
Strategic Landscape and Ecology Management Plan (LEMP) for Langarth Garden Village, Cornwall

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Prepared for:
Arcadis on behalf of Cornwall Council

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Disclosure

The information, opinion and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct and the British Standard for Biodiversity – Code of Practice for Planning and Development (2013). We confirm that the opinions expressed are our true and professional bona fide opinions.

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I. Introduction

I.1. Background

This report, prepared by Cornwall Environmental Consultants Ltd (CEC), was commissioned in April 2021 by Arcadis, on behalf of Cornwall Council, to provide a strategic Landscape and Ecological Management Plan (LEMP) for the Langarth Garden Village hybrid planning application. The scope of this document, which will be updated as separate elements of the project come forward for reserved matters applications, is set out in detail in section 1.2.

Section 1.3 sets out the aims and objectives of the LEMP, while key documents used in preparation of the LEMP are listed in section 1.4. Section 1.5 explains the ongoing management responsibilities for the site. Section 2 summarises the Langarth Garden Village and sets out the phased delivery of the project. Section 3 details the ecological mitigation and enhancement to be delivered. Section 4 outlines the key green infrastructure included within the project, with an emphasis on the strategic green infrastructure. Section 5 discusses ecological trends, and constraints to future management of the Site. Sections 6 and 7 cover the objectives and principles for management, and the operations that will need to be employed to achieve the objectives. Section 8 sets out an indicative 10-year work programme, explains the responsibilities for management, and requirements for inspection and review.

Appendix A comprises a Framework Biodiversity Net Gain Strategy, which summarises the measures that have been, or need to be, undertaken to avoid and minimise impacts to biodiversity, and sets out the pre-construction and post-construction biodiversity value of the Site in terms of Net Gain.



Figure I Aerial image of Langarth Garden Village Site

Landscape and Ecological Management Plans (LEMPs) are typically required for most major development projects, including projects like Langarth Garden Village, for several reasons:

- To provide the applicant with assurance that as individual projects within the Garden Village are brought forward to Reserved Matters applications and are built out, that the applicant's original vision for a high-quality Garden Village, with Green Infrastructure at its heart is realised.
- To provide the Local Planning Authority, consultees, and key stakeholders with assurance that the scheme can and will be delivered as set out within the outline application, and that it will be managed appropriately in the future.
- To provide evidence for the Building with Nature assessment of the project.
- To bring together key material from separate documents prepared as part of the outline planning application in one place, to provide a clear statement of the actions that will need to be undertaken as part of detailed design, Reserved Matters application, construction and occupation/ operation of the project in the future.

This report follows recommendations made in BS 42020:2013 Biodiversity: Code of Practice for Planning and Development BS 8683:2021 Process for designing and implementing Biodiversity Net Gain.

1.2. Scope and Planning

The Langarth Garden Village scheme is a complex project, which will be built out in several phases over the next 20 -30 years (more detail on the phasing is set out within section 2). A hybrid planning application Ref PA20/09631 (comprising an outline application for the Langarth Garden Village, and a full application for construction of the Northern Access Road running through the Garden Village) is currently being considered by Cornwall Council.

The scope of this strategic LEMP is to set out the parameters for the implementation and management of the ecological mitigation and enhancement measures that are required to deliver the high quality, connected green infrastructure across the site, in a manner which will achieve the particular aim of the project to deliver at least 20% Biodiversity Net Gain within the wider site, and meet other legislative and policy requirements for landscape and ecology.

This first issue of the strategic LEMP is being written in parallel with the LEMP for the Northern Access Road, and the intention is that individual Reserved Matters Applications will draw on this strategic LEMP in preparing their own detailed LEMPs for each phase of the project.

As individual phases are progressed, a project or phase specific LEMP will need to be prepared, drawing on the information within this strategic LEMP, to set out the measures that each project will undertake to implement and manage provision of ecological mitigation and enhancement measures.

This LEMP should be read alongside the relevant ES chapters, relevant parameter plans, the Design and Access Statement (specifically Appendix 2, the Landscape Strategy), and the Design Code.

1.3. Aims and Objectives

The overall aim of the LEMP is to ensure that ecological mitigation requirements are fulfilled, the calculated Biodiversity Net Gain measurement is reached, and the site is managed appropriately to maintain those values in perpetuity.

The National Planning Policy Framework and Cornwall Council Local Planning Policy, both require schemes to achieve a net gain for biodiversity, although neither specify a means for achieving or measuring net gain. The UK Government announced in the 2019 Spring Statement that Biodiversity Net Gain will become mandatory in England. Whilst the timetable for implementation of this requirement nationally is not yet known, Cornwall Council have applied a requirement for major development schemes to achieve a minimum 10% Biodiversity Net Gain, from March 2020.

Biodiversity Net Gain has been measured in accordance with current guidance, and using the DEFRA Biodiversity Metric 2.0, as required by Cornwall Council. The metric calculated in November 2020 to accompany the Environmental Statement, a gain in 28.77% habitat area units (+202.74 habitat units) and a gain of 12.54% in hedgerow units (+56.83 hedgerow units). This metric calculation is currently being updated to account for revisions to the application design and will be amended in due course. The habitats will need to be monitored during the operational phase, to ensure that these habitat units are provided and the habitats are managed appropriately.

Key Performance Indicators (KPI)

The client has set a number of KPIs to measure the environmental performance of the project. The following KPIs (forming part of the Benefits Realisation Strategy for LGV) with relevance to biodiversity and landscape are currently proposed, subject to final approval by the Strategic Board:

- Biodiversity (with a metric linked to achieving the required Biodiversity Net Gain, and a metric to allow for resident participation in species counts on site)
- Trees Established (with metrics linked to canopy cover, woodland area and number of trees within developed areas)
- Cornish hedges (with metrics linked to length and type of Cornish hedge i.e. tree or grass covered for example, and condition of Cornish hedges and their buffers)
- Green and Blue Infrastructure (with metrics linked to BwN accreditations and quality /usability of green infrastructure as perceived by residents)

1.4. Sources of Information

This strategic LEMP has been prepared by CEC, whose ecologists have been closely involved in the planning and design of the Langarth Garden Village scheme.

This report draws on several sources of information on mitigation measures and parameters for the soft landscape design, notably:

- The Environmental Statement LAN_02.2-ARC-XX-XX-RP-Z-0002 Submitted November 2020

- The Design Code 2020_11_04 1665-ACM-XX-XX-RP-TC-00001-V3 – DAS
- The Design and Access Statement (specifically the Landscape Strategy)
- Parameter plans
 - LAN_02.1_AHR-MP-ZZ-SC-A-92-007 - Phasing Schedule (Revision P09);
 - LAN_02.1_AHR-MP-ZZ-SC-A-92-010 - Land Use (Revision P12);
 - LAN_02.1-AHR-MP-ZZ-DR-A-92-002 - Proposed Land Use (Revision P15);
 - LAN_02.1-AHR-MP-ZZ-DR-A-92-009 - Proposed Landscape (Revision P14);
 - LAN_02.1-AHR-MP-ZZ-DR-A-93-005 - Phasing (Revision P13);
 - LAN_02.1-AHR-MP-ZZ-DR-A-93-008 - SuDS Strategy (Revision P18);
 - LAN_02.1-AHR-MP-ZZ-DR-A-93-010 - Density Parameter Plan (P14);
 - LAN_02.1-AHR-MP-ZZ-DR-A-93-011 - Building Heights Parameter Plan (Revision P17);
 - LAN_02.1-AHR-MP-ZZ-DR-A-93-012 - Movement and Access Parameter Plan (Revision P14); and
 - LAN_02.1-AHR-MP-ZZ-DR-A-93-026 - Wider Movement Strategy (Revision P05);
 - LAN_02.1-AHR-MP-ZZ-DR-A-92-012 - Illustrative masterplan (Revision P03).
- Outline CEMP Appended to the Environmental Statement LAN_02.2-ARC-XX-XX-RP-Z-0002
- Preliminary Arboricultural Method Statement Appendix 13.7 of the Environmental Statement LAN_02.2-ARC-XX-XX-RP-Z-0002

As the phased proposals for Langarth Garden Village come forwards the most up the date revisions of the documents above should be used.

As most of the planning application is an outline application, there is limited design information on ecological mitigation and planting design, and therefore detailed information on management requirements. The intention of this strategic LEMP is to set out the parameters for ongoing management and monitoring, and that individual LEMPs will be produced as part of each Reserved Matters application, which will set out the detailed management and monitoring measures appropriate to the scheme.

1.5. Management Responsibility

It is currently proposed that the unadopted green and blue infrastructure will be managed through a Langarth Stewardship Organisation (LSO) envisaged to be in place from 2023 onwards, subject to approval of a Full Business Case and Business Plan in 2022. Until such time that the LSO is in place, responsibility for the oversight of implementation of LEMP requirements will sit with Cornwall Council in its role as Applicant for the LGV, and ensuring through its role as Planning Authority that individual RMAs do meet the required standards.

The LSO, once in place, would contract with appropriate companies to deliver management and maintenance responsibilities for unadopted green and blue infrastructure to the required standards, with the strategic LEMP and individual LEMPs for RMAs forming part of the specification. This is envisaged to include the Strategic Green Infrastructure not associated with adopted highways, above ground SUDS / Blue Infrastructure not associated with adopted highways, the GBI provisions within development parcels and the SANG. Mechanisms and provisions are required to define a process how developers of individual RMAs will hand over unadopted assets into the responsibility of the LSO – these should be defined in the S106 or in contractual provisions with developers. Upon completion of the scheme a single LEMP will be produced to pull together the strategic LEMP with the individual phase LEMPs. This will allow management of the site to be considered on a whole-scheme basis.

Adopted Green and Blue Infrastructure, including that associated with the NAR, would be maintained by Cornwall Council through its normal processes for adopted assets. The strategic LEMP and individual RMA LEMPs that cover adopted assets should form key documents to be provided to Cornwall Council Infrastructure Adoptions Team to take account of when considering Technical Approvals, maintenance specifications and commuted sum calculations for adopted elements. The LSO, once in place, will work with the Infrastructure Adoptions Team in future to ensure consistent management and maintenance standards between adopted and unadopted elements.

The LSO is proposed to be financed through a number of sources, including S106 contributions, resident charges and income generated on site, ultimately becoming self-funding in time. Cornwall Council would likely fund any shortfalls during early phases, and a cost model for the LSO is under development to be able to assess financial requirements in more detail.

With the LSO Business Case and Cost Model still under development, this Management Section will have to be updated once the Full Business Case and Business Plan including its cost model have been approved towards the end of 2022, so that management and monitoring required under this LEMP are fully integrated into the proposed management structure for the wider site and its wider assets.

2. Proposed Development Plan

2.1. Description

The scheme is set out in a hybrid planning application (Ref PA20/09631), which includes:

- Full planning application for construction of the Northern Access Road and associated junction arrangements, infrastructure, earthworks and retaining and boundary features
- Outline planning application with all matters reserved to create a mixed use, landscape-led community comprising a phased development of up to 3550 dwellings plus 200 extra care units and 50 units of student/ health worker accommodation, including affordable housing; along with related facilities including retail, office space, leisure facilities, schools and green infrastructure, as well as internal roads, paths and cycle lanes, services, etc.

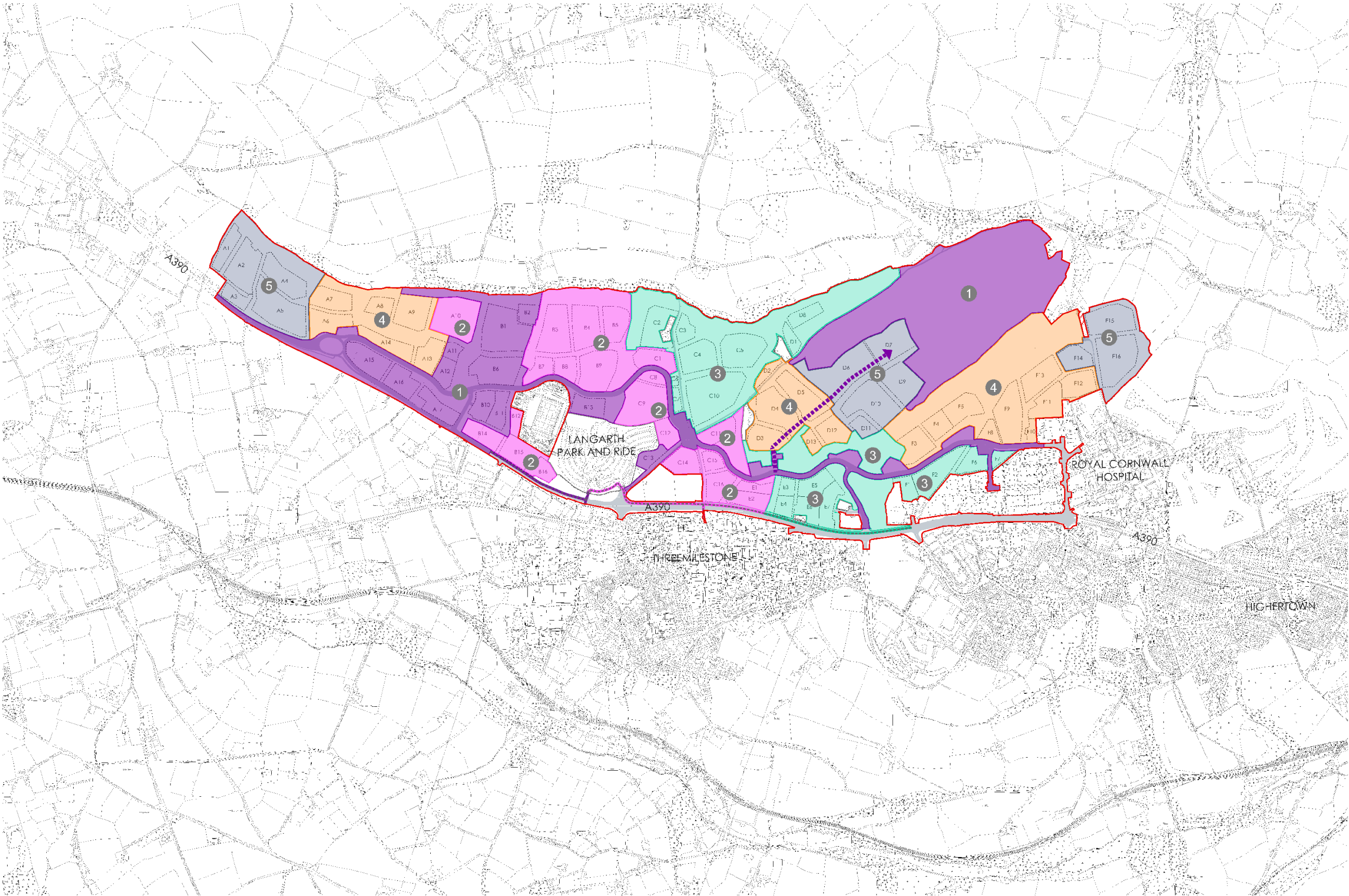
2.2. Phasing

The construction of Langarth Garden Village will be phased over approximately 25 years. Table 1 summarises each phase and corresponding timescales. Figure 2 on the following page illustrates the locations of each phase. Individual phases of development will be completed as a series of separate reserved matters applications.

Table 1: Phasing of the development

Phase	Summary	Timescales
1	Northern Access Road, Strategic Green Infrastructure at Govers (part), Development plots (residential and school)	2020-2025
2	Development plots (residential, extra care and Park & Ride Extension) and further Strategic Green Infrastructure at Govers	2025-2030
3	Development plots (residential) and Strategic Green Infrastructure west of Govers	2030-2035
4	Development plots (residential & mixed use)	2035-2040
5	Development plots (residential & school)	2040-2045

Figure 2: Phases of the development



Notes

THIS DRAWING READ IN CONJUNCTION WITH:
All areas are a subject to a context of 1:10m.

Key

SfC Boundary

Developable Plot

Phase 1: 2021* - 2024

A390 Improvements

Access Road to Gardens Area

Phase 2: 2025 - 2029

A390 Improvements

Phase 3: 2028 - 2032

A390 Improvements

Phase 4: 2031 - 2035

Phase 5: 2034 - 2038

Plot where no change proposed

* Intentional Road construction commenced in 2025 under a previous consent.

REV	DESCRIPTION	DATE	BY	CHKD
001	Issue for Information	15/01/2024	AMR	AMR
002	Issue for Information	15/01/2024	AMR	AMR
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Cornwall Council

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Langarth Garden Village

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Proposed

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3. Ecological Mitigation and Enhancement

3.1. Pre-construction Recommendations

Ecological surveys will need to be updated periodically, and for each phase of development or individual Reserved Matters application, as these are progressed.

In particular it should be noted that it was not possible to carry out a bat survey of every potential bat roost feature (buildings and trees) within the Site, due to a combination of landowner constraints and the Covid-19 pandemic. As the development will be phased over a period of many years, existing survey information will need updating prior to future applications. Therefore, each Reserved Matters application will need to include a visual assessment of all potential bat roost features affected by the proposal, and, where required, further surveys (such as bat emergence and remote monitoring surveys) will need to be completed to inform the application.

An ecologist will need to review each part of the project to be progressed as a Reserved Matters application and take into account the ecological surveys undertaken to date, in order to advise on the precise scope and methodology required for any updated or additional surveys.

A number of invasive non-native plant species are present within the site, including Japanese knotweed, montbretia, variegated yellow archangel, rhododendron, Himalayan balsam, cotoneaster sp., three-cornered garlic and parrot's feather. A detailed Japanese knotweed survey and management plan has been prepared for the Northern Access Road.

As the bulk of the development will be progressed in phases over a long time period, a detailed survey and management plan for the control and eradication of non-native invasive species will be produced. Implementation of the plan will commence as early as possible within the implementation of each phase of the project. Where possible whole site treatment will be commenced, as this should reduce potential future delays to construction, and limit the further spread of the species.

3.2. Construction Phase Recommendations

The outline CEMP prepared for the scheme summarises the key construction phase mitigation measures as summarised below that will need to be incorporated into the final CEMP for each separate project as they are brought forward (Section 6.7.1 of the outline CEMP).

General measures

- All personnel involved in the construction works will be briefed on the ecological mitigation strategy and relevant wildlife legislation through tool-box talks, etc;
- Risk of pollution incidents will be reduced by adhering to current Environment Agency Guidelines;
- Zones for the piling of soil or storage of materials associated with the development will be clearly defined;
- Fuel, oil and other chemicals will be stored in appropriate impervious containers. Leaking and empty

containers will be removed from the Site immediately;

- Any trenches/pits created during the construction process will either be covered over at night or will include a means of escape to prevent animals becoming trapped in them; and
- Any new or temporary lighting scheme implemented on the Site will follow Bat Conservation Trust advice on wildlife sensitive lighting.

Non-native invasive species (NNIS)

Notwithstanding the advice above to start implementing control and eradication measures for invasive species from early in the project, it is likely that, at least in the early stages, there may still be viable stands of invasive plant species present within individual construction sites. Several invasive plant species are listed on Schedule 9 of the Wildlife and Countryside Act 1981, and it is an offence to cause these species to spread outside the site.

Suitable working practices included within a method statement, written by an appropriate specialist, will be followed to ensure that the NNISs are not spread. The Contractor will engage a competent person for managing invasive plants during site setup, clearance and construction. This will be compliant to best practice guidance such as from Construction Industry Research and Information Association (CIRIA).

Special Area for Conservation (SAC)

A drainage scheme will be designed and installed, for each phase of development (and will be in place from an early stage of construction) to provide controlled drainage for surface water run-off and prevent pollution during construction. This will prevent any possible pollution incidents to the streams which could then impact on the downstream Fal and Helford Special Area for Conservation (SAC). SACs are legally protected under the Habitats Regulations 2017, and projects such as built development must demonstrate that they will not impact on the SAC, or the interest features for which it is designated.

Hedges

With the exception of the 5.4km (c. 18%) of hedgerows identified for removal in the Environmental Statement and Biodiversity Net Gain Calculations, over 80% of existing hedges will be retained. Hedges are a Habitat of Principal Importance, and as such, development projects should ensure that there is a net gain in hedge habitat.

Retained hedges will be enhanced with buffer planting and included within green corridors, and new hedges will also be created as part of the Garden Village proposals, as identified within the landscape parameter plan.

Badgers

There are numerous badger setts on site, and a number of these (mostly outlier setts) will be impacted by the development. Badger setts are protected against damage and destruction under the Protection of Badgers Act 1996. Any badger setts that need to be closed must be closed under appropriate licence from Natural England if potential disturbance to badger setts is likely to be significant, take advice from NE

regarding need for disturbance licensing (ES chap 11, table 11.6). The main sett at the western end of the Maiden Green area requires closure and will need an artificial sett to be built (at the location already determined) before the licence to close this sett can be obtained. The need for badger licences for impacts to other setts will need to be determined by an ecologist as each separate Reserved Matters application is progressed.

Bats

A number of bat roosts, and possible bat roosts are present within the Site. Bats and their roosts are protected under the Habitats Regulations 2017. Any loss or disturbance to bat roosts can only be undertaken once EPS licence(s) have been obtained from Natural England. Mitigation will depend on the impact and is likely to include the provision of alternative roosts and timing the works carefully to avoid and minimise disturbance impacts (ES chap 11, table 11.6). The need for EPS licences for destruction and/or damage of bat roosts will need to be determined by an ecologist as each separate Reserved Matters application is progressed.

Woodlark and wintering birds

Woodlark use some of the arable fields on site in the winter months for foraging, and other species such as snipe overwinter in areas of marshy grassland. Woodlark is a species of conservation concern at international, national and regional levels.

- An on-site mitigation strategy for woodlark is in place, and this will provide suitable habitat on-site for as long as possible through the phased development of the site, and a small area of permanent woodlark habitat will also be provided (see woodlark on-site mitigation and compensation strategy).
- Suitable off-site arable habitat is to be identified and used for compensation of loss of arable habitat required by woodlark. This will be secured through a Section 106 agreement, with the commitment to prepare and implement an off-site compensation strategy for wintering woodlark habitat. This mitigation will also be suitable for the loss of wintering habitat for other wintering birds, with the exception of wintering snipe; and
- Areas of marshy grassland along the valley floor within Langarth Garden Village should be fenced off to restrict access and allow snipe to forage and rest undisturbed.

Breeding birds

As would be expected on a site of this size and type, there are numerous birds that breed within the Site. The active nests of all species of birds are protected against damage and destruction under the Wildlife and Countryside Act 1981.

Clearance of vegetation and demolition of buildings should (in the case of the latter, where this is not impacted by advice for minimising impacts to bats) be undertaken between the months of October and February to avoid the risk of disturbing, damaging or destroying active bird's nests. As well as woody vegetation, this will apply to clearance and topsoil stripping in fields that have potential to support ground-nesting skylark.

Where this timing is not possible, ecologists will need to check the features for birds' nests ahead of clearance, and if any active nests these must be left undisturbed, with a suitable buffer, until the young have fledged. The likelihood of finding active nests is greatest between April and July at the peak of the breeding season, and this period should definitely be avoided except for very small areas of vegetation clearance which will only be cleared under an ecologist's supervision.

Invertebrates

Bee bricks will be included within south facing walls of new buildings to provide new nesting habitat for solitary bees and other insects, at a ratio of one bee brick per two dwellings.

Trees

Adequate protective fencing (as outlined in Appendix F in the Preliminary Arboricultural Method Statement) will be installed around all retained trees where practical and will be erected before any materials and machinery are brought onto the site.

Site operations involving plant with booms jibs and counterweights will be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees and hedges will be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All pruning and contracting works will be carried out by a competent qualified contractor in accordance with BS 3998:2010: Tree Work Recommendations.

The exact locations of Site compounds and storage areas, and the routing of services for the Proposed Development, are not currently available. Adequate allowance for, and the planning of, such items will be made to avoid encroachment with the RPA or prevent direct contact with all retained trees on Site.

While a preliminary Arboricultural Method Statement (AMS) has been provided, when further detail is known as to the construction process a bespoke Arboricultural Method Statement will also be required to protect the trees which are to be retained.

3.3. Operational Phase Mitigation Measures & Enhancements

Mitigation during operation

This LEMP outlines the management and enhancement actions to promote the landscape and ecological biodiversity value of the Site, and these will need to be detailed in the LEMP for each Reserved Matters Application as it comes forward. Although the RM LEMPs will be separate documents the management actions should be based on an integrated and complementary approach where possible. This will include management for new and retained habitats including woodlands, hedges, parks, wetlands and grasslands (ES para 11.7.8).

The Site includes provision for Suitable Alternative Natural Green Space (SANG), as mitigation for increased recreational impacts to the Penhale Dunes SAC. General management operations for the habitat elements

that will form the SANG are outlined below in sections 6.2 & 7 and will need to be specified in greater detail within the reserved matters application for delivery of the SANG and other early delivery of strategic Green Infrastructure.

New and retained marshy grassland or other wetland habitats need to be managed well to ensure they achieve the desired ecological condition, and that the loss of marshy grassland, which is also important for invertebrate species, and potential increase in human disturbance to such habitats is appropriately mitigated (requirement from ES chap 11 – see table 11.6). There will also be a need to ensure that some areas of marshy grassland on the valley floor have restricted access during the operational phase to allow continued use by overwintering snipe (ES para 11.7.13).

Street lighting design will need to follow best practice and avoid lighting known bat roost sites, woodlands, hedges and other areas of natural habitats. This will also benefit species groups other than bats, including invertebrates (ES chap 11- table 11.6).

To ensure that connectivity is maintained within residential areas, garden fences will need to be made permeable to hedgehogs by having small holes (13cm x 13cm) cut into the base of fences. (ES chap 11- para 11.7.11 & table 11.6).

Include new bird nesting opportunities within the development to mitigate for lost nesting opportunities (ES chap 11, table 11.6). The number, type, and location for bird nest boxes will need to be identified by an ecologist as each Reserved Matters application is progressed.

Creation and management of habitat for wintering woodlark, following woodlark strategy (ES chap 11, table 11.6), and refer to woodlark mitigation strategy document (in prep). There will also be a need for areas to be set aside for ground nesting birds such as skylark and meadow pipit with limits on public access (and free-running dogs), at least during the breeding season (ES para 11.7.12).

Ecological Enhancement & Biodiversity Net Gain delivery

The Biodiversity Net Gain calculations have been based on the proposals within the Landscape Parameter Plan. It is therefore crucial that each Reserved Matters application that comes forward incorporates the soft landscape elements set out within the parameter plan and follows the requirements of the Design Code to secure the delivery of Biodiversity Net Gain. Each Reserved Matters Application will need to provide a statement to confirm that the design meets the requirements of the Parameters Plan and Design Code to provide assurance to the Local Planning Authority that the committed Biodiversity Net Gain will be delivered across the whole Site.

Newly created habitats need to be appropriately managed to maximise the increase in plant diversity and habitat condition that can be achieved within the site (ES chap 11 – table 11.6). There will be extensive areas of vegetated, and often semi-natural, habitats retained, enhanced and created within the Site. This includes strategic Green Infrastructure features of new woodland, planted on steep slopes near to the existing block of woodland at Govers (which is a County Wildlife Site and designated as Ancient Woodland), new and enhanced hedges, new and enhanced species-rich grassland and a network of SUDS, which will include features such as swales and permanently wet ponds and swales.

The existing woodland running along the valley bottom that forms the northern site boundary will be enhanced through sensitive landscaping of adjacent habitat, providing a broad band of semi-natural habitat that will buffer the existing woodland, both within and beyond the site boundary, strengthening this existing green corridor.

New woodland to be planted to the west of Governs Wood will increase the overall woodland habitat area present, and being located close to existing woodland will strengthen this important habitat, which is also part of a wider County Wildlife Site that stretches north-west from Governs Wood up the valley to Treworder Woods, thereby contributing to ecological networks in the wider landscape outside the site boundary.

The existing woodland in the Treliske Valley will also be strengthened through habitat enhancement and appropriate management.

Significant hedges are being retained, and these will be enhanced through planting up gaps and habitat enhancement/ sensitive management of buffer zones to strengthen these features which link into the key woodland and valley features discussed above forming a robust network of green corridors and habitat.

The precise management requirements of these new and enhanced habitats cannot be determined at this stage, as this will depend on the detailed design, which is yet to be undertaken. However, broad management activities for typical habitat types are set out in section 7.

In line with “Cornwall Planning for Biodiversity Guide”, bat and bird bricks would be incorporated into buildings, at a minimum ratio of one per residential dwelling, and one bee brick in every other dwelling. The details of the locations of boxes would be developed alongside detailed designs for each stage of development. Bird bricks built into houses would be suitable for some species such as tits, sparrows and robins and also swifts, swallows and martins. The requirement for provision of bat, bird and bee bricks within buildings is also set out within the Design Code (section 13.06). Based on the requirements of the Cornwall Planning for Biodiversity Guide, up to 25% of the bat and bird boxes could be located in trees, these would need to be constructed of a long lasting material such as woodcrete, rather than wood (ES para 11.7.10).

There is no specific requirement to maintain built-in bat and bird bricks, as these are not usually easily accessible. If bird and bat boxes are placed in trees, they should be inspected annually, to ensure that they are still in place and in good condition. Bird and bat boxes should be checked between October and February to avoid disturbing breeding birds (bat box inspections should be undertaken by a suitably licensed ecologist).

3.4. Monitoring

Monitoring is essential to ensure that mitigation and enhancement actions have been undertaken as planned, and also to ensure that management regimes are appropriate. Monitoring allows the identification of any features that have not established successfully, which enables a review to be undertaken of the detailed management prescriptions and for any remediation to be undertaken. Some monitoring activities are also necessary to provide reports back to consenting authorities (e.g. the LPA on BNG and Natural England for

any bat licences).

Biodiversity Net Gain

The habitats will need to be monitored to ensure that they achieve the required +12.54% gain in hedgerow (at +56.83 hedgerow units) and the required gain in 28.77% of habitat area units (+202.74 habitat units). This metric calculation is currently being updated to account for revisions to the application design and will be amended in due course. These targets will need to be achieved and maintained for the required period of 30 years.

These habitats will need to be monitored by an ecologist at regular intervals to ensure that the overall habitat target of an increase is reached and maintained for the required period of 30 years.

Biodiversity Net Gain should be measured and monitored in line with the monitoring provisions established through the Langarth Stewardship Organisation (LSO). Monitoring is envisaged to commence at occupation of 250 houses with establishing full actual baseline data through a review of the BNG assessment, and then repeated every 5 years. This repeat assessment will comprise a survey of the site by a suitably experienced ecologist to ensure that the habitats and their target conditions are as specified in the original Biodiversity Net Gain metric completed in 2020. It will also need to include a new completed Biodiversity Net Gain metric (DEFRA version 2.0) for each assessment, to ensure that the required gains are met.

Key Performance Indicators

The following KPIs (forming part of the Benefits Realisation Strategy for LGV) with relevance to biodiversity and landscape are currently proposed, subject to final approval by the Strategic Board:

- Biodiversity (with a metric linked to achieving the required Biodiversity Net Gain, and a metric to allow for resident participation in species counts on site)
- Trees Established (with metrics linked to canopy cover, woodland area and number of trees within developed areas)
- Cornish hedges (with metrics linked to length and type of Cornish hedge i.e. tree or grass covered for example, and condition of Cornish hedges and their buffers)
- Green and Blue Infrastructure (with metrics linked to BwN accreditations and quality /usability of green infrastructure as perceived by residents)

Licence monitoring for bats

At the current time it is unknown whether any European Protected Species Mitigation licences will be required to permit the destruction or disturbance of existing bat roosts. Given that there are several known roosts around the site, it is likely that one or several licences will be required as individual phases of the development are brought forward to construction. It will be a requirement of these licences that post-construction monitoring of some form will be required periodically for a period of time after works are completed. The precise methodology, frequency and duration of this monitoring work will be determined as part of each licence application.

4. Green Infrastructure

The overarching strategy for the scheme layout has been to retain and integrate existing Green Infrastructure features where possible, and to use these as a framework for the development. The Green Infrastructure within the site is multi-functional, providing habitats for wildlife, high quality outdoor spaces for people and sustainable drainage.

Much of the enhanced and new Green Infrastructure features will be delivered as strategic Green Infrastructure early in the phasing of the development, and this will ensure that a significant proportion of the Green Infrastructure will be available to provide benefits for people, wildlife and water as early as possible. In particular, most of the strategic Green Infrastructure at Govers will be provided in the first phase of development, and the Green Infrastructure corridor along the northern boundary will largely be provided by the end of the second phase.

The Green Infrastructure features summarised below are described in detail within the Landscape Strategy and illustrated on the Landscape Parameter Plan.

4.1. Open Green Space

The open space provision within the Site can be split into six main types (as set out within section 3.3 of the Landscape Strategy):

1. Park, amenity and civic space – a number of parks and amenity spaces will be provided throughout the Garden Village. The key parks will be located close to the Northern Access Road and will be served by non-vehicular access, making them easily accessible hubs for people to use. Most of the parks will also incorporate SuDS features such as infiltration basins, informal sports pitches and habitats that will have ecological value.
2. Natural space – Natural spaces will be designed with wildlife at the forefront and will also largely be suitable for use by people, providing opportunities for people to enjoy nature and to encourage active and healthy lifestyles.
3. Outdoor sport – a range of outdoor sport facilities are included within the green infrastructure, with a number of informal pitches of different sizes located at different locations throughout the site.
4. Children's play areas – play areas are incorporated into accessible public spaces, ensuring that they are distributed across the site.
5. Teen provision – a BMX track and skate park are included in the scheme design, along with a multi-use games area (MUGA).
6. Allotments – two main allotment sites are incorporated into the green infrastructure design, and smaller scale micro-allotments are also provided within development parcels.

4.2. SuDS and Drainage

The scheme incorporates a comprehensive network of SuDS features, such as swales, infiltration basins and wet ponds to slow the flow of surface water run-off to the wider drainage system. As well as reducing flood risk (both on and off site), the SuDS features will also help to manage water quality and will provide opportunities for wildlife and people.

A series of swales running along contours collect surface water run-off from development parcels, and these connect with swales running perpendicular to the contours, which convey water to the system of infiltration basins and wet ponds. The perpendicular dams incorporate a system of check dams and wet features.

Wet ponds have been designed for places that have good opportunities for placemaking, so are located in prominent and visible locations.

Detailed design of these features will progress as Reserved Matters applications are brought forward, and the design will need to maximise opportunities for wildlife and amenity, as well as providing the required drainage function. Examples of factors to take into account in the design will be the use of naturalistic shapes with varied depth profiles, appropriate planting, design to maximise opportunities for the public to view and learn about wetland habitats, and ensuring that a proportion of the features will retain water throughout the year.

4.3. Built development plots

Parameters have been set for the proportions of landcover within the individual built development plots, based on the proposed plot densities within each residential grain (as defined within the Design Code). Detailed design for these plots will be progressed as each phase comes through for Reserved Matters, and scheme design will be guided by the Design Code that sets out the plot densities and subsequent proportions of landcover within each plot.



Garden Provision within Residential Grains				
Residential Grain	Density	Communal Gardens / Micro Allotments (%)	Private Gardens (%)	Total Gardens (%)*
Settlement Edge - Clusters				
	Up to 35	35%	15%	50%
	Up to 40	25%	15%	40%
	Up to 50	20%	15%	35%
Settlement Edge - Hillside				
	Up to 35	30%	20%	50%
	Up to 40	20%	20%	40%
	Up to 50	15%	20%	35%
Village				
	Up to 40	25%	15%	40%
	Up to 50	25%	10%	35%
	Up to 60	25%	5%	30%
	Up to 140	30%	0%	30%
Urban				
	Up to 40	30%	10%	40%
	Up to 50	30%	5%	35%
	Up to 60	30%	0%	30%
	Up to 140	30%	0%	30%

Figure 3 Design Code parameters on garden provision within different residential grains



Boundary Treatment within Neighbourhoods		
Neighbourhood	Density	Boundary Treatment
A - The Brake		
	Up to 35	A
	Up to 40	B
	Up to 50	C
	Up to 140	C
B - West Langarth		
	Up to 35	A
	Up to 40	A
	Up to 50	B C
	Up to 60	C
C - Langarth		
	Up to 40	A B
	Up to 50	B
	Up to 60	C
	Up to 140	C
D - Govers		
	Up to 35	A
	Up to 40	A B
E - Willow Green		
	Up to 50	B C
	Up to 60	C
F - Penventinnie		
	Up to 35	A
	Up to 40	A B
	Up to 50	B C
	Up to 60	C
	Up to 140	C

Figure 4 Design Code parameters on boundary treatments within different residential grains

For the purposes of the Biodiversity Metric at planning application stage, it has been assumed for residential plots that:

- Communal gardens/ micro allotments will meet the UK Habitats Classification of allotments
- Private gardens are assumed to be 50% UK Habitats Classification: urban- unvegetated garden and 50% urban-vegetated garden
- All the plots with a housing density of up to 35 per ha will have boundaries fully planted or Cornish hedges, while some of the plots with densities up to 40 per ha will have the same. These have been included in the metric as “Native hedgerow – Associated with bank or ditch” and “Native hedgerow”, with the new length of hedge split 50:50 between the two.
- As the management of the hedges will largely be in private hands, the condition has been assumed to be poor.
- For non-residential plots, it is assumed that 10% of landcover will be urban – introduced shrub.

4.4. Access

The movement and access strategy is set out within the Design and Access Statement (section 7.04). The LEMP draws mainly on the non-vehicular movement and access provision. A bus route that will follow the route of NAR is proposed, with regular stops, and there will also be E-bike and E-car sharing hubs at strategic locations, to decrease the need for private car ownership and to promote car sharing.

There is a network of primary and secondary cycleways and footways throughout the site, which make use of the site’s topography, creating safe and attractive routes to promote healthy lifestyles and wellbeing. Existing Public Rights of Way are incorporated into the network, and existing quiet lanes and tracks will be used as walking and cycling routes. These routes also link to existing footpaths and quiet lanes outside the Langarth Garden Village site which provide connectivity for pedestrians and cyclists towards the centre of Truro, as well as general connectivity into casual routes in the wider landscape.

There will be opportunities to cross the A390 – both existing and new.

4.5. Lighting

Lighting will be designed as each Reserved Matters application is brought forward, and it will need to be designed sensitively, as set out as a requirement for the ecological mitigation in the Ecology chapter of the Environmental Statement (para 11.7.9). Retained woodland, hedges and green corridors should be maintained as dark as possible following the latest guidance. The lighting design will need to ensure that the key bat habitats of woodland and hedges are kept dark. Lighting design should be developed in consultation with an ecologist, who will need to review the modelling of light spill in order to determine the correct lighting levels for bats and other nocturnal animals. Lighting plans for the NAR show lux levels and lighting directed to the carriageway, footways and cycleways in accordance with British Standard.

5. Ecological Trends and Constraints to Management

5.1. Invasive Non-Native Species

A number of non-native invasive plant species were identified on site (listed in section 3.1), though a detailed survey for invasives was not undertaken across the whole scheme. Given the long timescales associated with this project, detailed surveys for invasive species will need to be carried out as each phase of development is taken forward, and suitable control measures included within the individual phase/ project CEMPs.

It should be noted that Schedule 9 of the Wildlife and Countryside Act 1981 is reviewed periodically, and therefore the list of species to which the legislation applies can therefore change over time, and new species may be added.

5.2. Pests and Diseases

There is some ash within the site, and arboricultural advice will be required to determine whether any trees are diseased, and if so whether affected trees need to be felled.

It is also possible that new pests and diseases could arise during the implementation of the Langarth Garden Village, which could affect existing and newly established planting. As individual phases of development are brought forward, detailed planting plans will need to take into account any existing or emerging issues around plant disease and avoid susceptible species where appropriate. New planting schemes should be diverse and resilient to climate change to prepare for the impact of novel pests and diseases.

Without suitable protection and monitoring, the establishment of the new trees, shrubs and grassland and the process of natural regeneration is likely to be limited by rabbit, deer and grey squirrel.

5.3. Natural Succession

Habitats constantly change with lower plants colonising bare substrate, succeeded by vascular plants, scrub and then trees. Habitats also change when additional animal species start colonising the site. Without management, the process of natural succession is likely to lead to:

- Wildflower, wetland and amenity grassland will revert to rough grassland with an absence of wildflowers and ultimately will scrub over, which could then develop into woodland.
- Hedgerow trees and shrubs will develop into mature, leggy specimens causing a reduction in dense woody cover for wildlife.
- Ornamental shrub planting will become overgrown, woody and leggy, blocking light from entering the ground beneath it. Depending on their proximity to the recommended locations of bee bricks, they could also cover these nesting features for invertebrates, rendering them unusable.
- Woodland buffers will become overgrown and turning into an established woodland.
- The SuDS and surrounding wetland wildflower seeding will become dried out, silted up and dominated by grasses rather than wildflowers and eventually become rough grassland.

The proposed site management will need to consider the process of natural succession in maintaining and enhancing habitats, particularly in the amenity areas and the southern fields of open space / green infrastructure which will require more intensive management to maintain the design objectives and vision for each of the areas.

5.4. Protected Species

Maintenance works carried out by the landscape contractors will have to consider protected species when managing the site to ensure that these species are not illegally hurt, killed, or their habitats or resting places disturbed. Maintenance will be carried out via a precautionary approach, using appropriate methods and timed during suitable times of year where necessary. For example, songbirds are highly likely to nest in the hedges, trees, shrub and scrub habitat, as well as in the new specified bird boxes on site. Consequently, landscaping works to wooded habitat areas are recommended to be undertaken between October and February, outside the nesting period, to avoid disturbance to breeding birds during the summer months, as described in Section 8. If however this is not practical, potential nesting habitat will need to be checked immediately prior to removal by a suitably qualified ecologist.

Depending on the type of bird and bat boxes that are installed, these boxes may require maintenance. It will be important to ensure that the new homeowners/ tenants know whether they will be responsible for this, or whether the site maintenance team will do this. They will also need to be informed about what they can and cannot do to these boxes, such as removing them and shining lights on the bat boxes. All UK bat species and their roosts are legally protected under the Conservation Regulations 2017.

There are numerous badger setts present across the site. Although widespread and common in Cornwall, badgers and their setts are legally protected under the Protection of Badgers Act 1992. The landscape maintenance staff will need to be informed about the presence of badger setts as part of their induction process, and these will need to be marked as ecological constraints on any maintenance plans.

As the arisings from cut vegetation will be left in brash piles (see Section 7.8) on site, it is highly likely that hedgehogs will readily use these as hibernacula throughout the winter months. Hedgehogs are Species of Principal Importance (SPI) and Cornwall BAP Priority species. It will be important to ensure that these species and their hibernation habitat is not disturbed. It is also likely that once these become established that reptiles will also use these as hibernation features. Reptiles are partially protected under the Wildlife and Countryside Act 1981. Again, it will be important to ensure that these species are not intentionally disturbed. As above, the landscape maintenance staff will need to be informed to leave such features in a quiet location on site and not to disturb it.

6. Management objectives and principles for Landscape and Ecological Features

6.1. Management objectives

There are three key management aims and associated objectives for the soft landscape within the Site, as set out within the Landscape Strategy (Appendix 2 to the Design and Access Statement), these are:

Aim 1: A healthy, safe and secure Site:

- Maintain and facilitate public access and recreation, promoting healthier lifestyles;
- Provide a positive connection between existing neighbourhoods and surrounding public open spaces;
- Provide a high quality, well maintained and attractive landscape setting for the Proposed Development and local community;
- Establish and maintain health and safety procedures for the management and maintenance of the Site complying with all statutory legislation and best practice; and
- Provide an attractive environment for people to walk through and enjoy.

Aim 2: Conserve and enhance the ecological and landscape value of the Site:

- Safeguard and enhance the biological and physical integrity of the Site;
- Maintain and enhance the connectivity of habitats both within the Site and to adjacent areas;
- Minimise adverse effects on ecologically sensitive areas by controlling public access; and
- Enhance public awareness and appreciation of the Site's wildlife value.

Aim 3: A sustainable Site:

- Maximise the sustainability of Site operations by minimising waste;
- Promote an ecological based approach to landscape management where possible, by minimising the use of herbicide and where possible using mechanical methods of management in favour of machinery; and
- Maintain a flexible landscape management approach which responds to landscape changes and user requirements; and adopt a transparent management approach.

6.2. Headline maintenance and management operations for strategic GI

The strategic green infrastructure is largely made up of the following habitat/ planting types, and these will all require management and monitoring. As the detailed design progresses, detailed management prescriptions and a work programme can be drawn up. Management prescriptions will need to align with the generic management operations set out within the relevant tables in section 7.

-
- Native tree and woodland planting (Sections 7.1, 7.7, 7.8 & 7.9)
 - Hedges (both retained and new hedges) (Sections 7.1, 7.4, 7.5 & 7.6)
 - Species-rich grasslands (Sections 7.1 & 7.3)
 - Planting and grassland areas established around SUDS (Sections 7.1, 7.3 & 7.11)
 - Road verges and amenity grass/ shrub areas (Sections 7.1, 7.2, 7.3 & 7.10)

In accordance with Cornwall Planning Policy, and Biodiversity Net Gain requirements, all habitats on site will need to be maintained for a period of 30 years. An initial 10-year maintenance programme has been created, see Section 8.1. Habitat condition will be reviewed in the 10th year to determine a maintenance schedule for the remaining 20 years.

Maintenance operations should generally be carried out in accordance with:

- BS4428: Code of Practice for General Landscape Operations,
- BS7370-4: Grounds Maintenance of Soft Landscape
- BS3998:2010. Tree work: recommendations.
- BALI Consumer Advice Caring for your Newly Planted Trees.

6.3. Headline maintenance and management requirements for Reserved Matters applications

The individual development plots will have less semi-natural habitat and will also have a greater variety of amenity planting types to reflect the higher levels of human activity within these plots. The general management operations set out in section 7 will still be relevant to many of the vegetation types that are established within development plots, though may have more specific management requirements. Reserved Matters applications will need to be accompanied by a LEMP that responds to the detailed design and explains the rationale and sets out management prescriptions and a work programme for the maintenance of soft landscaping within the site.

In accordance with Cornwall Planning Policy, and Biodiversity Net Gain requirements, all habitats on site will need to be maintained for a period of 30 years, dating from completion of construction of each reserved matters application. An initial 10-year maintenance programme has been created. Habitat condition will be reviewed in the tenth year to determine a maintenance schedule for the remaining 20 years.

Maintenance operations should generally be carried out in accordance with:

- BS4428: Code of Practice for General Landscape Operations,
- BS7370-4: Grounds Maintenance of Soft Landscape
- BS3998:2010. Tree work: recommendations.
- BALI Consumer Advice Caring for your Newly Planted Trees.

7. General Maintenance Operations

7.1. Strategic Green Infrastructure Management

The following section provides generic habitat management operations for the types of habitats proposed to be created as part of the strategic Green Infrastructure within the site. As detailed design of these areas is progressed, these management operations can be refined or adapted as necessary to suit the specific planting specifications.

In addition to the generic maintenance requirements carry out the following:

Ref	Phase	Works	Timing	Programming
7.1.1	Long Term	Invasive species Carry out annual inspection for non-native invasive plant species, recording locations of Schedule 9 species (e.g. Japanese knotweed, montbretia). If growth is spreading and/ or problematic, seek specialist advice regarding control and legal disposal.	During summer (July to September) when growth will be more readily seen.	From completion of first RMA development, for completed areas
7.1.2		Litter Remove litter by hand and dispose of off site, to keep public spaces free of general litter, garden waste, dog faeces and debris.	Year round	
7.1.3		Tree Safety Undertake tree safety survey covering all site trees (initially covering existing retained trees but to include new tree planting after 5yrs) on an annual basis (or as required to fulfil legal/ insurance requirements) and carry out any maintenance operations as recommended. If any damage or failures are noted or reported seek arboricultural advice immediately.	Annual, in winter when trees not in leaf as better visibility.	

7.2. Amenity Grass (Seeded)

In addition to the generic maintenance requirements carry out the following:

Ref	Phase	Works	Timing	Programming
7.2.1	Establishment	<i>Establishment Watering</i> If dry conditions persist after sowing, undertake watering as required to ensure healthy establishment	Spring/ Summer	Year 1 onwards
7.2.2		Grass cutting – First cut When establishing sward reaches 80mm and ground conditions are reasonably dry undertake first cut of grass to 40mm	When sward reaches 80mm	
7.2.3	Long term	Grass cutting Continue cutting to 25mm when sward reaches 80mm	March to November	
7.2.4		Repair/ reinstatement Inspect condition of grass at least once annually and undertake any repair or reinstatement of damaged/ failed areas as required, through rectification of any rutting, disturbed or compacted ground and reseeding	Spring	

7.3. New Areas of Wildflower Meadow/ Wetland Wildflowers (Seeded)

In addition to the generic maintenance requirements carry out the following:

Ref	Phase	Works	Timing	Programming
7.3.1	Establishment	Establishment Watering If dry conditions persist after sowing, undertake watering as required to ensure healthy establishment	Spring/ Summer	Year 1

Ref	Phase	Works	Timing	Programming
7.3.2		Cutting (First Year) First cut – in spring/ summer, once sward height has reached 75mm cut to 50mm Subsequent cuts – cut to 50mm every 6 to 8 weeks until autumn In all cases, remove clippings	Spring to Autumn	
7.3.3	Long term	Spring cut Cut to 40-70mm to remove excess grass.	March	From Year 2
7.3.4		Autumn cut Cut to 40mm after flowering. Remove the clippings after 3 -4 days (allowing seeds to disperse)	September/October	
7.3.5		Litter and weed control Clear non-biodegradable rubbish. Control invasive species if required.	As required	From Year 1
7.3.6		Repair/ reinstatement Inspect condition of grass at least once annually and undertake any repair or reinstatement of damaged/ failed areas as required, through rectification of any rutting, disturbed or compacted ground and reseeding with original wildflower mix	Autumn	From Year 2

7.4. Existing Hedges in Woody Condition

In addition to the generic maintenance requirements carry out the following:

Ref	Phase	Works	Timing	Programming
7.4.1	Long term	Trimming Trim in small sections across the site, cutting approx. 20% (of total length) of hedge face each year in a 5-year rotational cycle. Where shrubs exist, trim back to A-shape of 2.5 - 3m high shrubs, overhanging sides of Cornish hedges and with shaded side of hedge at shallower angle. Do not trim or damage trees during hedge trimming.	December to February	Year 1 onwards

7.5. Existing Hedges to be Strengthened

In addition to the generic maintenance requirements carry out the following:

Ref	Phase	Works	Timing	Programming
7.5.1	Establishment	Watering Undertake watering of whip planting for first year through dry periods, as required for healthy establishment	Late spring to summer as required	Years 1
7.5.2		Stake, guard and mulch reinstatement Undertake regular checks on polythene guards and stakes and mulch matting and carry out reinstatement or re-fixing works as necessary. Hand weed tubes/guards where required.	Throughout season	Years 1 to 3
7.5.3		Hedge face trimming Close trim hedge sides to reduce competition to planted woody species	Annually during winter (November to February)	
7.5.4		Stake and guard removal Remove plant shelters and stakes. For shrubs, trim approx 1/3 rd off previous year's growth to promote bushier growth	Winter (November to February)	End of year 3

Ref	Phase	Works	Timing	Programming
7.5.5		Cutting Do not Cut	n/a	Years 4 and 5
7.5.6		Replacement of failed planting At the end of each summer until five years from planting, check all planting for failures. Ensure any plants that have failed are replaced at the earliest opportunity to maintain an overall stocking rate of 100% through the maintenance period.	Check August Plant October- March	Years 1 to 5
7.5.7	Long Term	Trimming Trim in small sections across the site, cutting approx. 20% (of total length) of hedge face each year in a 5-year rotational cycle. Where shrubs exist, trim back to A-shape of 2.5 - 3m high shrubs, overhanging sides of Cornish hedges and with shaded side of hedge at shallower angle. Do not trim or damage trees during hedge trimming.	December to February	Year 6 onwards

7.6. New Cornish Hedge

In addition to the generic maintenance requirements carry out the following:

Ref	Phase	Works	Timing	Programming
7.6.1	Establishment	Watering Undertake watering of whip planting for first year through dry periods, as required for healthy establishment	Late spring to summer as required	Years 1
7.6.2		Stake, guard and mulch reinstatement Undertake regular checks on polythene guards and stakes and mulch matting and carry out reinstatement or re-fixing works as necessary. Hand weed tubes/guards where required.	Throughout season	Years 1 to 3

Ref	Phase	Works	Timing	Programming
7.6.3		Hedge face trimming Close trim hedge sides to reduce competition to planted woody species	Annually during winter (November to February)	
7.6.4		Stake and guard removal Remove plant shelters and stakes. For shrubs, trim about 1/3 rd off previous year's growth to promote bushier growth	Winter (November to February)	End of year 3
7.6.5		Cutting Do not cut	n/a	Years 4 and 5
7.6.6		Replacement of failed planting At the end of each summer until five years from planting, check all planting for failures. Ensure any plants that have failed are replaced at the earliest opportunity to maintain an overall stocking rate of 100% through the maintenance period.	Check August Plant October-March	Years 1 to 5
7.6.7	Long Term	Trimming Trim in small sections across the site, cutting approx. 20% (of total length) of hedge face each year in a 5-year rotational cycle. Where shrubs exist, trim back to A-shape of 2.5 - 3m high shrubs, overhanging sides of Cornish hedges and with shaded side of hedge at shallower angle. Do not trim or damage trees during hedge trimming.	December to February	Year 6 onwards

7.7. Native Shrub and Woodland Edge Planting

In addition to the generic maintenance requirements carry out the following:

Ref	Phase	Works	Timing	Programming
7.7.1	Establishment	Watering Undertake watering of whip planting for first year through dry periods, as required for healthy establishment	Late spring to summer as required	Years 1
7.7.2		Wildflower cutting between woody plants (first year) First cut – in spring/ summer, once sward height has reached 100mm strim to 50mm Subsequent cuts – strim to 50mm every 6 to 8 weeks until autumn In all cases, take care to avoid damage to woody stock and remove the clippings.	Spring to Autumn	
7.7.3		Wildflower cutting between woody plants (subsequent years) Cut to 40mm after flowering. Remove the clippings after 3 -4 days (allowing seeds to disperse)	September/October	
7.7.4		Stake, guard and mulch reinstatement Undertake regular checks on polythene guards and stakes and mulch matting and carry out reinstatement or re-fixing works as necessary. Hand weed tubes/guards where required.	Throughout season	Years 1 to 3
7.7.5		Stake and guard removal Remove plant shelters and stakes. For shrubs, trim approx 1/3 rd off previous year's growth to promote bushier growth	Winter (November to February)	End of year 3
7.7.6		Replacement of failed planting At the end of each summer until five years from planting, check all planting for failures. Ensure any plants that have failed are replaced at the earliest opportunity to maintain an overall stocking rate of 100% through the maintenance period.	Check August Plant October-March	Years 1 to 5

Ref	Phase	Works	Timing	Programming
7.7.7	Long Term	Trimming/ clearance Each winter cut approx. 20% area in a piecemeal fashion (in a 5yr rotation) to a height of approx. 1.5m to maintain structural diversity. Cut other areas only as per operational and access requirements.	December to February	Year 5 onwards

7.8. Woodland Planting

In addition to the generic maintenance requirements carry out the following:

Ref	Phase	Works	Timing	Programming
7.8.1	Establishment	Watering Undertake watering of whip planting for first year through dry periods, as required for healthy establishment	Late spring to summer as required	Years 1
7.8.2		Wildflower cutting between woody plants (first year) First cut – in spring/ summer, once sward height has reached 100mm trim to 50mm Subsequent cuts – trim to 50mm every 6 to 8 weeks until autumn In all cases, take care to avoid damage to woody stock and remove the clippings.	Spring to Autumn	
7.8.3		Wildflower cutting between woody plants (subsequent years) Cut to 40mm after flowering. Remove the clippings after 3 -4 days (allowing seeds to disperse)	September/October	Years 1 to 3
7.8.4		Stake, guard and mulch reinstatement Undertake regular checks on polythene guards and stakes and mulch matting and carry out reinstatement or re-fixing works as necessary. Hand weed tubes/guards where required.	Throughout season	

Ref	Phase	Works	Timing	Programming
7.8.5		<i>Stake and guard removal</i> Remove plant shelters and stakes. For shrubs, trim about 1/3 rd off previous year's growth to promote bushier growth	Winter (November to February)	End of year 3
7.8.6		<i>Replacement of failed planting</i> At the end of each summer until five years from planting, check all planting for failures. Ensure any plants that have failed are replaced at the earliest opportunity to maintain an overall stocking rate of 100% through the maintenance period.	Check August Plant October-March	Years 1 to 5
7.8.7	Long Term	<i>Thinning</i> When specimens reach overall height of 9m (around year 10 for nurse species or year 15 for hardwoods) commence thinning programme. Thin to favour hardwoods over nurse species. To be carried out by qualified arboricultural contractor with aim of removing dead or diseased specimens, reducing competition for light and growing space and creating an evenly distributed canopy of open foliage. Arisings left on site in brash piles for habitat value.	December to February	Year 10 on

7.9. Tree Planting (Larger Stock)

In addition to the generic maintenance requirements carry out the following:

Ref	Phase	Works	Timing	Programming
7.9.1	Establishment	Watering – year 1 Undertake watering as necessary to promote healthy growth of trees, ensuring that full depth of topsoil is wetted during each watering procedure. This is likely to require watering twice each week through any summer drought periods	May September	Year 1
7.9.2		Watering – years 2 & 3 Undertake watering as necessary to promote healthy growth of trees, ensuring that full depth of topsoil is wetted during each watering procedure. This is likely to require watering each week through any summer drought periods	May September	Year 2 and 3
7.9.3		Stake, guard and mulch reinstatement and tie adjustment Undertake regular checks on strimmer guards and associated stakes and mulch matting and carry out reinstatement or re-fixing works as necessary. Remove by hand any weeds/grass which are growing within the guards. Adjust, re-fix or replace loose or defective ties, allowing for growth and to prevent chafing.	Throughout season	Years 1 to 3
7.9.4		Replacement of failed planting At the end of each summer until five years from planting, check all planting for failures. Ensure any trees that have failed are replaced at the next suitable planting season (winter).	Check August Plant October-March	Years 1 to 5
7.9.5		Stake and guard removal After checking trees have firmly established (and that staking is no longer required), remove stake, associated ties and strimmer guard.	End of season	Year 5
7.9.6	Long term	Formative pruning Until trees reach 5m overall height, prune crown by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader with minimum clear stem of 2m. Remove duplicated	Late winter/ early spring	Years 5 – 10

Ref	Phase	Works	Timing	Programming
		branches and potentially weak or tight forks. In each case cut back to live wood in accordance with current best practice for pruning of trees. To be carried out by a qualified arboricultural contractor.		

7.10. Amenity and Ornamental Planting

In addition to the generic maintenance requirements carry out the following:

Ref	Phase	Works	Timing	Programming
7.10.1	Establishment	Watering Undertake watering whenever dry periods persist for longer than two weeks, or if new planting is showing any signs of drought related stress	May – September	Year 1
7.10.2		Weed control and mulching Maintain mulching layer at a thickness of at least 50mm. Hand pull any persistent weeds ensuring removal of entire plant and increase thickness of mulch if weeds are a continuing problem.	Quarterly or as required, if weed coverage exceeds 10% or mulching layer is thinner than 50mm	Years 1-5
7.10.3		Replacement of failed planting At the end of each summer until five years from planting, check all planting for failures. Ensure any plants that have failed are replaced the following spring to maintain an overall stocking rate of 100% through the maintenance period.	Check end of summer, replacement planting in following spring	Years 1 - 5
7.10.4	Long Term	Herbaceous plants and grasses For deciduous species, cut back to 10cm above ground. Remove cuttings. Monitor progress of more vigorous plants and control through hand weeding if required to maintain planting composition.	Cutting and removal of dead material February, control in summer	Year 2+

Ref	Phase	Works	Timing	Programming
7.10.5		Weed control post establishment Depending on degree of ground coverage achieved at the end of year 4, weeding requirements after year 4 should be minimal. However, there should still be an annual inspection yearly to ensure no aggressive or invasive weeds have established, with problematic weed species treated/ removed as per section 4.2.1	July inspection, with any treatment carried out August – September	Year 5+
7.10.6		Thinning Thin grasses and herbaceous plants only if groups / clumps become unmanageable and untidy. If this occurs, remove some clumps completely and rejuvenate remaining clumps by division and replanting.	Early spring	

7.11. Permanent Ponds (in SuDS Basins)

In addition to the generic maintenance requirements carry out the following:

Ref	Phase	Works	Timing	Programming
7.11.1	Establishment	Algal bloom treatment If algal blooms cause problems in the first few months of establishment (particularly in hot weather), treat with applications of barley straw, which when it breaks down releases compounds which inhibit algal growth. Applications should be at the rate of about 10g / m2 surface area. Stuff the straw loosely in mesh bags (to be made of a biodegradable material) tie a float and anchor to the bottom of the pond with a stone so that the bag floats just below the surface. If algal growth is particularly heavy it can be raked out and left to dry and rot down adjacent to the pond. Treat as follows: Feb-April 1st application Sept-Nov 2nd application	February – April & September – November (if required)	Years 1 and 2 (if required)

Ref	Phase	Works	Timing	Programming
		Feb-April 3rd application and remove 1st Sept-Nov 4th application and remove 2nd, etc. (from BTCV Handbook – Ponds & Wetlands)		
7.11.2		Plant growth of aquatic plants Plant growth should not be a problem in the first two years. Leave all die-back in-situ over winter to provide habitat for invertebrates. Replace any lost or failed plants and protect from waterfowl as necessary.	April / May	Years 1 and 2
7.11.3		Leaks Should a lined pond area fail to hold water, or there is a rapid fall in water level, there may be a leak in the liner. In this case the pond should be drained and the cause of the leak determined and fixed.	October	All years as appropriate
7.11.4	Long term	Plant growth of aquatic plants Thin / remove about 20% of excess growth per year to prevent excessive silting and to retain open water. Cut back plants in October, leave submerged / floating plant material on the edge of the pond to allow invertebrates and amphibians to re-enter the water prior to disposal. Pond areas must be monitored for invasive plants on a monthly basis and if occurring should be removed immediately.	October Monthly	Year 3 onwards
7.11.5		Brambles and woody growth around pond edges Remove any branches and suckers encroaching into pond maintenance access and meadow areas. Trim brambles once a year to maximum 1.5m height.	January / February	

Ref	Phase	Works	Timing	Programming
7.11.6		Control of any woody vegetation growing in lined ponds and basins Remove any woody saplings that grow within lined areas or the wider basin by hand weeding to prevent damage to liner.		
7.11.7		Rubbish & debris Remove any rubbish from the pond as soon as it appears. Remove excess twigs / leaves from surface in the autumn to prevent nutrient build-up. Allow for weekly inspections of SUDS ponds.	All year	
7.11.8		Siltation Excessive silt build up should be removed in October to minimise disturbance to amphibians (at the end of amphibian season, but before they start to hibernate). Ensure that a layer of silt at least 200mm deep is left in the ponds. Do not disturb more than 30% of the pond each year.	October	Year 6 onwards as necessary

7.12. Bat, beebird boxes/ bricks

Ref	Phase	Works	Timing	Programming
7.12.1	Long term	Bat boxes attached to trees should be inspected annually by a licensed bat ecologist. Any bats or evidence of bats found in the boxes will be recorded, and boxes will be maintained/ replaced as required.	Once, between May and October	All years
7.12.2		Bird boxes attached to trees should be inspected annually, between October and February (inclusive), to remove any old nesting material and undertake box maintenance/ replace boxes as required.	Once, between October and February	All years
7.12.3		Bee bricks built into buildings should be kept clear of overgrowing vegetation	Once, between October and February	All years

8. Work Programme, Management Responsibilities and Review

8.1. Indicative Ten-Year Work Programme

Ref	Management Action	Month												Year									
		J	F	M	A	M	J	J	A	S	O	N	D	1	2	3	4	5	6	7	8	9	10
7.1	General Maintenance Operations – Whole Site																						
7.1.1	Invasive species																						
7.1.2	Litter																						
7.1.3	Tree safety																						
7.2	Amenity grass areas (seeded)																						
7.2.1	Establishment watering																						
7.2.2	Grass cutting – First cut																						
7.2.3	Grass cutting																						
7.2.4	Repair/ reinstatement																						
7.3	New areas of wildflower meadow/ wetland wildflowers (seeded)																						
7.3.1	Establishment watering																						
7.3.2	Cutting (First Year)																						
7.3.3	Spring cut																						
7.3.4	Autumn cut																						
7.3.5	Litter and weed control																						
7.3.6	Repair/ reinstatement																						
7.4	Existing Hedges in woody condition																						
7.4.1	Trimming																						
7.5	Existing Hedges to be strengthened																						
7.5.1	Watering																						
7.5.2	Stake, guard and mulch reinstatement																						
7.5.3	Hedge face trimming																						
7.5.4	Stake and guard removal																						
7.5.5	Do not Cut																						
7.5.6	Replacement of failed planting																						
7.5.7	Trimming																						
7.6	New Cornish hedge																						
7.6.1	Watering																						
7.6.2	Stake, guard and mulch reinstatement																						
7.6.3	Hedge face trimming																						
7.6.4	Stake and guard removal																						
7.6.5	Do not Cut																						
7.6.6	Replacement of failed planting																						
7.6.7	Trimming																						
7.7	Native shrub and woodland edge planting																						
7.7.1	Watering																						
7.7.2	Wildflower cutting between woody plants (first year)																						
7.7.3	Wildflower cutting between woody plants (subsequent years)																						
7.7.4	Stake, guard and mulch reinstatement																						
7.7.5	Stake and guard removal																						
7.7.6	Replacement of failed planting																						
7.7.7	Trimming/ clearance																						
7.8	Woodland planting																						
7.8.1	Watering																						
7.8.2	Wildflower cutting between woody plants (first year)																						
7.8.3	Wildflower cutting between woody plants (subsequent years)																						
7.8.4	Stake, guard and mulch reinstatement																						
7.8.5	Stake and guard removal																						
7.8.6	Replacement of failed planting																						
7.8.7	Trimming/ clearance																						
7.9	Tree planting (larger stock)																						
7.9.1	Watering - year 1																						
7.9.2	Watering - year 2 & 3																						
7.9.3	Stake, guard and mulch reinstatement and tie adjustment																						
7.9.4	Replacement of failed planting																						
7.9.5	Stake and guard removal																						
7.9.6	Formative pruning																						
7.10	Amenity and ornamental planting																						
7.10.1	Watering																						
7.10.2	Weed control and mulching																						
7.10.3	Replacement of failed planting																						
7.10.4	Herbaceous plants and grasses																						
7.10.5	Weed control post establishment																						
7.10.6	Thinning																						
7.11	Permanent ponds (in SUDS basins)																						
7.11.1	Algal bloom treatment																						
7.11.2	Weed growth of aquatic plants																						
7.11.3	Leaks																						
7.11.4	Plant growth of aquatic plants																						
7.11.5	Brambles and woody growth around pond edges																						
7.11.6	Control of any woody vegetation growing in lined ponds																						
7.11.7	Rubbish & debris																						
7.11.8	Siltation																						
7.12	Bat and Bird Boxes																						
7.12.1	Bat boxes inspection (licensed ecologist)																						
7.12.2	Bird boxes maintenance																						

8.2. Reporting and Review

The landscape contractor engaged for the delivery of each phase of work will need to keep a record of all site attendance and inspections during the contracted establishment period, and the contracts will need to ensure that they keep records and report as follows (these requirements also need to be set out within the LEMP for each individual project):

- Information required to be recorded on every site inspection:
 - Date and time spent on site
 - Weather conditions
 - Name of inspecting person / maintenance person
 - Tasks undertaken
 - Defects rectified
 - Issues observed and to be addressed, with action plan for addressing them
- The records are to be submitted on a quarterly basis for inspection by the developer, Landscape Architect and Planning Authority. Records are to be kept for a minimum of 5 years after the end of the 24 months establishment period.

Ongoing inspections will be required after the establishment period, these will need to be set out within the individual LEMPs, but as a minimum will need to include:

- yearly tree safety inspections from year 5 onwards (to be undertaken by qualified arboricultural consultant with experience in undertaking tree safety assessments), and
- yearly ROSPA inspections of the play equipment from year 2 onwards (undertaken by ROSPA inspector).

These specific inspections will be documented by the professionals and reports must be filed by the management company and added to the Health & Safety File for the site.

Additional ecological inspections to monitor the habitats and their conditions will be completed by a suitably experienced ecologist in Years 2, 5, 7, 10, 15, 20, 25 and 30 following occupation of 250 houses onwards, The monitoring process will be managed by the Langarth Stewardship Organisation (LSO); and they will also complete a new Biodiversity Net Gain Metric (using DEFRA version 2.0 or the metric applicable at the time) and accompanying report each time. These reports will be made available for review by Cornwall Council, as the Local Planning Authority.

A. Biodiversity Net Gain Strategy

Framework Biodiversity Net Gain Strategy for Langarth Garden Village Cornwall

12 October 2021

DRAFT

Prepared for:
Cornwall Council

Prepared by:
Cornwall Environmental Consultants (CEC Ltd)



Ref: CEC3264-01h



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Document Control

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Disclosure

The information, opinion and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct and the British Standard for Biodiversity – Code of practice for planning and development (2013). We confirm that the opinions expressed are our true and professional bona fide opinions.



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I. Introduction

I.1. Background & Aims

Cornwall Environmental Consultants Ltd (CEC) were commissioned by Arcadis on behalf of Cornwall Council in July 2021 to prepare a Framework Biodiversity Net Gain Strategy for Langarth Garden Village. This is a standalone document, but also forms an appendix to the Strategic LEMP for Langarth Garden Village.

The Langarth Garden Village planning application is a hybrid application, incorporating a full application for construction of the Northern Access Road and an outline application for the rest of the Langarth Garden Village. As such, the planning application is accompanied by documents setting out the parameters for the proposed development (largely captured within the parameter plans and Design Code), but individual projects within the Site will be taken forward to detailed design and construction as separate Reserved Matters applications, by a range of different developers/ applicants. The Biodiversity Net Gain measurements and calculations for the hybrid application have therefore been based on outline design information, based on a number of assumptions and design parameters set out within the planning application documentation.

The National Planning Policy Framework and Cornwall Council Local Planning Policy, both require schemes to achieve a net gain for biodiversity, though they did not specify a means for achieving or measuring net gain. The UK Government announced in the 2019 Spring Statement that Biodiversity Net Gain will become mandatory in England. Whilst the timetable for implementation of this requirement nationally is not yet known, Cornwall Council have applied a requirement for major development schemes to achieve a minimum 10% Biodiversity Net Gain, from March 2020.

Biodiversity Net Gain has been measured in accordance with current guidance, and using the DEFRA Biodiversity Metric 2.0, as required by Cornwall Council. The metric calculated a gain in 28.77% habitat area units (+202.74 habitat units) and a gain of 12.5% in hedgerow units (+56.83 hedgerow units) (dated November 2020). This metric calculation is currently being updated to account for revisions to the application design and will be amended in due course. Once updated this Biodiversity Net Gain Strategy will be re-issued. The habitats will need to be monitored during the operational phase, to ensure that these habitat units are provided and the habitats are managed appropriately.

This Strategy aims to set out how the Biodiversity Net Gain proposed as part of this project will be delivered through the individual Reserved Matters applications, with reference to supporting documentation from the hybrid planning application.

This strategy summarises the steps that have been, or will be taken to minimise the adverse effect of the development on biodiversity (section 2) and summarises the pre-development and post-development biodiversity value of the onsite habitat (section 3). Section 4 summarises the steps that will need to be taken

as part of each Reserved Matters application to demonstrate that the predicted Biodiversity Net Gain will be delivered.

2. Minimising impacts on biodiversity

2.1. Embedded Design Measures

Impacts on biodiversity have been considered throughout the design process, and scheme design has embedded many measures that will avoid and mitigate potential adverse impacts. This is discussed in detail within section 11.5 of the Environmental Statement, but key points are summarised below:

- Retention and enhancement of existing open spaces (e.g. woodland and grassland) to ensure that there are suitable spaces for people to use for recreation, This will provide a Suitable Alternative Natural Green (SANG) area, to reduce the potential increase in recreational pressure on Penhale Dunes Special Area of Conservation (SAC), some 9km from the Site, and Carrine Common SAC, c. 1.5km from the Site.
- Provision of suitable drainage systems, throughout construction and operation, that will control surface water run-off and prevent pollution to the Fal and Helford SAC (c. 3.5km downstream of the Site at its closest point).
- Retention and enhancement of key green corridors within the Site (designed around existing river valleys, hedges with mature tree cover and quiet lanes with hedges on either side).
- Retention of existing wetland area, and provision of new Sustainable Drainage Systems (SUDS), which will provide additional wetland habitats within the Site.
- Creation of new hedges in mitigation for the sections of hedge that will be lost to the development and provide an overall enhancement in hedge habitat (see also Biodiversity Net Gain Calculations below).
- Provision of badger crossings under the new Northern Access Road at appropriate locations, to help badgers move around the landscape while providing a safe route for them to negotiate the new road.
- Lighting for the Northern Access Road to be designed with sensitivity for wildlife, particularly bat species.

2.2. Pre-construction and Construction Phase Mitigation Measures

Section 3.1 & 3.2 of the Strategic LEMP sets out the measures that will need to be taken prior to and during construction to minimise impacts on biodiversity. In summary, these comprise:

- Updated ecological surveys to be undertaken, as appropriate, for Reserved Matters applications.
- General best practice construction measures, such as:
 - Environmental awareness amongst site personnel, including Tool Box Talks provision

-
- Appropriate measures and equipment in place to minimise risk of pollution incidents
 - Trenches being covered overnight, or having ramped sides, and general site tidiness to be maintained.
 - Removal/ control of non-native invasive species
 - Any badger setts directly impacted to be closed under a Natural England badger licence
 - Any bat roosts impacted to be subject to obtaining a European Protected Species licence from Natural England
 - Implementation of on-site woodlark mitigation strategy
 - Clearance of vegetation and demolition of buildings should (in the case of the latter, where this is not impacted by advice for minimising impacts to bats) be undertaken between the months of October and February to avoid the risk of disturbing, damaging or destroying active bird's nests. If not possible, ecologists will advise on suitable alternative approaches.
 - Build bee, bat and bird bricks/ boxes into new buildings
 - Appropriate protection of retained trees

2.3. Operational Phase Mitigation Measures

Section 3.3 of the Strategic LEMP identifies the mitigation measures that will need to be implemented during the operational phase of the project. These are listed below:

- Preparation of a LEMP for each Reserved Matters application, following the framework set out within the strategic LEMP
- Appropriate management of the SANG (this will only apply to those Reserved Matters applications that incorporate the SANG)
- Where it occurs within a Reserved Matters application area, new and retained marshy grassland will need to be managed appropriately, and some areas to have restricted access to provide undisturbed areas for use by wintering birds, such as snipe
- Street lighting to be designed following best practice for minimising impacts to wildlife, and specifically avoid lighting bat roosts, woodland, hedges and natural habitats
- Ensure that garden fencing is permeable to hedgehogs, by providing gaps at least 13cm x 13cm at the base of close-boarded fences
- Include new bird nesting opportunities within the development at a ratio of one bird box per dwelling

-
- Creation and management of habitat for wintering woodlark, following the On-site Woodlark Mitigation and Compensation Strategy, and ensure that some areas of open grassland or arable habitats are set aside for breeding skylark (with restrictions on free-running dogs), at least during the breeding season.

3. Biodiversity Net Gain Calculations and Assumptions

The Biodiversity Net Gain calculations are summarised in table 1 below, and shown in full in the accompanying metric spreadsheet in Appendix A (dated November 2020). This metric calculation is currently being updated to account for revisions to the application design and will be amended in due course. Once updated this Biodiversity Net Gain Strategy will be re-issued. Measurements are taken from the following documents:

- Landscape parameters plan, ref: LAN_02.1-AHR-MP-ZZ-DR-A-92-009 - Proposed Landscape
- Plot density parameter plan, ref: LAN_02.1-AHR-MP-ZZ-DR-A-93-010 - Density Parameter Plan
- NAR landscape design plans, ref: X_0312 NAR Landscape GA

On site baseline	Habitat units	704.73
	Hedgerow units	453.13
On site post-intervention	Habitat units	916.64
	Hedgerow units	509.97
Total net unit change	Habitat units	+ 202.74
	Hedgerow units	+ 56.83
Total net % change	Habitat units	+ 28.77%
	Hedgerow units	+ 12.54%

Due to the size and complexity of this proposal, and the level of detail on scheme design, there are a number of assumptions that have been made regarding the post-construction biodiversity value.

Habitats and hedges are assigned a “strategic significance” within the metric. These have been taken from the Lagas website which shows strategic zones (https://lagas.co.uk/app/product/netgain_vectorzones). However the boundaries of the three zones are mapped in insufficient detail as to follow field boundaries. Therefore there has had to be some interpretation of the zone boundaries.

Housing plots have been divided into three different landcover types for the metric (proportions of each type varies between plot densities – these proportions are illustrated in Figures 3 & 4 of the Strategic LEMP);

1. Communal Gardens/Semi-natural, Allotments: Defined as Allotment in metric
2. Private gardens: 50% input as urban/unvegetated garden and 50% as urban/vegetated garden in metric (this is considered to provide a realistic estimate of the area of gardens that will be vegetated, and which will be unvegetated (e.g. patios or decking).

3. Built up areas: Urban/developed land

Non-residential plots have been assessed as 90% “Urban/developed land” and 10% “Urban/introduced shrub”

Natural open spaces have been totalled and then allocated at a 30:50:20 ratio as follows:

- 30% put “Within area formally identified in local strategy”
- 50% in “Location ecologically desirable but not in local strategy”
- 20% in “Area/compensation not in local strategy/ no local strategy”.

Areas of grassland that are being enhanced have been subtracted from these areas before they were put into the metric. They have been input as “other neutral grassland” as this is of medium distinctiveness, and condition as “moderate”.

Parkland has been assumed to be low distinctiveness habitat “Modified grassland”. In reality, these are likely to be more ecological diverse as they will have patches of tree and shrub planting and areas of more formally amenity grassland and other areas allowed to grow longer.

These areas do not exist in the valley bottoms (which are all “Within area formally identified in local strategy”), so away from the northernmost wooded valley, 10% have been put to “Location ecologically desirable but not in local strategy” and 90% to “Area/compensation not in local strategy/ no local strategy”.

Street trees all appeared to be along the Northern Access Road (NAR) and A390 so 100% have been put in “Area/compensation not in local strategy/ no local strategy”.

Equipped play areas are assumed to be 50% grass (amenity grassland) and 50% safety surface (sealed surface).

Hedges Phase I habitat survey and Landscape design do not map hedges in the same way. In Phase I survey they are mapped as linear features with only a length and no area. This is also how the DEFRA metric handles hedges. However, the landscape design maps hedges as areas, the length of these is also measured to be used in the metric for the hedge calculations.

The landscape design included 16.4ha for existing hedgerows and trees. Most hedges on site had arable or grassland either side but there are short sections, often close to the valley floors where scrub had spread out from the hedge. To prevent possible double counting of scrub habitat, only 90% of this existing hedge measurement has been added into the Metric as “mixed scrub” at fairly poor, with 100% in “Area/compensation not in local strategy/ no local strategy”.

Existing hedgerow enhancement covered c. 8ha in the landscape design. This has been added into the Metric as “mixed scrub” at moderate condition, in addition to the linear hedge biodiversity units. 10% in “Within area formally identified in local strategy”, 20% in “Location ecologically desirable but not in local

strategy” and 70% in “Area/compensation not in local strategy/ no local strategy”.

Proposed new hedgerows covered 0.142ha these have been added into the Metric as “mixed scrub” at moderate condition in “Area/compensation not in local strategy/ no local strategy” (as above, these areas of scrub recognise that the hedges on site have considerable width, which is not reflected in the metric for hedges, which are treated as linear features with no width.

The landscape design did not show hedges within woodlands or those that formed the boundaries of woodlands. Therefore, if the woodland is retained it has been assumed that the hedge is also retained.

There will be new boundaries within the residential plots. All the plots with a housing density of up to 35 per ha will have boundaries fully planted or Cornish hedges, while some of the plots with densities up to 40 per ha will have the same. These have been included in the metric as “Native hedgerow – Associated with bank or ditch” and “Native hedgerow”, with the new length of hedge split 50:50 between the two. As the management of the hedges will largely be in private hands, the condition has been assumed to be poor.

Following DEFRA guidance on watercourses, as the watercourses on site will be retained within their well vegetated corridors, which will be enlarged and enhanced, they are assessed as being in moderate condition and not included within the calculations.

4. Delivering Biodiversity Net Gain

In order to ensure that the required Biodiversity Net Gain is delivered as promised, each Reserved Matters Application will need to be designed in accordance with the requirements set out within the Landscape Parameters Plan and the Langarth Garden Village Design Code.

It will not be a requirement for each Reserved Matters application to re-calculate the Biodiversity Net Gain for each application. Much of the Biodiversity Net Gain for the Langarth Garden Village will be delivered through the Strategic Green Infrastructure that will be implemented in Phases I & 2. It is anticipated that it will not be possible to deliver a minimum of 10% Biodiversity Net Gain as part of each individual Reserved Matters application, so the Biodiversity Net Gain will be assessed over the Langarth Garden Village as a whole.

Each Reserved Matters application will need to include a Biodiversity Conformity Statement and Implementation Timetable to demonstrate compliance with this Framework Biodiversity Strategy.

Appendix A Biodiversity Net Gain Metric Spreadsheet (dated November 2020)

The Biodiversity Metric 2.0 - Calculation Tool

Start page

Project details

Planning authority:	Cornwall Council
Project name:	Langarth Garden Village
Applicant:	Cornwall Council
Application type:	Hybrid
Planning application reference:	
Assessor:	Steve Adams
Reviewer:	Jenny Stuart
Revision:	
Assessment date:	20/10/2020
Planning authority reviewer:	

Cell style conventions

	Enter data
	Automatic lookup
	Result

[Instructions](#)[Main menu](#)[Results](#)[View all](#)[Reset view](#)

Langarth Garden Village
Headline Results

Return to
results menu

On-site baseline	Habitat units	704.73
	Hedgerow units	453.13
	River units	0.00
On-site post-intervention (Including habitat retention, creation, enhancement & succession)	Habitat units	907.48
	Hedgerow units	509.97
	River units	0.00
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation, enhancement & succession)	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)	Habitat units	202.74
	Hedgerow units	56.83
	River units	0.00
Total net % change (including all on-site & off-site habitat creation + retained habitats)	Habitat units	28.77%
	Hedgerow units	12.54%
	River units	0.00%

Summary Figures

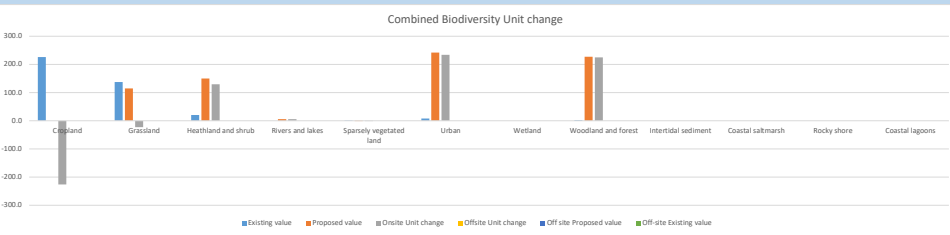
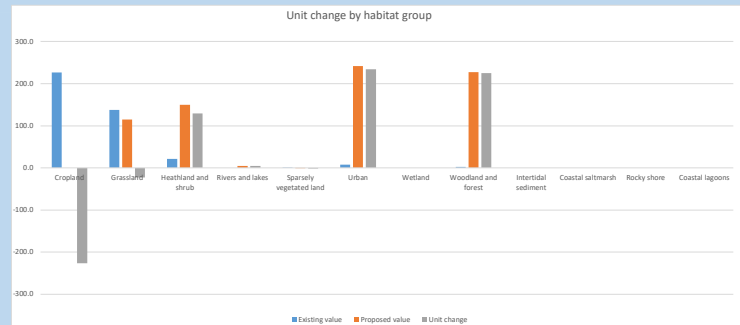
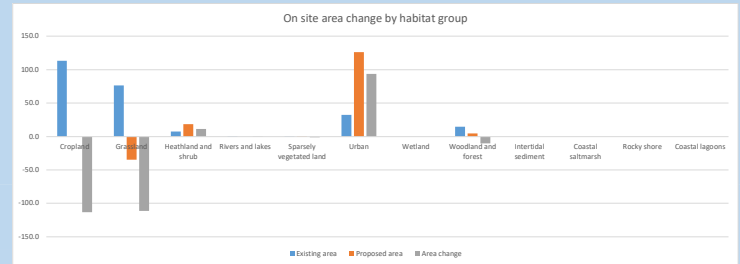
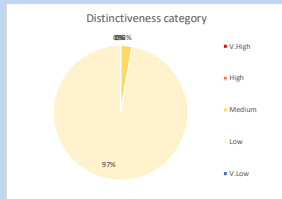
Net project biodiversity units (including all on-site & off-site habitat retention/creation)	Habitat units	202.74
	Hedgerow units	56.83
	River units	0.00
Total project biodiversity % change (including all On-site & Off-site Habitat Creation + Retained Habitats)	Habitat units	28.77%
	Hedgerow units	12.54%
	River units	0.00%

On-site habitat retention and enhancement

	Habitats	Hedgerows	Rivers
Total site area / length	245.16	29.59	0.00
Total site units	704.73	453.13	0.00
Area / length retained	6.32	16.78	0.00
Units Retained	38.47	316.58	0.00
Area / length enhanced	32.42	8.08	0.00
Baseline units enhanced	270.41	84.76	0.00
Area / length succession	0.00		
Units succession	0.00		
Area / length lost	206.44	5.40	0.00
Units lost	395.99	57.15	0.00

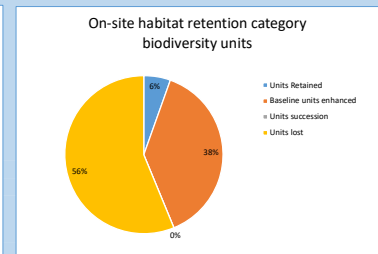
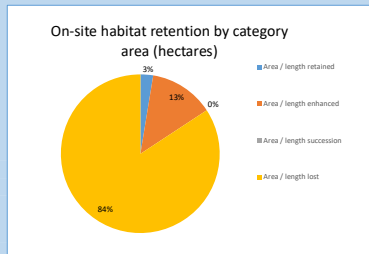
Area lost by distinctiveness

Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0.1751	0
Medium	4.8499	3
Low	177.6867	97
V.Low	0	



On-site	Baseline		Post development on site		Onsite Change	
Habitat group	Existing area	Existing value	Proposed area	Proposed value	Area change	Onsite Unit change
Cropland	113.3	226.5	0.0	0.0	-113.3	-226.5
Grassland	76.4	137.5	-34.8	114.5	-111.2	-23.0
Heathland and shrub	7.3	20.9	18.5	150.0	11.2	129.1
Rivers and lakes	0.3	0.0	0.0	5.0	-0.3	5.0
Sparsely vegetated land	0.6	1.0	-0.5	-0.8	-1.1	-1.8
Urban	32.6	7.8	126.4	241.8	93.8	234.0
Wetland	0.0	0.0	0.0	0.0	0.0	0.0
Woodland and forest	14.7	2.3	4.6	227.5	-10.2	225.2
Intertidal sediment	0.0	0.0	0.0	0.0	0.0	0.0
Coastal saltmarsh	0.0	0.0	0.0	0.0	0.0	0.0
Rocky shore	0.0	0.0	0.0	0.0	0.0	0.0
Coastal lagoons	0.0	0.0	0.0	0.0	0.0	0.0

Overall Change	Area change	Unit change
	-113.3	-226.5
	-111.2	-23.0
	11.2	129.1
	-0.3	5.0
	-1.1	-1.8
	93.8	234.0
	0.0	0.0
	-10.2	225.2
	0.0	0.0
	0.0	0.0
	0.0	0.0
	0.0	0.0



Off-site	Baseline		Post development Off-site		Off-site Change	
Habitat group	Existing area	Off-site Existing value	Proposed area	Off site Proposed value	Area change	Offsite Unit change
Cropland	0.0	0.0	0.0	0.0	0.0	0.0
Grassland	0.0	0.0	0.0	0.0	0.0	0.0
Heathland and shrub	0.0	0.0	0.0	0.0	0.0	0.0
Rivers and lakes	0.0	0.0	0.0	0.0	0.0	0.0
Sparsely vegetated land	0.0	0.0	0.0	0.0	0.0	0.0

Urban	0.0	0.0	0.0	0.0	0.0	0.0
Wetland	0.0	0.0	0.0	0.0	0.0	0.0
Woodland and forest	0.0	0.0	0.0	0.0	0.0	0.0
Intertidal sediment	0.0	0.0	0.0	0.0	0.0	0.0
Coastal saltmarsh	0.0	0.0	0.0	0.0	0.0	0.0
Rocky shore	0.0	0.0	0.0	0.0	0.0	0.0
Coastal lagoons	0.0	0.0	0.0	0.0	0.0	0.0

Combined	Baseline		Combined Post development		Combined change	
Habitat group	Existing area	Existing value	Proposed area	Proposed value	Proposed area	Proposed value
Cropland	113.3	226.5	0.0	0.0	-113.3	-226.5
Grassland	76.4	137.5	-34.8	114.5	-111.2	-23.0
Heathland and shrub	7.3	20.9	18.5	150.0	11.2	129.1
Rivers and lakes	0.3	0.0	0.0	5.0	-0.3	5.0
Sparsely vegetated land	0.6	1.0	-0.5	-0.8	-1.1	-1.8
Urban	32.6	7.8	126.4	241.8	93.8	234.0
Wetland	0.0	0.0	0.0	0.0	0.0	0.0
Woodland and forest	14.7	2.3	4.6	227.5	-10.2	225.2
Intertidal sediment	0.0	0.0	0.0	0.0	0.0	0.0
Coastal saltmarsh	0.0	0.0	0.0	0.0	0.0	0.0
Rocky shore	0.0	0.0	0.0	0.0	0.0	0.0
Coastal lagoons	0.0	0.0	0.0	0.0	0.0	0.0

Langarth Garden Village
A-1 Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

		Habitats and areas		Habitat distinctiveness	Habitat condition	Ecological connectivity	Strategic significance	Ecological baseline	
Ref	Broad Habitat	Habitat type	Area (hectares)	Distinctiveness	Condition	Ecological connectivity	Strategic significance	Suggested action to address habitat losses	Total habitat units
1	Cropland	Cropland - Cereal crops	12.3886	Low	N/A - Agricultural	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	24.78
2	Cropland	Cropland - Cereal crops	74.0244	Low	N/A - Agricultural	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	148.05
3	Cropland	Cropland - Cereal crops	13.3513	Low	N/A - Agricultural	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	26.70
4	Cropland	Cropland - Cereal crops	13.503	Low	N/A - Agricultural	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	27.01
5	Heathland and shrub	Heathland and shrub - Bramble scrub	0.0316	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.13
6	Heathland and shrub	Heathland and shrub - Bramble scrub	0.0387	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.15
7	Heathland and shrub	Heathland and shrub - Bramble scrub	0.109	Medium	Moderate	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.96
8	Heathland and shrub	Heathland and shrub - Bramble scrub	0.021	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.08
9	Heathland and shrub	Heathland and shrub - Bramble scrub	0.015	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.06
10	Heathland and shrub	Heathland and shrub - Bramble scrub	0.44	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	1.76
11	Heathland and shrub	Heathland and shrub - Bramble scrub	0.03	Medium	Poor	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.13
12	Heathland and shrub	Heathland and shrub - Bramble scrub	0.21	Medium	Poor	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.92
13	Heathland and shrub	Heathland and shrub - Bramble scrub	0.13	Medium	Poor	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.60
14	Heathland and shrub	Heathland and shrub - Bramble scrub	0.04	Medium	Poor	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.18
15	Heathland and shrub	Heathland and shrub - Bramble scrub	0.12	Medium	Poor	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.55
16	Heathland and shrub	Heathland and shrub - Bramble scrub	0.06	Medium	Poor	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.26
17	Heathland and shrub	Heathland and shrub - Bramble scrub	0.06	Medium	Poor	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.28
18	Heathland and shrub	Heathland and shrub - Bramble scrub	0.04	Medium	Poor	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.18
19	Heathland and shrub	Heathland and shrub - Bramble scrub	0.58	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	2.32
20	Heathland and shrub	Heathland and shrub - Bramble scrub	0.067	Medium	Poor	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.29
21	Heathland and shrub	Heathland and shrub - Bramble scrub	0.052	Medium	Poor	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.24
22	Heathland and shrub	Heathland and shrub - Bramble scrub	0.496	Medium	Poor	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	2.28
23	Heathland and shrub	Heathland and shrub - Bramble scrub	0.095	Medium	Poor	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.44
24	Heathland and shrub	Heathland and shrub - Bramble scrub	0.605	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	2.42
25	Heathland and shrub	Heathland and shrub - Gorse scrub	0.068	Medium	Moderate	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.60
26	Heathland and shrub	Heathland and shrub - Gorse scrub	0.041	Medium	Poor	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.18
27	Heathland and shrub	Heathland and shrub - Gorse scrub	0.03	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.12
28	Grassland	Grassland - Bracken	0.05	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.20
29	Grassland	Grassland - Bracken	0.021	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.08
30	Grassland	Grassland - Modified grassland	0.16	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.32
31	Grassland	Grassland - Modified grassland	2.873	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	5.75
32	Grassland	Grassland - Modified grassland	6.714	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	13.43
33	Grassland	Grassland - Modified grassland	3.807	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	8.76
34	Grassland	Grassland - Modified grassland	10.256	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	20.51
35	Grassland	Grassland - Modified grassland	3.907	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	8.99
36	Grassland	Grassland - Modified grassland	0.76	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	1.52
37	Grassland	Grassland - Modified grassland	0.99	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	1.98
38	Grassland	Grassland - Modified grassland	0.01	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.02
39	Grassland	Grassland - Modified grassland	1.14	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	2.28
40	Grassland	Grassland - Modified grassland	0.67	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	1.34

Retention category biodiversity value							Bespoke compensation agreed for unacceptable losses		Comments	
Area retained	Area enhanced	Area succession	Baseline units retained	Baseline units enhanced	Baseline units succession	Area lost	Units lost		Assessor comments	Reviewer comments
			0.00	0.00	0.00	12.39	24.78		Governs arable	
			0.00	0.00	0.00	74.02	148.05		Langarth arable	
			0.00	0.00	0.00	13.35	26.70		Maiden Green arable	
			0.00	0.00	0.00	13.50	27.01		Willow Green arable	
			0.00	0.00	0.00	0.03	0.13			
			0.00	0.00	0.00	0.04	0.15			
	0.109		0.00	0.96	0.00	0.00	0.00			
			0.00	0.00	0.00	0.02	0.08			
			0.00	0.00	0.00	0.02	0.06			
			0.00	0.00	0.00	0.44	1.76			
			0.00	0.00	0.00	0.03	0.13			
			0.00	0.00	0.00	0.21	0.92			
			0.00	0.00	0.00	0.13	0.60			
			0.00	0.00	0.00	0.04	0.18			
			0.00	0.00	0.00	0.12	0.55			
			0.00	0.00	0.00	0.06	0.26			
			0.00	0.00	0.00	0.06	0.28			
			0.00	0.00	0.00	0.04	0.18			
			0.00	0.00	0.00	0.58	2.32			
			0.00	0.00	0.00	0.07	0.29			
	0.052		0.00	0.24	0.00	0.00	0.00			
		0.496	0.00	2.28	0.00	0.00	0.00			
		0.095	0.00	0.44	0.00	0.00	0.00			
			0.00	0.00	0.00	0.61	2.42			
	0.068		0.00	0.60	0.00	0.00	0.00			
	0.041		0.00	0.18	0.00	0.00	0.00			
			0.00	0.00	0.00	0.03	0.12			
			0.00	0.00	0.00	0.05	0.20			
			0.00	0.00	0.00	0.02	0.08			
			0.00	0.00	0.00	0.16	0.32			
	2.873		0.00	5.75	0.00	0.00	0.00		Governs grassland	
		5.714	0.00	11.43	0.00	1.00	2.00		Governs grassland	
			0.00	0.00	0.00	3.81	8.76			
			0.00	0.00	0.00	10.26	20.51			
			0.00	0.00	0.00	3.91	8.99			
			0.00	0.00	0.00	0.76	1.52			
			0.00	0.00	0.00	0.99	1.98			
			0.00	0.00	0.00	0.01	0.02			
			0.00	0.00	0.00	1.14	2.28			
			0.00	0.00	0.00	0.67	1.34			

41	Grassland	Grassland - Modified grassland	0.14	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.28					0.00	0.00	0.00	0.14	0.28			
42	Grassland	Grassland - Modified grassland	0.69	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	1.38					0.00	0.00	0.00	0.69	1.38			
43	Grassland	Grassland - Modified grassland	0.02	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	0.05					0.00	0.00	0.00	0.02	0.05			
44	Grassland	Grassland - Modified grassland	0.05	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	0.12					0.00	0.00	0.00	0.05	0.12			
45	Grassland	Grassland - Modified grassland	0.03	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	0.07					0.00	0.00	0.00	0.03	0.07			
46	Grassland	Grassland - Modified grassland	0.11	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	0.25					0.00	0.00	0.00	0.11	0.25			
47	Grassland	Grassland - Modified grassland	1.49	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	3.43					0.00	0.00	0.00	1.49	3.43			
48	Grassland	Grassland - Modified grassland	1.12	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	2.58					0.00	0.00	0.00	1.12	2.58			
49	Grassland	Grassland - Modified grassland	0.09	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	0.21					0.00	0.00	0.00	0.09	0.21			
50	Grassland	Grassland - Modified grassland	0.02	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	0.05					0.00	0.00	0.00	0.02	0.05			
51	Grassland	Grassland - Modified grassland	0.38	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	0.87					0.00	0.00	0.00	0.38	0.87			
52	Grassland	Grassland - Modified grassland	0.04	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	0.09					0.00	0.00	0.00	0.04	0.09			
53	Grassland	Grassland - Modified grassland	1.114	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	2.23					0.00	0.00	0.00	1.11	2.23			
54	Grassland	Grassland - Modified grassland	5.564	Low	Moderate	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	22.26					0.00	0.00	0.00	5.56	22.26			
55	Grassland	Grassland - Modified grassland	2.89	Low	Poor	Low	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required	6.36					0.00	0.00	0.00	2.89	6.36			
56	Grassland	Grassland - Modified grassland	2.097	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	4.19					0.00	0.00	0.00	2.10	4.19			
57	Grassland	Grassland - Modified grassland	0.641	Low	Poor	Low	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required	1.41					0.00	0.00	0.00	0.64	1.41			
58	Grassland	Grassland - Modified grassland	1.485	Low	Poor	Low	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required	3.27					0.00	0.00	0.00	1.49	3.27			
59	Grassland	Grassland - Modified grassland	1.4	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	2.80					0.00	0.00	0.00	1.40	2.80			
60	Grassland	Grassland - Modified grassland	2.543	Low	Poor	Low	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required	5.59					0.00	0.00	0.00	2.54	5.59			
61	Grassland	Grassland - Modified grassland	3.983	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	7.97					0.00	0.00	0.00	3.98	7.97			
62	Grassland	Grassland - Modified grassland	1.3379	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	2.68					0.00	0.00	0.00	1.34	2.68			
63	Grassland	Grassland - Modified grassland	1.6817	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	3.36					0.00	0.00	0.00	1.68	3.36			
64	Grassland	Grassland - Modified grassland	2.8397	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	5.68					0.00	0.00	0.00	2.84	5.68			
65	Grassland	Grassland - Modified grassland	2.4972	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	4.99					0.00	0.00	0.00	2.50	4.99			
66	Grassland	Grassland - Modified grassland	1.4442	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	2.89					0.00	0.00	0.00	1.44	2.89			
67	Grassland	Grassland - Modified grassland	0.9831	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	1.97					0.00	0.00	0.00	0.98	1.97			
68	Grassland	Grassland - Modified grassland	0.4165	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.83					0.00	0.00	0.00	0.42	0.83			
69	Grassland	Grassland - Other neutral grassland	0.026	Medium	Poor	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.11	0.026				0.00	0.11	0.00	0.00	0.00		Governs grassland	
70	Grassland	Grassland - Other neutral grassland	0.165	Medium	Poor	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.76					0.00	0.00	0.00	0.17	0.76			
71	Grassland	Grassland - Other neutral grassland	0.092	Medium	Poor	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.42					0.00	0.00	0.00	0.09	0.42			
72	Grassland	Grassland - Other neutral grassland	0.337	Medium	Moderate	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	2.97	0.337				0.00	2.97	0.00	0.00	0.00		Governs grassland - steep slopes	
73	Grassland	Grassland - Other neutral grassland	0.438	Medium	Moderate	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	3.85	0.438				0.00	3.85	0.00	0.00	0.00		Governs grassland - steep slopes	
74	Grassland	Grassland - Other neutral grassland	0.627	Medium	Moderate	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	5.52	0.627				0.00	5.52	0.00	0.00	0.00		Governs grassland - steep slopes	
75	Grassland	Grassland - Other neutral grassland	0.502	Medium	Good	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	6.63	0.502				6.63	0.00	0.00	0.00	0.00		Governs grassland - steep slopes	
76	Grassland	Grassland - Other neutral grassland	0.702	Medium	Good	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	9.27	0.702				9.27	0.00	0.00	0.00	0.00		Governs grassland - steep slopes	
77	Grassland	Grassland - Other neutral grassland	0.43	Medium	Poor	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	1.98	0.43				0.00	1.98	0.00	0.00	0.00		Langarth marshy grassland	
78	Grassland	Grassland - Other neutral grassland	0.35	Medium	Poor	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	1.61	0.35				0.00	1.61	0.00	0.00	0.00		Langarth marshy grassland	
79	Grassland	Grassland - Other neutral grassland	0.84	Medium	Moderate	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	7.39	0.84				0.00	7.39	0.00	0.00	0.00		Langarth marshy grassland	
80	Grassland	Grassland - Other neutral grassland	0.15	Medium	Poor	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.66	0.15				0.00	0.66	0.00	0.00	0.00		Langarth marshy grassland	
81	Grassland	Grassland - Other neutral grassland	0.432	Medium	Moderate	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	3.80	0.432				0.00	3.80	0.00	0.00	0.00		Maiden Green grassland on steep slopes	
82	Grassland	Grassland - Other neutral grassland	0.239	Medium	Moderate	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	2.10	0.239				0.00	2.10	0.00	0.00	0.00		Maiden Green grassland on steep slopes	
83	Grassland	Grassland - Other neutral grassland	0.0247	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.10					0.00	0.00	0.00	0.02	0.10			
84	Grassland	Grassland - Other neutral grassland	0.0399	Medium	Moderate	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.35					0.00	0.00	0.00	0.04	0.35			
85	Lakes	Lakes - Ponds (Non- Priority Habitat)	0.0428	High	Poor	Medium	Within area formally identified in local strategy	Same habitat required	0.32	0.0428				0.00	0.32	0.00	0.00	0.00		Willow Green pond	
86	Lakes	Lakes - Ponds (Non- Priority Habitat)	0.25	High	Poor	Medium	Within area formally identified in local strategy	Same habitat required	1.90	0.25				0.00	1.90	0.00	0.00	0.00		Langarth fishing pond	
87	Lakes	Lakes - Ponds (Non- Priority Habitat)	0.04	High	Poor	Medium	Within area formally identified in local strategy	Same habitat required	0.30	0.04				0.00	0.30	0.00	0.00	0.00		Langarth pond	
88	Lakes	Lakes - Ponds (Non- Priority Habitat)	0.01	High	Poor	Medium	Location ecologically desirable but not in local strategy	Same habitat required	0.07	0.01				0.00	0.07	0.00	0.00	0.00		Langarth pond	
89	Lakes	Lakes - Ponds (Non- Priority Habitat)	0.0003	High	Poor	Medium	Location ecologically desirable but not in local strategy	Same habitat required	0.00					0.00	0.00	0.00	0.00	0.00			
90	Lakes	Lakes - Ponds (Non- Priority Habitat)	0.0007	High	Poor	Medium	Location ecologically desirable but not in local strategy	Same habitat required	0.01					0.00	0.00	0.00	0.00	0.01			
91	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	1.973	High	Moderate	Medium	Within area formally identified in local strategy	Same habitat required	29.95	1.973				0.00	29.95	0.00	0.00	0.00		Governs Wood	
92	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.429	High	Good	Medium	Location ecologically desirable but not in local strategy	Same habitat required	9.34	0.429				9.34	0.00	0.00	0.00	0.00			
93	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.295	High	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Same habitat required	3.89	0.295				0.00	3.89	0.00	0.00	0.00			
94	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.199	High	Moderate	Medium	Within area formally identified in local strategy	Same habitat required	3.02	0.199				0.00	3.02	0.00	0.00	0.00			
95	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.382	High	Good	Medium	Location ecologically desirable but not in local strategy	Same habitat required	8.32	0.382				8.32	0.00	0.00	0.00	0.00			
96	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.034	High	Moderate	Medium	Location ecologically desirable but not in local strategy	Same habitat required	0.49	0.034				0.00	0.49	0.00	0.00	0.00			
97	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.218	High	Moderate	Medium	Within area formally identified in local strategy	Same habitat required	3.31	0.218				0.00	3.31	0.00	0.00	0.00			

98	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	1.04	High	Moderate	Medium	Within area formally identified in local strategy	Same habitat required	15.79		1.04	0.00	15.79	0.00	0.00	0.00		
99	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.66	High	Poor	Medium	Within area formally identified in local strategy	Same habitat required	5.01		0.66	0.00	5.01	0.00	0.00	0.00	Woodland round fishing ponds, large amounts of Rhod.	
100	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.12	High	Moderate	Medium	Location ecologically desirable but not in local strategy	Same habitat required	1.74		0.06	0.00	0.87	0.00	0.06	0.87	Some loss to NAR	
101	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.13	High	Moderate	Medium	Location ecologically desirable but not in local strategy	Same habitat required	1.89		0.13	0.00	1.89	0.00	0.00	0.00		
102	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.14	High	Poor	Medium	Area/compensation not in local strategy/ no local strategy	Same habitat required	0.92		0.14	0.00	0.92	0.00	0.00	0.00		
103	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.18	High	Good	Medium	Area/compensation not in local strategy/ no local strategy	Same habitat required	3.56		0.18	3.56	0.00	0.00	0.00	0.00		
104	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.06	High	Moderate	Medium	Within area formally identified in local strategy	Same habitat required	0.91		0.06	0.00	0.91	0.00	0.00	0.00		
105	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.288	High	Moderate	Medium	Location ecologically desirable but not in local strategy	Same habitat required	4.18		0.288	0.00	4.18	0.00	0.00	0.00		
106	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.1141	High	Poor	Medium	Area/compensation not in local strategy/ no local strategy	Same habitat required	0.75			0.00	0.00	0.00	0.11	0.75		
107	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.0879	High	Poor	Medium	Area/compensation not in local strategy/ no local strategy	Same habitat required	0.58		0.0879	0.00	0.58	0.00	0.00	0.00		
108	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.0473	High	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Same habitat required	0.62		0.0473	0.00	0.62	0.00	0.00	0.00		
109	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.0442	High	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Same habitat required	0.58		0.0442	0.00	0.58	0.00	0.00	0.00		
110	Heathland and shrub	Heathland and shrub - Mixed scrub	0.219	Medium	Moderate	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	1.93		0.219	0.00	1.93	0.00	0.00	0.00		
111	Heathland and shrub	Heathland and shrub - Mixed scrub	0.022	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.18		0.022	0.00	0.18	0.00	0.00	0.00		
112	Heathland and shrub	Heathland and shrub - Mixed scrub	0.015	Medium	Moderate	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.14			0.00	0.00	0.00	0.02	0.14		
113	Heathland and shrub	Heathland and shrub - Mixed scrub	0.083	Medium	Good	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	1.15		0.083	1.15	0.00	0.00	0.00	0.00		
114	Heathland and shrub	Heathland and shrub - Mixed scrub	0.16	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.64		0.192	0.00	0.77	0.00	Error in Areas	Error in Areas		
115	Heathland and shrub	Heathland and shrub - Mixed scrub	0.051	Medium	Poor	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.22		0.051	0.00	0.22	0.00	0.00	0.00		
116	Heathland and shrub	Heathland and shrub - Mixed scrub	0.072	Medium	Poor	Low	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.32		0.072	0.00	0.32	0.00	0.00	0.00		
117	Heathland and shrub	Heathland and shrub - Mixed scrub	0.1901	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.76		0.1901	0.00	0.76	0.00	0.00	0.00		
118	Heathland and shrub	Heathland and shrub - Mixed scrub	0.0438	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.18		0.0438	0.00	0.18	0.00	0.00	0.00		
119	Heathland and shrub	Heathland and shrub - Mixed scrub	0.0089	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.07		0.0089	0.00	0.07	0.00	0.00	0.00		
120	Sparsely vegetated land	Sparsely vegetated land - Ruderal/Ephemeral	0.0064	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.01			0.00	0.00	0.00	0.01	0.01		
121	Sparsely vegetated land	Sparsely vegetated land - Ruderal/Ephemeral	0.01	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.02			0.00	0.00	0.00	0.01	0.02		
122	Sparsely vegetated land	Sparsely vegetated land - Ruderal/Ephemeral	0.48	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.96			0.00	0.00	0.00	0.48	0.96		
123	Urban	Urban - Amenity grassland	1.2569	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	2.51			0.00	0.00	0.00	1.26	2.51	Willow Green amenity grassland	
124	Urban	Urban - Amenity grassland	0.091	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.18			0.00	0.00	0.00	0.09	0.18	Governs amenity grassland	
125	Urban	Urban - Amenity grassland	1.1	Low	Poor	Low	Location ecologically desirable but not in local strategy	Same distinctiveness or better habitat required	2.42			0.00	0.00	0.00	1.10	2.42	Langarth amenity grassland	
126	Urban	Urban - Amenity grassland	0.279	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.56			0.00	0.00	0.00	0.28	0.56	Malden Green amenity grassland	
127	Urban	Urban - Artificial unvegetated, unsealed surface	1.32	V.Low	N/A - Other	Low	Location ecologically desirable but not in local strategy	Compensation Not Required	0.00			0.00	0.00	0.00	1.32	0.00		
128	Urban	Urban - Developed land; sealed surface	0.606	V.Low	N/A - Other	Low	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00			0.00	0.00	0.00	0.61	0.00		
129	Urban	Urban - Introduced shrub	0.05	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	0.12			0.00	0.00	0.00	0.05	0.12		
130	Urban	Urban - Introduced shrub	0.29	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.58			0.00	0.00	0.00	0.29	0.58		
131	Urban	Urban - Vacant/derelict land/ bareground	0.0181	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.04			0.00	0.00	0.00	0.02	0.04		
132	Urban	Urban - Vacant/derelict land/ bareground	0.03	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	0.07			0.00	0.00	0.00	0.03	0.07		
133	Woodland and forest	Woodland and forest - Wet woodland	0.666	High	Moderate	Medium	Location ecologically desirable but not in local strategy	Same habitat required	9.67		0.666	0.00	9.67	0.00	0.00	0.00		
134	Woodland and forest	Woodland and forest - Wet woodland	1.75	High	Moderate	Medium	Within area formally identified in local strategy	Same habitat required	26.57		1.75	0.00	26.57	0.00	0.00	0.00		
135	Woodland and forest	Woodland and forest - Wet woodland	1.04	High	Moderate	Medium	Location ecologically desirable but not in local strategy	Same habitat required	15.10		1.04	0.00	15.10	0.00	0.00	0.00		
136	Woodland and forest	Woodland and forest - Wet woodland	0.44	High	Moderate	Medium	Within area formally identified in local strategy	Same habitat required	6.68		0.44	0.00	6.68	0.00	0.00	0.00		
137	Woodland and forest	Woodland and forest - Wet woodland	0.04	High	Moderate	Medium	Within area formally identified in local strategy	Same habitat required	0.61		0.04	0.00	0.61	0.00	0.00	0.00		
138	Woodland and forest	Woodland and forest - Wet woodland	0.075	High	Moderate	Medium	Location ecologically desirable but not in local strategy	Same habitat required	1.09		0.075	0.00	1.09	0.00	0.00	0.00		
139	Woodland and forest	Woodland and forest - Wet woodland	0.376	High	Moderate	Medium	Location ecologically desirable but not in local strategy	Same habitat required	5.46		0.376	0.00	5.46	0.00	0.00	0.00		
140	Woodland and forest	Woodland and forest - Wet woodland	0.486	High	Moderate	Medium	Location ecologically desirable but not in local strategy	Same habitat required	7.06		0.486	0.00	7.06	0.00	0.00	0.00		
141	Woodland and forest	Woodland and forest - Wet woodland	0.187	High	Moderate	Medium	Location ecologically desirable but not in local strategy	Same habitat required	2.72		0.187	0.00	2.72	0.00	0.00	0.00		
142	Woodland and forest	Woodland and forest - Wet woodland	0.476	High	Moderate	Medium	Within area formally identified in local strategy	Same habitat required	7.23		0.476	0.00	7.23	0.00	0.00	0.00		
143	Woodland and forest	Woodland and forest - Wet woodland	0.1	High	Poor	Medium	Area/compensation not in local strategy/ no local strategy	Same habitat required	0.66		0.1	0.00	0.66	0.00	0.00	0.00		
144	Woodland and forest	Woodland and forest - Wet woodland	0.491	High	Moderate	Medium	Location ecologically desirable but not in local strategy	Same habitat required	7.13		0.491	0.00	7.13	0.00	0.00	0.00		
145	Heathland and shrub	Heathland and shrub - Bramble scrub	0.6444	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	5.16			0.00	0.00	0.00	0.64	5.16	Cormac compound	
146	Urban	Urban - Developed land; sealed surface	0.0195	V.Low	N/A - Other	Low	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00			0.00	0.00	0.00	0.02	0.00	Cormac compound building	
147	Urban	Urban - Developed land; sealed surface	0.1845	V.Low	N/A - Other	Low	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00			0.00	0.00	0.00	0.18	0.00	Cormaccompound car park	
148	Urban	Urban - Developed land; sealed surface	3.9135	V.Low	N/A - Other	Low	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00		3.9135	0.00	0.00	0.00	0.00	0.00	P&R roads	
149	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	1.248	High	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Same habitat required	16.47		1.248	0.00	16.47	0.00	0.00	0.00	P&R woodland planting	
150	Urban	Urban - Developed land; sealed surface	0.0286	V.Low	N/A - Other	Low	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00		0.0286	0.00	0.00	0.00	0.00	0.00	P&R building	
151	Heathland and shrub	Heathland and shrub - Mixed scrub	0.5803	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	4.64		0.5803	0.00	4.64	0.00	0.00	0.00	P&R shrub planting	
152	Sparsely vegetated land	Sparsely vegetated land - Ruderal/Ephemeral	0.1	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.20		0.1	0.20	0.00	0.00	0.00	0.00	P&R floors of catchment ponds	
153	Urban	Urban - Introduced shrub	1.1164	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	2.23		1.1164	0.00	2.23	0.00	0.00	0.00	P&R intro shrubs	
154	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.5704	High	Moderate	Low	Area/compensation not in local strategy/ no local strategy	Same habitat required	6.84		0.5704	0.00	6.84	0.00	0.00	0.00		

[illegible]

Condense / Show Columns	Condense / Show Rows
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21	Heathland and shrub - Bramble scrub	Heathland and shrub - Bramble scrub	Medium - Medium	Moderate - Fairly Good	0.039	Medium	Fairly Good	Low	Location ecologically desirable but not in local climate	1	Low	1.03	
22	Heathland and shrub - Bramble scrub	Heathland and shrub - Bramble scrub	Medium - Medium	Poor - Fairly Good	0.032	Medium	Fairly Good	Low	Location ecologically desirable but not in local climate	3	Low	1.04	
23	Heathland and shrub - Bramble scrub	Heathland and shrub - Bramble scrub	Medium - Medium	Poor - Fairly Good	0.046	Medium	Fairly Good	Low	Location ecologically desirable but not in local climate	3	Low	1.12	
24	Heathland and shrub - Bramble scrub	Heathland and shrub - Bramble scrub	Medium - Medium	Poor - Fairly Good	0.046	Medium	Fairly Good	Low	Location ecologically desirable but not in local climate	3	Low	0.98	
25	Heathland and shrub - Gorse scrub	Heathland and shrub - Gorse scrub	Medium - Medium	Moderate - Fairly Good	0.038	Medium	Fairly Good	Low	Location ecologically desirable but not in local climate	2	Low	0.74	
26	Heathland and shrub - Gorse scrub	Heathland and shrub - Gorse scrub	Medium - Medium	Poor - Moderate	0.031	Medium	Moderate	Low	Location ecologically desirable but not in local climate	5	Low	0.31	
27	Grassland - Modified grassland	Grassland - Other neutral grassland	Low - Medium	Medium	2.872	Medium	Moderate	Low	- in local climate	10	Low	10.80	Grassland - modified
28	Grassland - Modified grassland	Grassland - Other neutral grassland	Low - Medium	Lower Suboptimalities Moderate - Medium	0.736	Medium	Moderate	Low	Location ecologically desirable but not in local climate	10	Low	0.68	Grassland - modified
29	Grassland - Other neutral grassland	Grassland - Other neutral grassland	Medium - Medium	Poor - Fairly Good	0.026	Medium	Fairly Good	Low	Location ecologically desirable but not in local climate	12	Low	0.23	Grassland - modified
72	Grassland - Other neutral grassland	Grassland - Other neutral grassland	Medium - Medium	Moderate - Fairly Good	0.037	Medium	Fairly Good	Low	Location ecologically desirable but not in local climate	10	Low	1.06	
73	Grassland - Other neutral grassland	Grassland - Other neutral grassland	Medium - Medium	Moderate - Fairly Good	0.038	Medium	Fairly Good	Low	Within area formally identified in local climate	10	Low	1.14	
74	Grassland - Other neutral grassland	Grassland - Other neutral grassland	Medium - Medium	Moderate - Fairly Good	0.027	Medium	Fairly Good	Low	Within area formally identified in local climate	10	Low	1.18	
77	Grassland - Other neutral grassland	Grassland - Other neutral grassland	Medium - Medium	Poor - Fairly Good	0.03	Medium	Fairly Good	Low	Location ecologically desirable but not in local climate	12	Low	1.14	Lowest shrubby grassland
78	Grassland - Other neutral grassland	Grassland - Other neutral grassland	Medium - Medium	Poor - Fairly Good	0.035	Medium	Fairly Good	Low	Location ecologically desirable but not in local climate	12	Low	1.06	Lowest shrubby grassland
79	Grassland - Other neutral grassland	Grassland - Other neutral grassland	Medium - Medium	Moderate - Fairly Good	0.04	Medium	Fairly Good	Low	Location ecologically desirable but not in local climate	10	Low	1.00	Lowest shrubby grassland
80	Grassland - Other neutral grassland	Grassland - Other neutral grassland	Medium - Medium	Poor - Moderate	0.035	Medium	Moderate	Low	Location ecologically desirable but not in local climate	10	Low	1.02	
81	Grassland - Other neutral grassland	Grassland - Other neutral grassland	Medium - Medium	Moderate - Fairly Good	0.043	Medium	Fairly Good	Low	Accommodation not in local climate	10	Low	1.07	
82	Grassland - Other neutral grassland	Grassland - Other neutral grassland	Medium - Medium	Moderate - Fairly Good	0.039	Medium	Fairly Good	Low	Location ecologically desirable but not in local climate	10	Low	1.00	Medium Green - close shrubby grassland
85	Lake - Pond (Non - Priority Habitat)	Lake - Pond (Non - Priority Habitat)	High - High	Poor - Moderate	0.008	High	Moderate	Medium	Within area formally identified in local climate	2	Low	0.83	Medium Green - close shrubby grassland
86	Lake - Pond (Non - Priority Habitat)	Lake - Pond (Non - Priority Habitat)	High - High	Poor - Moderate	0.01	High	Moderate	Medium	Within area formally identified in local climate	2	Low	1.05	
87	Lake - Pond (Non - Priority Habitat)	Lake - Pond (Non - Priority Habitat)	High - High	Poor - Moderate	0.01	High	Moderate	Medium	Accommodation not in local climate	2	Low	0.10	Lowest point
88	Lake - Pond (Non - Priority Habitat)	Lake - Pond (Non - Priority Habitat)	High - High	Poor - Moderate	0.01	High	Moderate	Medium	Accommodation not in local climate	2	Low	0.11	Lowest point
91	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Moderate - Fairly Good	0.072	High	Fairly Good	Medium	Within area formally identified in local climate	20	High	1.16	
92	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Moderate - Fairly Good	0.096	High	Fairly Good	Medium	Location ecologically desirable but not in local climate	20	High	1.00	
93	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Moderate - Fairly Good	0.099	High	Fairly Good	Medium	Location ecologically desirable but not in local climate	20	High	1.01	
94	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Moderate - Fairly Good	0.099	High	Fairly Good	Medium	Within area formally identified in local climate	20	High	1.00	
97	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Moderate - Fairly Good	0.099	High	Fairly Good	Medium	Within area formally identified in local climate	20	High	1.01	
98	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Moderate - Fairly Good	1.04	High	Fairly Good	Medium	Location ecologically desirable but not in local climate	20	High	1.12	
99	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Poor - Moderate	0.04	High	Moderate	Medium	Location ecologically desirable but not in local climate	15	High	0.71	
100	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Moderate - Fairly Good	0.04	High	Fairly Good	Medium	Accommodation not in local climate	20	High	0.82	
101	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Fairly Good	0.03	High	Fairly Good	Medium	Within area formally identified in local climate	20	High	1.01	
102	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Poor - Moderate	0.014	High	Moderate	Medium	Location ecologically desirable but not in local climate	15	High	1.11	
103	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Moderate - Fairly Good	0.043	High	Fairly Good	Low	Location ecologically desirable but not in local climate	20	High	0.85	
104	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Moderate - Fairly Good	0.040	High	Fairly Good	Low	Accommodation not in local climate	20	High	0.85	
105	Woodland and forest - Wet woodland	Woodland and forest - Wet woodland	High - High	Moderate - Fairly Good	0.238	Medium	Fairly Good	Low	Accommodation not in local climate	2	Low	2.16	
111	Heathland and shrub - Mixed scrub	Heathland and shrub - Mixed scrub	Medium - Medium	Moderate - Fairly Good	0.032	Medium	Fairly Good	Low	Location ecologically desirable but not in local climate	2	Low	0.24	
112	Heathland and shrub - Mixed scrub	Heathland and shrub - Mixed scrub	Medium - Medium	Poor - Moderate	0.032	Medium	Moderate	Low	Location ecologically desirable but not in local climate	2	Low	1.15	
113	Heathland and shrub - Mixed scrub	Heathland and shrub - Mixed scrub	Medium - Medium	Poor - Moderate	0.031	Medium	Moderate	Low	Location ecologically desirable but not in local climate	5	Low	0.37	
114	Heathland and shrub - Mixed scrub	Heathland and shrub - Mixed scrub	Medium - Medium	Poor - Moderate	0.032	Medium	Moderate	Low	Accommodation not in local climate	5	Low	0.37	
115	Heathland and shrub - Mixed scrub	Heathland and shrub - Mixed scrub	Medium - Medium	Poor - Moderate	0.032	Medium	Moderate	Low	Accommodation not in local climate	5	Low	0.37	
116	Heathland and shrub - Mixed scrub	Heathland and shrub - Mixed scrub	Medium - Medium	Poor - Moderate	0.038	Medium	Moderate	Low	Location ecologically desirable but not in local climate	5	Low	1.00	
117	Heathland and shrub - Mixed scrub	Heathland and shrub - Mixed scrub	Medium - Medium	Poor - Moderate	0.038	Medium	Moderate	Low	Location ecologically desirable but not in local climate	5	Low	1.00	
118	Heathland and shrub - Mixed scrub	Heathland and shrub - Mixed scrub	Medium - Medium	Moderate - Fairly Good	0.038	Medium	Fairly Good	Low	Within area formally identified in local climate	2	Low	0.31	
123	Woodland and forest - Wet woodland	Woodland and forest - Wet woodland	High - High	Moderate - Fairly Good	0.044	High	Fairly Good	Medium	Location ecologically desirable but not in local climate	10	Medium	10.80	
124	Woodland and forest - Wet woodland	Woodland and forest - Wet woodland	High - High	Moderate - Fairly Good	1.75	High	Fairly Good	Medium	Within area formally identified in local climate	10	Medium	16.42	
125	Woodland and forest - Wet woodland	Woodland and forest - Wet woodland	High - High	Moderate - Fairly Good	1.04	High	Fairly Good	Medium	Within area formally identified in local climate	10	Medium	17.04	
126	Woodland and forest - Wet woodland	Woodland and forest - Wet woodland	High - High	Moderate - Fairly Good	0.04	High	Fairly Good	Medium	Location ecologically desirable but not in local climate	10	Medium	1.14	
127	Woodland and forest - Wet woodland	Woodland and forest - Wet woodland	High - High	Moderate - Fairly Good	0.04	High	Fairly Good	Medium	Location ecologically desirable but not in local climate	10	Medium	0.65	
128	Woodland and forest - Wet woodland	Woodland and forest - Wet woodland	High - High	Moderate - Fairly Good	0.075	High	Fairly Good	Medium	Location ecologically desirable but not in local climate	10	Medium	1.00	
129	Woodland and forest - Wet woodland	Woodland and forest - Wet woodland	High - High	Moderate - Fairly Good	0.075	High	Fairly Good	Medium	Location ecologically desirable but not in local climate	10	Medium	1.00	
130	Woodland and forest - Wet woodland	Woodland and forest - Wet woodland	High - High	Moderate - Fairly Good	0.046	High	Fairly Good	Medium	Within area formally identified in local climate	10	Medium	1.04	
131	Woodland and forest - Wet woodland	Woodland and forest - Wet woodland	High - High	Moderate - Fairly Good	0.187	High	Fairly Good	Medium	Accommodation not in local climate	10	Medium	2.26	
132	Woodland and forest - Wet woodland	Woodland and forest - Wet woodland	High - High	Moderate - Fairly Good	0.046	High	Fairly Good	Medium	Location ecologically desirable but not in local climate	10	Medium	0.87	
133	Woodland and forest - Wet woodland	Woodland and forest - Wet woodland	High - High	Poor - Moderate	0.1	High	Moderate	Medium	Accommodation not in local climate	10	Medium	7.32	
134	Woodland and forest - Wet woodland	Woodland and forest - Wet woodland	High - High	Moderate - Fairly Good	0.045	High	Fairly Good	Medium	Location ecologically desirable but not in local climate	10	Medium	0.87	
135	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Moderate - Fairly Good	1.046	High	Fairly Good	Medium	Accommodation not in local climate	20	High	17.14	
136	Heathland and shrub - Mixed scrub	Heathland and shrub - Mixed scrub	Medium - Medium	Moderate - Fairly Good	0.038	Medium	Fairly Good	Low	Accommodation not in local climate	2	Low	1.22	
137	Other - Irregular shrub	Other - Irregular shrub	Low	Poor - Fairly Poor	0.1188	Low	Fairly Poor	Low	Accommodation not in local climate	5	Low	1.01	
138	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest - Lowland mixed deciduous woodland	High - High	Moderate - Fairly Good	0.078	High	Fairly Good	Medium	Accommodation not in local climate	20	High	1.83	
139	Grassland - Other neutral grassland	Grassland - Other neutral grassland	Medium - Medium	Fairly Poor - Moderate	2.5134	Medium	Moderate	Low	Accommodation not in local climate	10	Low	18.64	
140	Heathland and shrub - Bramble scrub	Heathland and shrub - Bramble scrub	Medium - Medium	Moderate - Fairly Good	0.0283	Medium	Fairly Good	Low	Accommodation not in local climate	1	Low	1.05	

Lampeth Garden Village

B-1 Site Hedge Baseline

Container / Stock Values

Container / Stock Values

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Instructions

Index	Hedge ref	UK Nature - existing habitat	Length (m)	Habitat distinction	Condition	Ecological connectivity	Strategic significance	Suggested actions to avoid habitat loss	Ecological function, Total hedge length (m)	Retention category biodiversity value				Assessment comments	Comments	
										Length retained	Length enhanced	Units retained	Units enhanced			
1	1	Hedge Ornamental Non Native	0.04	V Low	Moderate	Low	Within area formally identified in local strategy	Some disturbance noted at site	5	0	0	0	0.034	0		
2	2	Hedge Ornamental Non Native	0.03	V Low	Moderate	Low	Within area formally identified in local strategy	Some disturbance noted at site	5	0	0	0	0.033	0		
3	3	Hedge Ornamental Non Native	0.05	V Low	Moderate	Low	Within area formally identified in local strategy	Some disturbance noted at site	5	0	0	0	0.025	0		
4	4	Native Hedge	0.07	Low	Moderate	Low	Area of compensation not in local strategy/ no local actions	Some disturbance noted at site	0.76	0	0	0	0.057	0.238		
5	5	Native Hedge	0.12	Low	Moderate	Low	Area of compensation not in local strategy/ no local actions	Some disturbance noted at site	0.48	0	0	0	0.107	0.428		
6	6	Native Hedge	0.08	Low	Poor	Low	Area of compensation not in local strategy/ no local actions	Some disturbance noted at site	0.26	0.04	0	0	0.126	0		
7	7	Native Hedge	0.06	Low	Good	Low	Area of compensation not in local strategy/ no local actions	Some disturbance noted at site	0.46	0.04	0	0	0.168	0		
8	8	Native Hedge	0.16	Low	Moderate	Low	Area of compensation not in local strategy/ no local actions	Some disturbance noted at site	0.74	0	0	0	0.181	0.739		
9	9	Native Hedge - Associated with bank or ditch	0.235	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.4	0.235	0	0	0.104	0		
10	10	Native Hedge - Associated with bank or ditch	0.24	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.44	0	0	0	0.101	0.944		
11	11	Native Hedge - Associated with bank or ditch	0.16	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.43	0.16	0	0	0.105	0		
12	12	Native Hedge - Associated with bank or ditch	0.002	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.38	0	0	0.24	0.032	0.128		
13	13	Native Hedge - Associated with bank or ditch	0.192	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.78	0.192	0	0.768	0	0		
14	14	Native Hedge - Associated with bank or ditch	0.18	Medium	Poor	Low	Location ecologically desirable but not in local strategy	Like for tree or better	0.62	0.18	0	0.683	0	0		
15	15	Native Hedge - Associated with bank or ditch	0.29	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.34	0.2	0	0.8	0.049	0.105		
16	16	Native Hedge - Associated with bank or ditch	0.09	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.72	0.09	0	0.792	0	0		
17	17	Native Hedge - Associated with bank or ditch	0.08	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.82	0.08	0	0.182	0	0		
18	18	Native Hedge - Associated with bank or ditch	0.13	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.32	0.09	0	0.36	0.049	0.16		
19	19	Native Hedge - Associated with bank or ditch	0.18	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.32	0.08	0	0.32	0	0		
20	20	Native Hedge - Associated with bank or ditch	0.127	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.03	0	0	0	0.137	1.03		
21	21	Native Hedge - Associated with bank or ditch	0.088	Medium	Good	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.03	0.088	0	1.054	0	0		
22	22	Native Hedge - Associated with bank or ditch	0.117	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.06	0	0	0	0.137	1.06		
23	23	Native Hedge - Associated with bank or ditch	0.112	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.06	0	0	0	0.132	1.056		
24	24	Native Hedge - Associated with bank or ditch	0.142	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.06	0.121	0.068	0	0.141	1.238		
25	25	Native Hedge - Associated with bank or ditch	0.084	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.38	0	0	0	0.084	0.836		
26	26	Native Hedge - Associated with bank or ditch	0.076	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.48	0.076	0	0.169	0	0		
27	27	Native Hedge - Associated with bank or ditch	0.06	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.38	0.06	0	0.128	0	0		
28	28	Native Hedge - Associated with bank or ditch	0.084	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.34	0	0	0	0.088	0.764		
29	29	Native Hedge - Associated with bank or ditch	0.127	Medium	Good	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.24	0	0	0	0.187	1.244		
30	30	Native Hedge - Associated with bank or ditch	0.084	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.72	0.084	0	0.172	0	0		
31	31	Native Hedge - Associated with bank or ditch	0.08	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.64	0.08	0	0.164	0	0		
32	32	Native Hedge - Associated with bank or ditch	0.26	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.2	0.05	0.2	0	0	0		
33	33	Native Hedge - Associated with bank or ditch	0.141	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.12	0.141	1.128	0	0	0		
34	34	Native Hedge - Associated with bank or ditch	0.002	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.38	0.002	0.368	0	0	0		
35	35	Native Hedge - Associated with bank or ditch	0.019	Medium	Poor	Low	Within area formally identified in local strategy	Like for tree or better	0.004	0.019	0.016	0	0	0		
36	36	Native Hedge - Associated with bank or ditch	0.005	Medium	Poor	Low	Within area formally identified in local strategy	Like for tree or better	0.002	0.005	0.023	0	0	0		
37	37	Native Hedge - Associated with bank or ditch	0.006	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.24	0.006	0.024	0	0	0		
38	38	Native Hedge - Associated with bank or ditch	0.115	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.46	0.115	0	0.146	0	0		
39	39	Native Hedge - Associated with bank or ditch	0.01	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.24	0.01	0	0.24	0	0		
40	40	Native Hedge - Associated with bank or ditch	0.027	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.36	0.027	0	0.216	0	0		
41	41	Native Hedge - Associated with bank or ditch	0.02	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.26	0	0	0	0.02	0.26		
42	42	Native Hedge - Associated with bank or ditch	0.36	Medium	Poor	Low	Location ecologically desirable but not in local strategy	Like for tree or better	1.08	0.16	0	0.704	0.049	0.374		
43	43	Native Hedge - Associated with bank or ditch	0.13	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.34	0.8	0.4	0	0.094	0.946	Error in data	
44	44	Native Hedge - Associated with bank or ditch	0.084	Medium	Good	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.12	0.084	1.12	0	0	0		
45	45	Native Hedge - Associated with bank or ditch	0.205	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.41	0	0.205	0	0.44	0		
46	46	Native Hedge - Associated with bank or ditch	0.116	Medium	Poor	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.94	0.015	0.121	0.06	0.484	1.46	17	
47	47	Native Hedge - Associated with bank or ditch	0.117	Medium	Poor	Low	Location ecologically desirable but not in local strategy	Like for tree or better	1.08	0.08	0.047	0.332	0.208	0	1.46	17
48	48	Native Hedge - Associated with bank or ditch	0.144	Medium	Moderate	Low	Location ecologically desirable but not in local strategy	Like for tree or better	1.442	0.144	0	1.442	0	0	0	
49	49	Native Hedge - Associated with bank or ditch	0.207	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.45	0	0	0	0.207	1.45		
50	50	Native Hedge - Associated with bank or ditch	0.142	Medium	Good	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.34	0.142	0	1.34	0	0	0	
51	51	Native Species Rich Hedge - Associated with bank or ditch	0.149	High	Moderate	Medium	Area of compensation not in local strategy/ no local actions	Like for tree	1.608	0.149	0	1.608	0	0	0	
52	52	Native Species Rich Hedge - Associated with bank or ditch	0.09	High	Moderate	Medium	Area of compensation not in local strategy/ no local actions	Like for tree	1.74	0.09	0	1.744	0	0	0	
53	53	Native Species Rich Hedge - Associated with bank or ditch	0.08	High	Poor	Medium	Area of compensation not in local strategy/ no local actions	Like for tree	1.412	0	0	0	0.084	1.412		
54	54	Native Species Rich Hedge - Associated with bank or ditch	0.07	High	Medium	Medium	Area of compensation not in local strategy/ no local actions	Like for tree	0.74	0.07	0.09	0	0.096	0	0	
55	55	Native Species Rich Hedge - Associated with bank or ditch	0.114	High	Moderate	Medium	Area of compensation not in local strategy/ no local actions	Like for tree	1.073	0.114	0	1.073	0	0	0	
56	56	Native Species Rich Hedge - Associated with bank or ditch	0.115	High	Moderate	Medium	Area of compensation not in local strategy/ no local actions	Like for tree	1.74	0.02	0.029	0.424	1.188	0.013	0.719	
57	57	Native Species Rich Hedge - Associated with bank or ditch	0.148	High	Moderate	Medium	Area of compensation not in local strategy/ no local actions	Like for tree	2.276	0.084	0	1.188	0.084	1.188		
58	58	Native Species Rich Hedge - Associated with bank or ditch	0.117	High	Moderate	Medium	Area of compensation not in local strategy/ no local actions	Like for tree	2.354	0.12	0	1.184	0.017	0.754		
59	59	Native Species Rich Hedge - Associated with bank or ditch	0.102	High	Moderate	Medium	Area of compensation not in local strategy/ no local actions	Like for tree	1.66	0.08	0	1.056	0.022	0.369		
60	60	Native Hedge - Associated with bank or ditch	0.05	Medium	Good	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.4	0	0	0	0.05	0.4		
61	61	Native Hedge with trees - Associated with bank or ditch	0.206	Medium	Moderate	Low	Location ecologically desirable but not in local strategy	Like for tree or better	1.828	0	0	0	0.206	1.828		
62	62	Native Hedge with trees - Associated with bank or ditch	0.168	Medium	Good	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	2.35	0.168	0	2.35	0	0	0	
63	63	Native Species Rich Hedge with trees - Associated with bank or ditch	0.03	High	Good	Medium	Area of compensation not in local strategy/ no local actions	Like for tree	0.004	0.04	0.0004	0	0	0	0	
64	64	Native Hedge with trees - Associated with bank or ditch	0.04	Medium	Good	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.71	0.04	0	0.792	0	0	0	
65	65	Native Hedge with trees - Associated with bank or ditch	0.134	Medium	Good	Low	Area of compensation not in local strategy/ no local actions	Like for tree	1.43	0.13	0	1.438	0	0	0	
66	66	Native Hedge with trees - Associated with bank or ditch	0.128	Medium	Good	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.08	0.128	0	1.166	0	0	0	
67	67	Native Hedge with trees - Associated with bank or ditch	0.214	Medium	Good	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	2.08	0.214	2.08	0	0	0	0	
68	68	Native Hedge with trees - Associated with bank or ditch	0.11	Medium	Good	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	1.32	0	0	0	0.11	1.32		
69	69	Native Hedge with trees - Associated with bank or ditch	0.203	Medium	Good	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	2.48	0.15	0	1.8	0.033	0.836		
70	70	Native Hedge with trees - Associated with bank or ditch	0.012	Medium	Moderate	Low	Within area formally identified in local strategy	Like for tree or better	0.244	0.02	0.244	0	0	0	0	
71	71	Native Hedge with trees - Associated with bank or ditch	0.079	Medium	Moderate	Low	Area of compensation not in local strategy/ no local actions	Like for tree or better	0.63	0.079	0	0.632	0	0	0	
72	72	Native Species Rich Hedge with trees - Associated with bank or ditch	0.031	High	Good	Medium	Area of compensation not in local strategy/ no local actions	Like for tree	0.16	0	0	0	0.031	0.16		
73	73	Native Species Rich Hedge with trees - Associated with bank or ditch	0.245	High	Good	Medium	Area of compensation not in local strategy/ no local actions	Like for tree	1.247	0.245	0	2.247	0	0	0	
74	74	Native Species Rich Hedge - Associated with bank or ditch	0.044	High	Good	Medium	Area of compensation not in local strategy/ no local actions	Like for tree	0.812	0	0	0	0.044	0.812		
75	75	Native Species Rich Hedge - Associated														

126	126	Native Species Rich Hedgerow - Associated with bank or ditch	0.113	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.4320	0.14	2.772	0	0.033	0.036		
127	127	Native Species Rich Hedgerow - Associated with bank or ditch	0.114	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.4403	0.14	2.773	0	0.034	0.070		
128	128	Native Species Rich Hedgerow - Associated with bank or ditch	0.17	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.248	0.17	0	2.344	0	0		
129	129	Native Species Rich Hedgerow - Associated with bank or ditch	0.144	HIGH	Good	Medium	Location ecologically desirable but not in local strategy	Like for file	3.13207	0.144	0	3.13207	0	0	0	
130	130	Native Species Rich Hedgerow - Associated with bank or ditch	0.113	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.4303	0.113	0	1.4068	0	0		
131	131	Native Species Rich Hedgerow - Associated with bank or ditch	0.139	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.2138	0.139	0.289	0	3.0148	0.036	0.396	
132	132	Native Species Rich Hedgerow - Associated with bank or ditch	0.102	HIGH	Good	Medium	Location ecologically desirable but not in local strategy	Like for file	3.43083	0.102	0	0	3.43083	0	0	
133	133	Native Species Rich Hedgerow - Associated with bank or ditch	0.102	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.2138	0.11	0	2.174	0	0.033	0.038	
134	134	Native Species Rich Hedgerow - Associated with bank or ditch	0.1	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.2138	0.1	0	0	3.20	0	0	
135	135	Native Species Rich Hedgerow - Associated with bank or ditch	0.2	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.36	0.2	0	3.36	0	0	0	
136	136	Native Species Rich Hedgerow - Associated with bank or ditch	0.144	HIGH	Good	Medium	Location ecologically desirable but not in local strategy	Like for file	3.13028	0.141	0	3.0009	0	0	0	
137	137	Native Species Rich Hedgerow - Associated with bank or ditch	0.09	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.782	0.077	1.5246	0	0.013	0.2574		
138	138	Native Species Rich Hedgerow - Associated with bank or ditch	0.114	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.4303	0.02	1.0306	0	0.072	1.4056		
139	139	Native Species Rich Hedgerow - Associated with bank or ditch	0.006	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.0812	0.066	0	0.0712	0	0		
140	140	Native Species Rich Hedgerow - Associated with bank or ditch	0.028	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.5544	0.028	0	0.5544	0	0	0	
141	141	Native Species Rich Hedgerow - Associated with bank or ditch	0.178	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.2248	0.178	0	3.2248	0	0	0	
142	142	Native Species Rich Hedgerow - Associated with bank or ditch	0.121	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.2038	0.121	0	3.2038	0	0	0	
143	143	Native Species Rich Hedgerow - Associated with bank or ditch	0.048	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.0559	0.048	0	0.0559	0	0	0	
144	144	Native Species Rich Hedgerow - Associated with bank or ditch	0.027	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.4303	0.237	0	4.0656	0	0	0	
145	145	Native Species Rich Hedgerow - Associated with bank or ditch	0.207	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.0086	0.17	0	3.366	0	0.037	0.7028	
146	146	Native Species Rich Hedgerow - Associated with bank or ditch	0.138	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.2248	0.138	0	3.2248	0	0	0	
147	147	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.007	HIGH	Good	Medium	Within area formally identified as local strategy	Like for file	3.04474	0.007	0	0.04474	0	0	0	
148	148	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.006	HIGH	Good	Medium	Within area formally identified as local strategy	Like for file	3.30315	0.006	0	2.30315	0	0	0	
149	149	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.018	HIGH	Good	Medium	Location ecologically desirable but not in local strategy	Like for file	1.30314	0.008	1.30314	0	0	0	0	
150	150	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.114	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.716	0.1	0	1.12	0.03	0.396		
151	151	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.128	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	2.3344	0.128	0	2.3344	0	0	0	
152	152	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.048	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.0303	0	0	0	0.048	0.0702		
153	153	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.014	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	1.4033	0.044	0.012	0	0.03	0.034		
154	154	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.113	HIGH	Good	Medium	Location ecologically desirable but not in local strategy	Like for file	2.46114	0.113	0	2.46114	0	0	0	
155	155	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.121	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.70307	0.121	0	3.70307	0	0	0	
156	156	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.102	HIGH	Good	Medium	Location ecologically desirable but not in local strategy	Like for file	3.47003	0.102	0	2.47003	0	0	0	
157	157	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.006	HIGH	Good	Medium	Location ecologically desirable but not in local strategy	Like for file	3.43033	0.003	0	3.43033	0	0	0	
158	158	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.306	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.2088	0.306	0	3.2088	0	0	0	
159	159	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.087	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.2088	0.087	0	3.2088	0	0	0	
160	160	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.007	HIGH	Good	Medium	Within area formally identified as local strategy	Like for file	1.98089	0.007	1.98089	0	0	0	0	
161	161	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.111	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	2.078	0.111	2.078	0	0	0	0	
162	162	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.142	HIGH	Good	Medium	Location ecologically desirable but not in local strategy	Like for file	1.00276	0.142	1.00276	0	0	0	0	
163	163	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.117	HIGH	Good	Medium	Location ecologically desirable but not in local strategy	Like for file	2.14631	0.117	2.14631	0	0	0	0	
164	164	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.262	HIGH	Good	Medium	Location ecologically desirable but not in local strategy	Like for file	1.76245	0.262	1.76245	0	0	0	0	
165	165	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.124	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	4.4748	0.126	4.4748	0	0	0	0	
166	166	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.078	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.5448	0.078	3.5448	0	0	0	0	
167	167	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.095	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.4303	0.095	1.403	0	0	0	0	
168	168	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.103	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.4313	0.103	3.2374	0	0.036	0.396		
169	169	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.006	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.0303	0	0	0	0.004	0.0702		
170	170	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.026	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.0303	0.026	0.0346	0	0	0	0	
171	171	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.138	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	2.1388	0.138	0	3.1388	0	0	0	
172	172	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.004	HIGH	Good	Medium	Within area formally identified as local strategy	Like for file	1.40739	0.004	1.40739	0	0	0	0	
173	173	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.079	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	1.5443	0.06	1.188	0	0.039	0.392		
174	174	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.118	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	2.7324	0.009	1.3602	0	0.008	1.3602		
175	175	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.086	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	1.7028	0.086	1.7028	0	0	0	0	
176	176	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.005	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	1.403	0.085	1.403	0	0	0	0	
177	177	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.044	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	0.8121	0.044	0.8121	0	0	0	0	
178	178	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.071	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	1.4038	0.071	1.4038	0	0	0	0	
179	179	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.099	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	0.7722	0.099	0.7722	0	0	0	0	
180	180	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.004	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	1.4033	0.084	1.4033	0	0	0	0	
181	181	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.117	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	1.007	0.107	1.7745	0	0.009	0.006		
182	182	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.138	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	2.0343	0.138	2.0343	0	0	0	0	
183	183	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.114	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.2033	0.114	3.2033	0	0	0	0	
184	184	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.138	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	2.1388	0.138	2.1388	0	0	0	0	
185	185	Native Species Rich Hedgerow - Associated with bank or ditch	0.004	HIGH	Good	Medium	Within area formally identified as local strategy	Like for file	1.57113	0.003	1.57113	0	0	0	0	
186	186	Native Species Rich Hedgerow - Associated with bank or ditch	0.005	HIGH	Good	Medium	Location ecologically desirable but not in local strategy	Like for file	1.1076	0.015	1.1076	0	0	0	0	
187	187	Native Species Rich Hedgerow - Associated with bank or ditch	0.113	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	1.4033	0.113	1.4036	0	0	0	0	
188	188	Native Species Rich Hedgerow - Associated with bank or ditch	0.103	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	1.3006	0.014	0.4002	0	0.072	0.0064		
189	189	Native Species Rich Hedgerow - Associated with bank or ditch	0.045	HIGH	Poor	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	0.247	0.045	0	0.247	0	0	0	
190	190	Native Species Rich Hedgerow - Associated with bank or ditch	0.116	HIGH	Poor	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	0.7626	0.116	0	0.7626	0	0	0	
191	191	Native Species Rich Hedgerow - Associated with bank or ditch	0.117	HIGH	Poor	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	0.7722	0.117	0	0.7722	0	0	0	
192	192	Native Species Rich Hedgerow - Associated with bank or ditch	0.102	HIGH	Poor	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	1.0022	0.102	0	1.0022	0	0	0	
193	193	Native Species Rich Hedgerow - Associated with bank or ditch	0.225	HIGH	Poor	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	1.403	0.19	0	0.40	0.075	0.405		
194	194	Native Species Rich Hedgerow - Associated with bank or ditch	0.102	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	2.033	0.102	0.002	0	0	0	0	
195	195	Native Species Rich Hedgerow - Associated with bank or ditch	0.206	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	1.5448	0.179	0	3.3028	0.06	0.703		
196	196	Native Species Rich Hedgerow - Associated with bank or ditch	0.009	HIGH	Good	Medium	Location ecologically desirable but not in local strategy	Like for file	1.08823	0.089	1.08823	0	0	0	0	
197	197	Native Species Rich Hedgerow - Associated with bank or ditch	0.111	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	2.7821	0.181	0	2.3882	0.03	0.396		
198	198	Native Species Rich Hedgerow - Associated with bank or ditch	0.115	HIGH	Poor	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	0.719	0.197	0	0	0.015	0.719		
199	199	Native Species Rich Hedgerow - Associated with bank or ditch	0.006	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	0.8712	0	0	0	0.046	0.0702		
200	200	Native Species Rich Hedgerow - Associated with bank or ditch	0.008	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	1.1488	0	0	0	0.008	1.1488		
201	201	Native Species Rich Hedgerow - Associated with bank or ditch	0.203	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	3.4626	0.243	0	3.4754	0.03	0.396		
202	202	Native Species Rich Hedgerow - Associated with bank or ditch	0.118	HIGH	Good	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	2.1348	0.128	2.1348	0	0	0	0	
203	203	Native Species Rich Hedgerow - Associated with bank or ditch	0.04	HIGH	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Like for file	0.18	0	0	0.04	0.028			
204	204	Native Species Rich Hedgerow - Associated with bank or ditch	0.003	HIGH	Moderate	Medium	Location ecologically desirable but not in local strategy	Like for file	0.7019	0.003	0	0.7019	0	0	0	
205	205	Native Species Rich Hedgerow - Associated with bank or ditch	0.004	HIGH	Good	Medium	Within area formally identified as local strategy	Like for file	1.47129	0.003	0.70865	0	0.003	0.70865		
206	206	Native Species Rich Hedgerow - Associated with bank or ditch	0.227	HIGH	Good	Medium	Within area formally identified as local strategy	Like for file	2.0348	0.217	0	2.0348	0	0	0	
207	207	Native Species Rich Hedger														

Langarth Garden Village

B-2 Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

Main Menu		Instructions			Multipliers						Hedge units delivered	Comments	
Proposed habitats				Habitat distinctiveness	Habitat condition	Spatial quality		Temporal multiplier					
						Strategic significance							
Baseline ref	New hedge number	Habitat type	Length km	Distinctiveness	Condition	Ecological connectivity	Strategic significance		Time to target condition/years	Assessor comments	Reviewer comments		
1		Native Species Rich Hedgerow - Associated with bank or ditch	1.46	High	Moderate	Medium	Area/compensation not in local strategy/ no local strategy		5	10.81	Green lane in west of site		
2		Native Hedgerow - Associated with bank or ditch	8.05	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy		1	20.82	Hedges within residential plots		
3		Native Hedgerow - Associated with bank or ditch	0.665	Medium	Poor	Low	Location ecologically desirable but not in local strategy		1	1.89	Hedges within residential plots		
4		Native Hedgerow - Associated with bank or ditch	3.756	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy		1	9.71	Hedges within residential plots		
5		Native Hedgerow	8.05	Low	Poor	Low	Within area formally identified in local strategy		1	17.87	Hedges within residential plots		
6		Native Hedgerow	0.665	Low	Poor	Low	Location ecologically desirable but not in local strategy		1	1.41	Hedges within residential plots		
7		Native Hedgerow	3.756	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy		1	7.25	Hedges within residential plots		
8		Native Species Rich Hedgerow with trees - Associated with bank or ditch	1.75	High	Moderate	Medium	Area/compensation not in local strategy/ no local strategy		10	10.84	Hedge along northern side of A390		
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