
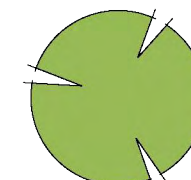
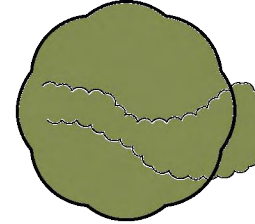

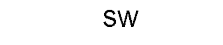




SITE KEY

-  Site Boundary
-  Indicates potential locations for mature tree planting
-  Indicates existing trees & hedgerows
-  Indicates opportunities for soft landscaping
-  1.8m High brick screen wall with brick piers
-  1.8m High timber hit & miss fence
-  1.8m High lockable timber gate

Accommodation Schedule

Ref	Description	m ²	No.
1684	4 Bedroom Detached	156.5	2
1890	4 Bedroom Detached	175.6	3
2040	4 Bedroom Detached	198.5	4
Total			9

Status: PLANNING

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rev	date	description	by
A	20.05.19	Access Amended	CC
B	26.06.19	Amended Accommodation Schedule	MN
C	16.08.19	Plot 8 & 9 substituted	CC
D	08.07.20	Access amended	CC
E	22.09.20	Footpath & SUDS added	CC
F	08.10.20	Footpath amended	CC
G	24.01.21	Footpath omitted, Bin collection points & visitor spaces added	CC

Drawn: MN
 Checked: CTW
 Date: 06.02.2019
 Scale: 1:500 @ A1 & 1:1000 @ A3

Client: Waterstone Homes
 Project: Langstone, Chepstow
 Title: Site Layout
 Ref: 2342 - 101

Rev: G



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Appendix EDP 2 Extended Phase 1 Habitat Survey

METHODOLOGY

- A2.1 The survey technique adopted for the Extended Phase 1 Habitat survey was at a level intermediate between a standard Phase 1 survey technique, involving habitat mapping and description, and a Phase 2 survey, based on detailed habitat and species surveys. The survey involved identifying and mapping the main habitat types (including priority habitats) and scoping any potential protected or priority species populations. This level of survey is not intended to compile a complete floral and faunal inventory for the Site.
- A2.2 The Extended Phase 1 Habitat survey was undertaken by a suitably experienced surveyor on 17 September 2024, during which the weather was 18°C, dry with 10% cloud and light wind.

Limitations

- A2.3 At the time of survey, the single arable field had been recently ploughed such that species identification was limited to those present within the field margins. Given the Site is subject to agricultural (arable) management, with regular ploughing and seeding, this isn't considered a constraint to the survey effort.
- A2.4 September is considered to be within the optimal period for undertaking an Extended Phase 1 Habitat survey. As such, the survey is not considered to have been limited by seasonal or climatic factors.

RESULTS

- A2.5 The distribution of different habitat types within and adjacent to the Site is illustrated at **Plan EDP 3** and further described below alongside illustrative photographs.

Arable

- A2.6 The Site comprises a single arable field likely supporting arable ley, which was recently ploughed at the time of survey (see **Image EDP A2.1**). False oat-grass (*Arrhenatherum elatius*) is dominant with smooth meadow-grass (*Poa pratensis*) and bristly oxtongue (*Helminthotheca echioides*) also present. The field margin along the eastern boundary of the Site doubles as a track 2-3m in width, with gravel and some vegetation establishing. Species include dandelion (*Taraxacum officinale*), creeping buttercup (*Ranunculus repens*), white clover (*Trifolium repens*), common ragwort (*Senecio jacobaea*), Yorkshire fog (*Holcus lunatus*), bristly oxtongue, marsh thistle (*Cirsium palustre*), common daisy (*Bellis perennis*), rosebay willowherb (*Chamerion angustifolium*), speedwell (*Veronica* sp.), greater plantain (*Plantago major*) and rare occurrences of spear thistle (*Cirsium vulgare*). The field margin along the line of trees and unnamed watercourse at the south of the Site is dominated by false oat-grass with common ragwort, horsetail (*Equisetum* sp.), perennial rye-grass (*Lolium perenne*), St John's wort (*Hypericum perforatum*) and rare occurrences of brome (*Bromus* sp.). Otherwise, the field

margin is variable in width ranging from 1-2m wide, with a wider strip circa 7m wide at the north of the Site.

- A2.7 The arable field is considered to be of negligible importance, exhibiting low botanical and structural diversity, with this habitat considered common and widespread within the wider landscape.



Image EDP A2.1: Recently ploughed arable field, looking south.

Non-Native Hedgerows

- A2.8 The boundaries of the Site are represented by hedgerows, the majority of which are dominated by non-native species.
- A2.9 Hedgerow **H1**, delineating the eastern boundary of the Site, comprises a continuous, regularly trimmed, non-native dominant hedgerow 2.5m high by 2m wide (see **Image EDP A2.2**). Leyland cypress (*Cupressus x leylandii*) is dominant whilst laurel (*Laurus* sp.), ash (*Fraxinus excelsior*) saplings, sections of common box (*Buxus sempervirens*) and small sections of field maple (*Acer campestre*). Ground flora is dominated by common ivy (*Hedera helix*) with dogwood (*Cornus sanguinea*) saplings, vetch (*Vicia* sp.), cinquefoil (*Potentilla* sp.), creeping buttercup also present.
- A2.10 Hedgerow **H2** is an outgrown, non-native dominant hedgerow 4-6m high by 2m wide delineating the northern boundary of the Site (see **Image EDP A2.3**). Dominated by Leyland cypress with laurel, goat willow (*Salix caprea*), elder (*Sambucus nigra*), hawthorn (*Crataegus monogyna*)

saplings and rare occurrences of hazel (*Corylus avellana*) also present. Ground flora is dominated by common ivy with occasional horsetail.

A2.11 Hedgerow **H4** is a non-native dominant hedgerow 3-4m high by 2m delineating the southern extent of the western boundary of the Site (see **Image EDP A2.4**). Species include non-native privet (*Ligustrum sp.*), dogwood, apple (*Malus sp.*), pendulous sedge (*Carex pendula*), willowherb (*Epilobium sp.*), Clematis sp. and Virginia creeper (*Parthenocissus quinquefolia*).

A2.12 Hedgerow **H5**, delineating the eastern extent of the southern Site boundary is a managed non-native laurel hedgerow 3m high by 2.5m wide (see **Image EDP A2.5**).

A2.13 Non-native hedgerows are considered to be of negligible level importance.



Image EDP A2.2: Hedgerow **H1** delineating the eastern site boundary, looking north.



Image EDP A2.3: Hedgerow **H2** delineating the northern site boundary.