitans* and *Callitriche-Batrachion* vegetation. It also supports populations of white-clawed crayfish (*Austropotamobius pallipes*), sea lamprey (*Petromyzon marinus*), brook lamprey (*Lampetra planeri*), river lamprey (*Lampetra fluviatilis*), twaite shad (*Alosa fallax*), Atlantic salmon (*Salmo salmo*), bullhead (*Cottus gobio*) and otter (*Lutra lutra*), all Annex II species.

Designation	Distance from Site	Interest Feature(s)
<b>International (within 10km)</b>		
Wye Valley and Forest of Dean Bat Sites SAC	5km south-east	The Wye Valley and Forest of Dean Bat Sites SAC supports over a quarter of the UK's lesser horseshoe population and 6% of the greater horseshoe ( <i>Rhinolophus ferrumequinum</i> ) population. The site is considered particularly important for its high density of maternity roost sites and the presence of disused mines that hold nationally significant hibernation roosts of lesser horseshoe bats.
Wye Valley Woodlands SAC	9.3km south-west	This SAC is designated for its assemblage of Annex I habitats including <i>Asperulo-Fagetum</i> beech forests, <i>Tilio-Acerion</i> forests of slopes, screes and ravines and <i>Taxus baccata</i> woods of the British Isles. Though not a reason for selection of the site, the SAC also supports populations of lesser horseshoe bat ( <i>Rhinolophus hipposideros</i> ).
<b>National (within 5km)</b>		
Wilton Bluff, Ross-on-Wye SSSI	1.5km west	A geological designated site with brownstone exposures associated with Welsh Lower Old Red Sandstone alluvial river deposits.
River Wye SSSI	1.6km west	Similar to the above in respect of the River Wye SAC, the River Wye is designated for its aquatic habitats and assemblage of freshwater species including white-clawed crayfish, fish populations and otter, in addition to being of importance for its invertebrate assemblage.
Coughton Wood and Marsh SSSI	3.4km south-west	Coughton Wood is designated due to it being the largest remaining example of alder ( <i>Alnus glutinosa</i> ) woodland.

#### *Non-statutory Designations*

- 4.3 Non-statutory designations are also commonly referred to in planning policies as 'local sites', although in fact these designations are typically considered to be importance at County level. In Herefordshire, such designations include Local Wildlife Sites (LWS). Additional designated sites which should be considered at this level include Local Nature Reserves (LNRs), Wildlife Trust Reserves (WTR), Ancient Semi-Natural Woodland (ASNW) and Plantation on Ancient Woodland Sites (PAWS) where these are not covered by other designations.
- 4.4 No part of the Development Site is covered by any non-statutory designation. However, there are a few such designations within the Development Site's potential Zone of Influence. The closest

is Chase and Merrivale Woods LWS, which is replanted ancient woodland and is located approximately 480m south-west of the Development Site.

## 5. Habitats

- 5.1 The main habitat types present within and immediately adjacent to the Development Site, and their dominant/characteristic plant species, are described in turn below. These descriptions should be read in conjunction with the illustrative site photographs provided within **Annex EDP 1** and with **Plan EDP 1**, which illustrates their distribution, provided to the rear of this note.

### **Arable**

- 5.2 Arable fields dominate the Development Site, constituting three fields (F1–F3) subject to active agricultural management and currently supporting recently planted crop including ley grassland. These fields have also been confirmed to support maize (*Zea Mays*) and oil-seed rape (*brassica napus* ssp. *oleifera*) during past surveys. Common and widespread arable weeds were recorded within the field margins, including chickweed (*Stellaria media*), charlock mustard (*Sinapis arvensis*) and shepherd's purse (*Capsella bursapastoris*). Other species included false-oat grass (*Arrhenatherum elatius*) and cock's foot (*Dactylis glomerata*).

### **Improved Grassland**

- 5.3 An area of improved grassland is present to the east of fields F1 and F2, bisected by the access road into the Development Site. This area is subject to regular management, maintained at heights of less than 10cm. Grass species include perennial ryegrass (*Lolium perenne*), annual meadow-grass (*Poa annua*), cock's-foot and Yorkshire fog (*Holcus lanatus*). Creeping buttercup (*Ranunculus repens*), creeping cinquefoil (*Potentilla reptans*) and spear thistle (*Cirsium vulgare*) are frequent.
- 5.4 Areas of improved grassland including F4 are also present across the south-eastern extents of the Development Site, in association with a block of plantation woodland. Such areas are subject to less uniform management, albeit exhibiting heights no greater than 20cm. Species supported include perennial ryegrass, annual meadow-grass, cocks-foot, false oat-grass (*Arrhenatherum elatius*), Yorkshire fog, creeping buttercup, creeping cinquefoil, ribwort plantain (*Plantago lanceolata*) and common cat's ear (*Hypochaeris radicata*).

### **Broadleaved Plantation**

- 5.5 Two areas of broadleaved plantation are present in the south-east of the Development Site, consisting of semi-mature trees (diameter approximately 25cm) reaching c.15m-20m heights and exhibiting a relatively uniform canopy, with a mostly absent understorey and ground flora. Dominant species include oak (*Quercus robur*), cherry (*Prunus avium*), ash and sweet chestnut (*Castanea sativa*), with occurrences of hazel, dogwood and blackthorn primarily at the fringes. Since the previous Extended Phase 1 survey in 2014, the area to the south of plantation

and F4, which was also plantation at the time, has been harvested. Sporadic saplings and coppiced specimens of hazel and dogwood are present here, exhibiting heights of c.1.5m.

#### **Dense Continuous Scrub and Scattered Scrub**

- 5.6 Dense continuous scrub is present to the immediate west and north of the plantation, adjacent to H8. Dense, young blackthorn (*Prunus spinosa*) and hawthorn (*Crataegus monogyna*) with bramble (*Rubus fruticosus* agg.) are beginning to encroach areas of grassland adjacent.
- 5.7 A small area of scattered scrub dominated by bramble is also associated with the western boundary of F1, associated with a barbed-wire fence and tall ruderal vegetation.

#### **Tall Ruderal Vegetation**

- 5.8 Tall ruderal vegetation is present onsite, associated with the western boundary of F1 and northern side of H3. Tall ruderal vegetation is also associated with the area of woodland plantation across the south-eastern extent onsite, establishing across previously cleared areas and forming a mosaic with areas of scattered scrub and tree saplings. Species include broad-leaved dock (*Rumex obtusifolius*), common nettle (*Urtica dioica*), cleavers (*Galium aparine*) and cow parsley (*Anthriscus sylvestris*).

#### **Hedgerows**

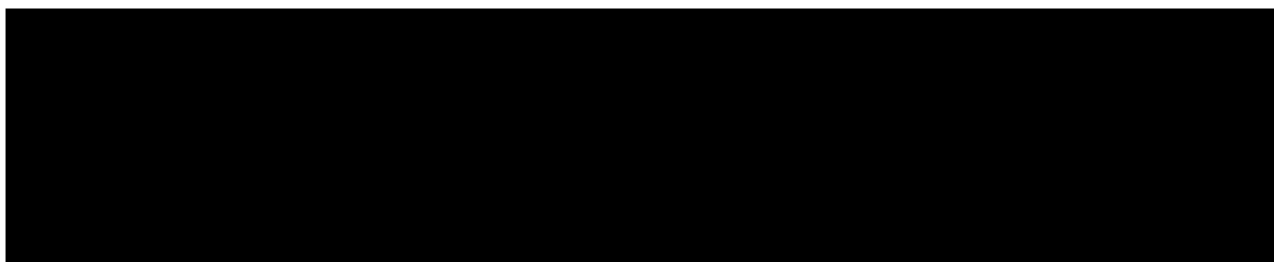
- 5.9 A total of 11 hedgerows are present onsite, the majority of which are subject to regular management.
- 5.10 Hedgerows H2, H5 and H7b are species-rich whilst the remaining hedgerow sections assessed are species-poor. Hedgerows are typically dominated by hawthorn and blackthorn, with ash, elder (*Sambucus nigra*), hazel, elm (*Ulmus procera*), spindle (*Euonymus europaeus*) and dogwood also present. Holly (*Ilex aquifolium*) and dog-rose (*Rosa canina*) are also occasionally recorded therein. Whilst the vast majority are continuous and intact, hedgerow H7, aligning the western section of the southern boundary of F3, is notably defunct with bracken (*Pteridium aquilinum*) prolific.
- 5.11 The vast majority of hedgerows within the Development Site are subject to regular management, being predominantly maintained at c.1.5m–2m heights and 1m–2m widths.
- 5.12 None of the hedgerows within the Development Site qualify as 'Important' hedgerows in accordance with the Wildlife and Landscape criteria of the *Hedgerow Regulations* 1997 Act, as further detailed at **Annex EDP 2**.

## 6. Protected and/or Notable Species

- 6.1 The likelihood of presence, or confirmed presence, of protected/and or notable wildlife species within the Development Site is summarised below with reference to previously collated desk study records and survey findings, alongside update surveys completed by EDP between 2019 and 2021. Further details are made available within annexes and plans where referenced.
- 6.2 Where a particular species or taxonomic group has been confirmed to be present, or presence is inferred based on habitat suitability, the ecological value or significance of the population or assemblage is assessed on a geographical scale.

### **Breeding Birds**

- 6.3 Previous surveys undertaken of the Development Site confirmed its potential to support an assemblage of common and generalist bird species during the breeding bird season, with areas of woodland, hedgerow and scrub habitats offering suitable nesting and foraging opportunities for birds. Species previously recorded for the Development Site included the red list species house sparrow (*Passer domesticus*) and linnet (*Carduelis cannabina*), and amber listed species swallow (*Hirundo rustica*) and dunnock (*Prunella modularis*).
- 6.4 The findings of the update Extended Phase 1 Habitat survey and hedgerow assessment confirm no material changes to those woody habitats supported by the Development Site, with areas of dense and scattered scrub, native hedgerow and woodland habitat within and adjacent to the Development Site considered to continue to offer suitable foraging and nesting opportunities for an assemblage of common and generalist species of birds during the breeding season. Whilst agricultural land within the Development Site may provide some potential foraging and nesting habitat for ground nesting birds, such opportunities are considered to be limited due to the presence of ley grassland and autumn sown crops.
- 6.5 A more notable bird assemblage likely occurs offsite within the surrounding landscape however, in association with surrounding land subject to horticulture, in addition to significant areas of woodland habitat associated with Penyard Park Woods situated offsite to the south.





## **Bats**

- 6.7 Previous bat surveys undertaken of the Development Site confirmed a moderate level of bat activity utilising the Development Site and the surrounding landscape, with eight species confirmed, including common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), noctule (*Nyctalus noctula*), brown long-eared (*Plecotus auritus*), Brandt's/whiskered (*Myotis brandtii/mystacinus*), Natterer's (*Myotis nattereri*), Daubenton's (*Myotis daubentonii*) and lesser horseshoe (*Rhinolophus hipposideros*). The majority of activity recorded related to common and soprano pipistrelle bats, with activity concentrating on the vegetated boundaries of the Development Site.
- 6.8 Peripheral hedgerows, plantation woodland and trees are considered to comprise a likely habitat corridor and commuting feature for the local bat population, connecting to the remainder of the hedgerow network located across the wider survey area and landscape beyond.

### *Investigations of Bat Roosting – Trees*

- 6.9 The initial ground level assessment of trees within the Development Site identified two groups of mature trees with potential to support roosting bats. This includes G1, a mature group of blackthorn trees associated with hedgerow H2 forming the northern boundary. G1 was categorised as having low potential to support roosting bats due to the presence of dense ivy. A further group of trees, G2, present offsite and adjacent to the Development Site's eastern boundary, are also considered to have low bat roosting potential. This group comprises a line of lime trees (*Tilia* sp.) and is categorised as having low bat roost potential primarily due to the presence of dense ivy, in addition to a small number of shallow knot holes arising from past management/pruning.

## **Dormouse**

- 6.10 An update desk study undertaken during 2019 returned five records relating to dormouse occurring within 2km of the Development Site, none of which related to the Development Site itself. Of these, four relate to an area of woodland known as Penyard Park Woods situated to the south of the Development Site, dating between 1991 and 2014, the closest record located c.450m away. The fifth record relates to Ross-on-Wye itself, located c.1.2km to the north-west of the Development Site.
- 6.11 Following the completion of dormouse nest tube surveys undertaken of the Development Site between July and November 2014, evidence of dormouse presence was reported by RPS. Whilst no evidence of individuals was recorded, a total of nine nests were recorded on 30 July 2014, with a further four nests recorded on 30 September 2014. Such nests were attributed to dormouse due to comprising "unstructured piles of green leaves".
- 6.12 Update dormouse surveys completed by EDP during 2019 and 2020 did not reconfirm the presence of dormouse, however. Evidence of wood mouse (*Apodemus sylvaticus*) was, however, regularly recorded during the survey visits, including wood mouse individuals and their nests.

The findings of the update surveys are provided in full within Technical Note edp5226\_r002 prepared by EDP.

- 6.13 Whilst dormouse presence has not been reconfirmed for the Development Site itself, the continued presence of this species within the wider landscape is assumed given the presence of suitable habitat within the wider landscape, including Penyard Park Woods, a significant block of woodland occurring c.320m to the south at its closest point.
- 6.14 Habitats onsite are, however, of limited value, comprising land under relatively intensive agricultural management. The hedgerow network continues to be predominantly maintained at heights and widths of c.1.5m–2m through regular flailing, whilst the block of plantation woodland onsite comprises semi-mature specimens reaching heights no greater than 15m - 20m, being uniform in structure with no developing understorey. Foraging opportunities onsite are thus limited by such management; nevertheless, such features do connect to the wider hedgerow network offering some dispersal opportunities to this species.

#### **Great Crested Newt**

- 6.15 No evidence of great crested newt was recorded during detailed presence/absence surveys completed by Biocensus during May 2014 of the offsite pond P1, situated c.80m to the east of the Development Site. Adult male and female smooth newt (*Lissotriton vulgaris*) and palmate newt (*Lissotriton helveticus*) were recorded, however.
- 6.16 The update Extended Phase 1 Habitat survey and Habitat Suitability Assessment reconfirmed the presence of offsite pond P1, comprising a medium sized and relatively deep pond which had been re-engineered in the past to provide surface water attenuation for the adjacent business park. The pond is located within an open area of amenity grassland and is thus unshaded, supporting steep, grass banks. Canadian pondweed (*Elodea canadensis*) continues to dominate the submergent vegetation, whilst flag iris (*Iris pseudacorus*) and rush species (*Juncus spp*) dominate its margins.
- 6.17 The update HSI assessment confirmed this pond's suitability to be 'below average' to support great crested newt. Whilst a previous HSI assessment was not undertaken by Biocensus during the 2014 Extended Phase 1 Habitat survey, nor as part of the detailed presence/absence surveys, a review of the habitat description and accompanying site photographs suggests some additional establishment of previously recorded vegetation. The findings of the HSI assessment are provided within **Annex EDP 3**.
- 6.18 Managed grassland habitat is considered sub-optimal terrestrial habitat for great crested newt. Whilst hedgerow boundaries could facilitate dispersal of this species in addition to providing suitable refugia, the species would have to disperse across the very busy A40 road to reach the waterbodies to the north.

### Otter and Water Vole

- 6.19 No suitable habitat for either species exists on or adjacent to the Development Site. Both species are therefore not considered to pose a constraint moving forward with the development proposed.

### Other Mammals

- 6.20 There is a population of rabbit (*Oryctolagus cuniculus*) within the Development Site, with warrens present in association with hedgerows H3, H5, H5a, H6 and H8. Habitats supported by the Development Site, namely woodland and hedgerow boundaries, are also considered to provide some cover for other species such as European hedgehog (*Erinaceus europaeus*).

### Reptiles

- 6.21 Managed grassland, which dominates the Development Site, is largely unsuitable for common reptile species, although tall ruderal vegetation and hedgerow margins provide some suitable habitat for foraging and dispersal.

- 6.22 No reptiles were identified during the presence/absence surveys undertaken in 2015 by Acer Ecology. Given the limited availability of suitable habitat, a significant common reptile population is therefore unlikely to be supported.

### Invertebrates

- 6.23 Habitats present across the Development Site comprise predominantly arable fields and improved grassland exhibiting a uniform structure and subject to regular management, such that it is considered unlikely to support a notable assemblage of invertebrate species.

## 7. Summary

- 7.1 The findings of the update Extended Phase 1 Habitat survey, Hedgerow Assessment and further detailed habitat suitability assessments for [REDACTED] bats and great crested newt, completed during January 2021 by EDP, reconfirm no material changes to those habitats and ecological features supported by the Development Site, as previously identified through survey effort completed between 2014 and 2016 to inform the Outline planning application submission. Additional recommendations are made in respect of dormouse however, as further detailed within the separate Technical note edp5226\_r002.



**Annex EDP 1**

**Illustrative Site Photographs (January 2021)**



**Photo EDP 1:** H1 delineating the northern boundary of F1 by the A40, with improved mown grassland in the foreground.

**Photo EDP 2:** The arable pasture of F1, with H2 delineating the majority of the northern boundary.



**Photo EDP 3:** Scattered scrub following the fence line of the western boundary of F1, with a margin of tall and ruderal vegetation.

**Photo EDP 4:** H3 on the north side, with ditch and tall and ruderal vegetation.



**Photo EDP 5:** Arable field of F2, with H4 delineating the western edge.

**Photo EDP 6:** H5 facing east.





**Photo EDP 7:** H5a delineating the part of the north boundary of F3, with young/semi-mature trees to the north.



**Photo EDP 8:** The arable field F3, with H6 delineating the western boundary.



**Photo EDP 9:** H7 along the south of F3, with bracken and bramble infilling the centre defunct area.



**Photo EDP 10:** H7a hedgerow delineating part of the southern boundary of the Development Site



**Photo EDP 11:** H8 dividing F3, with the spreading dense scrub to the east.



**Photo EDP 12:** Dense continuous scrub of blackthorn saplings and bramble merging into tall and ruderal vegetation.

**Photo EDP 13:** The southern block of broad-leaved plantation.

**Photo EDP 14:** South of the plantation, the tussocky grassland and tall and ruderal vegetation mosaic.

**Photo EDP 15:** H7b delineating the east of the southern boundary of the Development Site.

**Photo EDP 16:** Scattered young trees re-growing where plantation has been previously cleared in the south.

**Photo EDP 17:** The north plantation parcel surrounded to the east by improved grassland.

**Photo EDP 18:** P1 offsite to the east of the Development Site.

Annex EDP 2					Hedgerow Assessment	
Hedgerow ID	H1	H2	H3	H4	H5	
Hedgerow length	95m	195m	180m	130m	80m	
Adjacent to PRoW?	N	N	N	N	N	
(Y/N)						
Side Surveyed?	W/S	S	N	E	N	
(N, S, E, W)						
Average height x width (metres)	1 x 1	4 x 1.5	1.5 x 1	1.5 x 2	1.5 x 1.5	
Hedgerow Description	Severely managed to 1x0.5m along the access. Then defunct by A40. Turns intact, 1.5x1m toward the west.	Unmanaged top and managed sides. Mainly intact, semi-mature to mature tree shrubs.	Managed, annually trimmed on all sides. Intact and dense but leggy in places.	Front 1m (east) is trimmed regularly. Back 1m (west) is not managed and is semi-mature trees. Dense and intact.	Managed, trimmed. Hedgerow is intact and dense.	
Schedule 3 woody species (don't include sycamore, h. or s. chestnut)	Hawthorn Blackthorn Spindle Elm	Elm Hawthorn Blackthorn Hazel Hawthorn Ash	Hawthorn Rose sp. Blackthorn Elder	Hawthorn Hazel Blackthorn Elm Dogwood Elder	Hawthorn Blackthorn Elder Elm Rose sp. Elm	Holly
Average (total) No. Schedule 3 per 30m section	4	5	2	4	5	
Schedule 2 woodland species	None	None	None	None	None	
Other ground flora/woody species present	Bramble, common nettle, Hogweed, Cleavers, Ivy	Ivy, Cleavers, Bramble	Bramble, Common nettle, Ivy	Bramble, Common nettle	Common nettle, Spear thistle	

Hedgerow ID	H1	H2	H3	H4	H5
Black poplar (Pn), wild service-tree	N	N	N	N	N
(St), large leaved lime (Tp) or small					
leaved lime (lc)?	N	N	N	N	N
Bank/wall > 50% of hedgerow?	N	N	Y	N	N
Ditch > 50% of hedgerow?	Y	Y	Y	Y	Y
<10% Gaps?	N	3	0	0	1
At least one standard tree per 50m of hedgerow?					
Parallel hedge within 10m (Y/N)	Y	N	N	N	N
Protected/red data book species?	N	N	N	N	N
Hedgerow	2	4	2	4	2
connections score (1 point for each hedgerow, 2 points for ponds and woodland)					
Important?	N	N	N	N	N



Hedgerow ID	H5a	H6	H7	H7a	H7b	H8
Hedgerow length	40m	175m	55m	65m	70m	140m
Adjacent to PRow? (Y/N)	N	N	N	N	N	N
Side Surveyed?	S	E	N	N	N	E
(N, S, E, W)						
Average height x width (metres)	2 x 2	1 x 1.5	1 x 1	1 x 1	1.5 x 1	1 x 1.5
Hedgerow	Trimmed hedge on south side, intact and dense. Semi-mature/young trees line the north.	Managed, dense and intact hedgerow.	Defunct hedge with bracken and	Intact, managed hedge with young trees to the south.	Intact, dense and managed hedgerow. Turns thinner to east.	Managed, intact and dense hedgerow.
Description						
Schedule 3 woody species (don't include sycamore, h. or s. chestnut)	Hawthorn	Hawthorn Hazel	Blackthorn	Cherry	Elder	Hawthorn Blackthorn
species (don't include sycamore, h. or s. chestnut)	Blackthorn Elder	Blackthorn Hawthorn Blackthorn	Elder Hawthorn	Hawthorn Blackthorn	Hawthorn Blackthorn	Blackthorn Hawthorn
Average (total)	4	4	3	4	5	3
No. Sch. 3 per 30m section						
Schedule 2 woodland species	None	None	None	Herb Robert	Wood avens, Herb Robert	None
Other ground flora/woody species present	Common nettle	Common nettle, Cleavers, Bracken	Bracken, Common nettle	Common nettle, Spear thistle, Ivy, Cow parsley	Common nettle	Common nettle, ivy



Habitat Suitability			Annex EDP 3 Index (HSI) Assessment	
Suitability	Criteria	Definition	Possible	P1
Index			Score	
SI <sub>1</sub>	Geographic Location	Zone A - optimal	1	1
		Zone B - marginal	0.5	
		Zone C - unsuitable	0.01	
SI <sub>2</sub>	Pond Area	Pond surface area to the nearest 50m <sup>2</sup>	*	0.05
SI <sub>3</sub>	Permanence	Never Dries	0.9	0.9
		Rarely dries (Dries no more than 2/10 years or in drought only)	1	
		Sometimes dries (Dries between 3/10 years to most years)	0.5	
		Dries annually	0.1	
SI <sub>4</sub>	Water Quality	Good (abundant & diverse invertebrate community)	1	1
		Moderate (moderate invertebrate community)	0.67	
		Poor (low invertebrate diversity, few submerged plants)	0.33	
		Bad (clearly polluted, pollutant tolerant invertebrates present, no submerged plants)	0.01	
SI <sub>5</sub>	Shade	% shade of pond perimeter to at least 1m from the shore	*	1
SI <sub>6</sub>	Waterfowl	Absent (no evidence of waterfowl, excluding moorhen)	1	0.67
		Minor (waterfowl present, though little impact)	0.67	
		Major (severe impact of waterfowl)	0.01	
SI <sub>7</sub>	Fish	Absent (no records of fish stocking and no fish seen during survey)	1	0.33
		Possible (no evidence of fish, but conditions suggest presence)	0.67	
		Minor (small numbers of crucian carp, goldfish or stickleback)	0.33	
		Major (dense populations of fish present)	0.01	
SI <sub>8</sub>	Pond Count	No. ponds within 1 km of survey pond not separated by major barriers and divided by 3.14	*	1
SI <sub>9</sub>	Terrestrial	Good (extensive habitat offering good opportunities for foraging and shelter surrounding pond)	1	0.33
		Moderate (habitat offering opportunities for foraging and shelter, but not extensive and does not completely surround pond)	0.67	
		Poor (habitat with poor structure, offering limited opportunities for foraging and shelter)	0.33	
		None (No suitable habitat around pond)	0.01	

Suitability Index	Criteria	Definition	Possible Score	P1
SI <sub>10</sub>	Macrophytes	% pond surface area occupied by macrophyte cover (excluding duckweed) and submerged plants reaching the surface	*	0.8
<b>HSI Score = (SI<sub>1</sub>*SI<sub>2</sub>*SI<sub>3</sub>*SI<sub>4</sub>*SI<sub>5</sub>*SI<sub>6</sub>*SI<sub>7</sub>*SI<sub>8</sub>*SI<sub>9</sub>*SI<sub>10</sub>)<sup>1/10</sup></b>				<b>0.55</b>
<b>Pond Suitability</b>				<b>Below</b>
<b>(&lt;0.5 = poor; 0.5-0.59 = below average; 0.6-0.69 = average; 0.7-0.79 = good; &gt;0.8 = excellent)</b>				<b>Average</b>
* Score extrapolated from graphs within Oldham et al. (2000). <i>Evaluating the suitability of habitat for the Great Crested Newt (Triturus cristatus)</i> . Herpetological Journal 10 (4), 143-155.				

**Plan EDP 1**  
**Extended Phase 1 Habitat Survey**  
(edp5226\_d004 15 January 2021 MJC/EMc)



edp5226\_r003\_KH\_cr/nh\_260121

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**Appendix EDP 8**  
**Habitat Calculation Plan**  
**(edp5226\_d005a 20 January 2022 TC/KH)**



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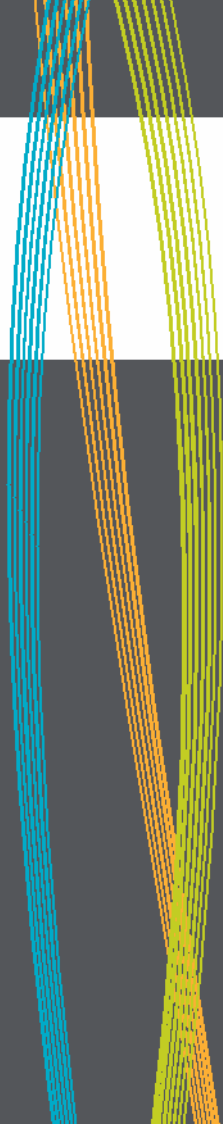




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