













Key - Willand

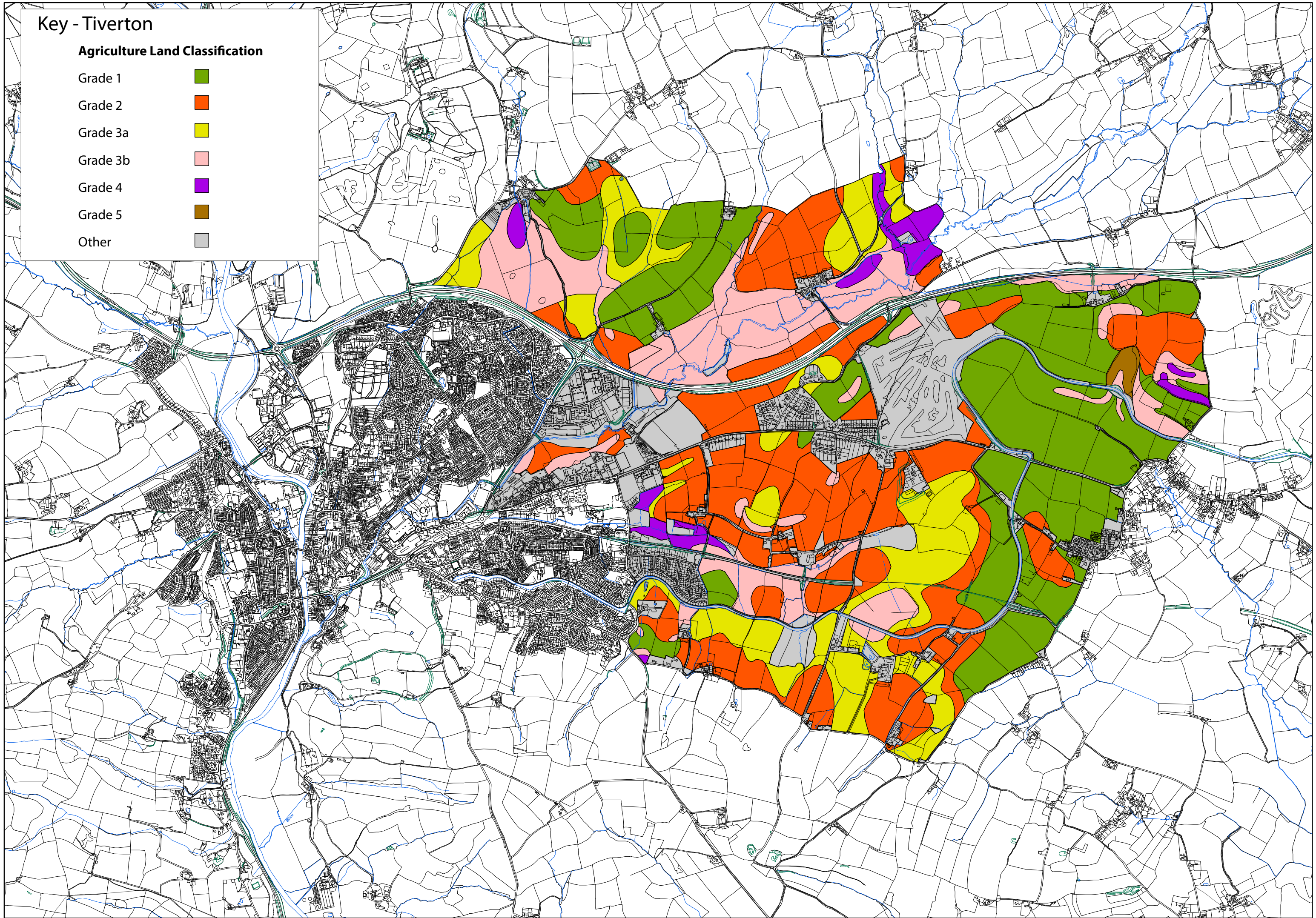
Agriculture Land Classification

- Grade 1 
- Grade 2 
- Grade 3a 
- Grade 3b 
- Grade 4 
- Grade 5 
- Other 

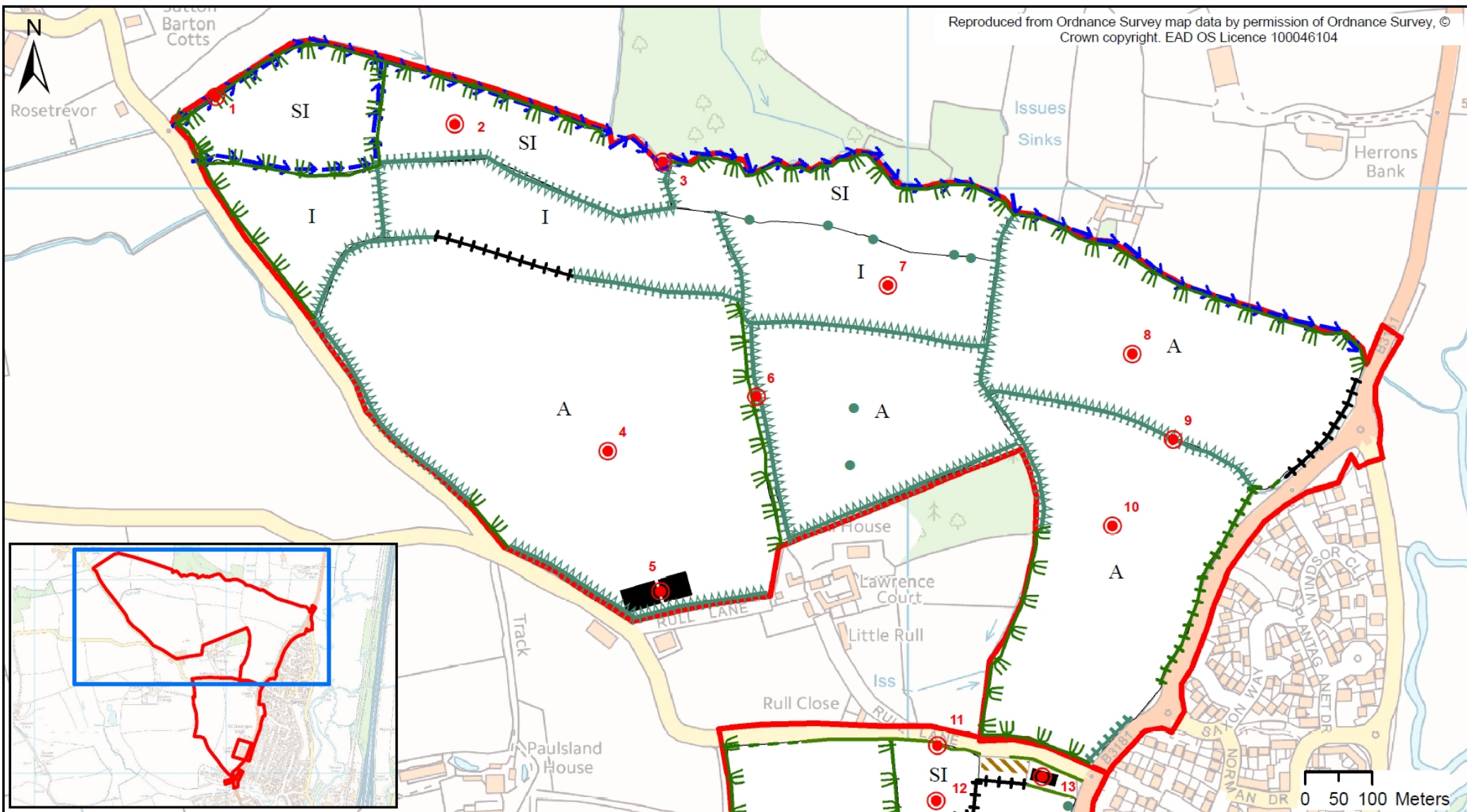
Key - Tiverton

Agriculture Land Classification

Grade 1	
Grade 2	
Grade 3a	
Grade 3b	
Grade 4	
Grade 5	
Other	



Appendix D Phase I Habitat Maps



ead
ecological consultants

Codex Land PCC Land Promotion Cell
and
Persimmon Homes South West

Land North West Cullompton

Phase 1 Habitat Plan

Phase 1 Habitat Survey Target Notes (northern area)

Target Note	Description
1	River flowing along northern site boundary (tributary of River Culm). Approximately 3-4m wide with stony substrate. Approximately 10cm deep at time of survey with fast flow. No emergent vegetation.
2	Poor semi-improved grassland with low species diversity. Sward included perennial ryegrass, Yorkshire-fog, rough meadow grass, mouse ear, white clover and creeping buttercup. Marshy at the time of the survey but species did not indicate 'marshy grassland'.
3	Semi-natural broad-leaved woodland along river banks, dominated by hazel coppice. Also present were oak, elder and alder with some standing dead wood. Ground flora included periwinkle, hedge woundwort, dog mercury and lesser celandine.
4	Large arable field recently reseeded.
5	Two cattle sheds with breeze-block bases and wooden slatted upper walls. One building was older with a corrugated asbestos roof; the newer building had a more modern coated-steel roof. Negligible bat roost potential.
6	Double Devon hedge bank along farm track with species rich hedgerows on top. Hedge banks included dog mercury, lesser stitchwort, red campion, navelwort, chickweed, cleavers, primrose, shield fern, hart's tongue fern, ivy, ground ivy and lords and ladies.
7	Improved grassland dominated by perennial ryegrass; other species included mouse ear, creeping buttercup, Yorkshire fog and dandelion.
8	Large arable field recently reseeded.
9	Hedgerow typical of the northern site. Species-rich and intact on a Devon hedge bank with heavy management (flailing). Hedgerow species within the site included blackthorn, hawthorn, holly, sycamore, ash, elder, elm, oak and dog rose.
10	Arable field. Western side recently cultivated and bare. Eastern side under crop.