

Summary of Metrics – Omega 8

The Omega 8 Metrics package is composed of two Metrics; Unit 1 (TJM) and the Outline (OWL). These have been dealt with in differing ways to account for the type of planning permission being applied for.

The Unit 1 (TJM) plot is for full planning permission, and as such full landscape proposals have been used to create a complete and accurate Metric with all details readily available. This Metric has been agreed / accepted by Rachael Rhodes, MEAS.

The Outline (OWL) development plot is for outline permission, and as such detailed landscape proposals for future development plots are not available at this stage. MEAS have requested that the 'Site Baseline' within the Metric is fully assessed, which has been done. In the absence of full landscape proposals, part of the 'Created Habitat' (habitat mitigation) within the Metric has been dealt with by including likely areas of habitat creation to the west of the plot (near Booth's Wood) and to the southeast of the plot (along the southern boundary) where attenuation features, grassland, hedgerow and woodland planting is currently proposed. Additional proposed planting along the north of the plot (cycle route) has also been included within the created habitat.

All plot areas are provided in '*169-03 Omega 8 Biodiversity Metric Calculations 150620*'.

Plot boundaries used for the Metric are provided in '*169-03 Plot Areas Map 150620*'

Green Triangle

The 'Green Triangle', to the northwest of the developable plots is designed to mitigate as habitat loss across both the detailed and outline developments.

The mitigation provided in the Green Triangle has been apportioned to the TJM and OWL plots by their relative size of occupation of developable area i.e. TJM occupies 46.33% of developable area and so 46.33% of Green Triangle mitigation is apportioned to TJM.

Outline (OWL) Metric – supplementary notes

- Please refer to 'Assessor Comments' in the far-right column of the Metrics for further descriptions
- The total developable area for OWL is 36.08ha. However, 0.57ha of woodland outside the plot (Plain Plantation) is being enhanced by OWL by removal of invasive species and understorey planting – this therefore gives a baseline area of 36.65ha within the Metric
- In order to 'balance' the Metric outcome in terms of area, 'Developed Land; sealed surface' has been inputted for all remaining habitat

RIVER ASSESSMENT (OWL)

- The length of watercourse included has been calculated from all that runs adjacent to the Site boundaries (northwest and southeast) and the sinuous stretch that runs directly through the Site. This totals 1.5km.
- The portion that runs through the site is approx. 0.6km and is considered to be 'lost' in the Metric when being diverted.
- The new diversion route is approx.. 0.7km and is inputted as created river habitat.

- 0.9km of watercourse runs adjacent to the Site boundaries and is inputted as 'Enhanced' river habitat, as under the proposed diversion works the entire stretch of watercourse is considered to be enhanced to meet WFD requirements. This may include the removal of invasive species (Himalayan balsam) and reduce siltation throughout the watercourse for example.
- The 'Extent of Encroachment' is the area that development encroaches within 10m of the watercourse edge (the buffer). Under current proposals, newly created landscaping habitat will be planted adjacent to the diverted watercourse and so the extent of encroachment is '0m'.