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Biodiversity Net Gain Assessment

Client Name: Naylor Farms
Site: Rangell Gate, Factory 1
Date: April 2024
Version: 1
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REVISION HISTORY

REV	DESCRIPTION OF CHANGE	DATE	INITIALS
1	Original Report	02.04.2024	SR
	Quality Control	03.04.2024	RJ
	Final Report	05.04.2024	SR

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DISCLAIMER

It should be noted that the information above provides details of the Site's current ecological situation. In the event that the proposed development does not commence within 12 months of the date of this report, further advice should be sought from a suitably qualified ecologist as to whether the information provided requires updating in light of changing ecological conditions.

1. EXECUTIVE SUMMARY

- 1.1. A Biodiversity Net Gain Assessment has been carried out in relation to a proposed development of an anaerobic digestate factory, with associated infrastructure and greenspace, of land at Rangell Gate, Factory 1.
- 1.2. The proposed development will result in a net gain in habitat biodiversity of +40.95% (+5.09 habitat units), and a net gain in watercourse biodiversity of +15.29% (+0.54 watercourse units).
- 1.3. The Proposed Development does not violate any trading rules within the Metric.
- 1.4. The change in biodiversity value, as assessed here, is dependent upon the implementation of an appropriate habitat management plan within the Site upon completion of the proposed development.

2. INTRODUCTION

- 2.1. Nicholsons was commissioned by Naylor Farms to carry out a Biodiversity Net Gain Assessment (BNGA) in relation to a proposed development of an anaerobic digestate factory, with associated infrastructure and greenspace (“the Proposed Development”) of land south of Rangell Gate, denoted as ‘Rangell Gate, Factory 1’ (Grid reference: TF 26387 22477), hereafter referred to as “the Site”. The location of the Site is provided by **Figure 1**.
- 2.2. A baseline habitat survey of the Site was conducted by Nicholsons in February 2024 as part of an Ecological Impact Assessment (“the EclA”)¹, which included condition assessment relevant to Biodiversity Net Gain (BNG). The EclA should be considered a supporting document for this BNGA.
- 2.3. At the time of the assessment, the Site comprised agricultural land currently planted with Cabbage (Cropland: Horticulture), species-poor grassland (Grassland: Modified grassland), scattered trees (Individual trees: Rural tree), and ditches (Watercourse: Ditch).
- 2.4. Habitats and linear features in the wider landscape, which may be important for ecological connectivity of the Site, primarily included the waterways which radiated out from all directions of the Site into the local area. The western boundary of the Site was of higher ecological value and connected established off-site hedgerows to the north and south. Main roads limited the connectivity of habitats within the locality of the Site to the west, north, and east, and there was limited semi-natural habitat with direct connectivity to the south. The main landscape-scale features were the Coronation Channel (Local Wildlife Site, LWS) to the west, and an area of presumably plantation woodland to the northeast.
- 2.5. There was one non-statutory designated site (Coronation Channel, Local Wildlife Site) in close proximity to the Site, located approximately 200m west at its closest point.
- 2.6. Assumptions have been made on the potential for habitats and their conditions post-intervention, which may include small changes to soft landscaping (e.g., the addition of a small number of trees) or habitat management effort compared to the original landscaping plan, in order to achieve the mandatory +10% Biodiversity Net Gain. Small changes and/or proposed management efforts applied have been agreed with the applicant and are reported later in this document. Any agreed changes are reflected in our post-intervention habitat map, **Figure 3**, and within this report, and it is the applicant’s responsibility to ensure these are reflected in the final landscaping plan accompanying this assessment to the applicants decisionary body.
- 2.7. We have provided ecological justification for feasible habitat creation and management post-intervention, but it remains the applicant’s responsibility to ensure that these activities are correctly informed and applied. A failure to create and manage habitats in line with this assessment may mean a failure to maintain habitats over a 30-year period from creation.
- 2.8. The Proposed Development has been assessed based on the supplied landscaping plan². The landscaping plan used for this assessment is provided by **Appendix 4**.

¹ Nicholsons (2024) Rangell Gate, Factory 1 – EclA – Revision: 1 – Dated 22/03/2024

² P&R Architects (2024) Site Plan – Drawing no. P01 – Revision: A – Dated February 2024

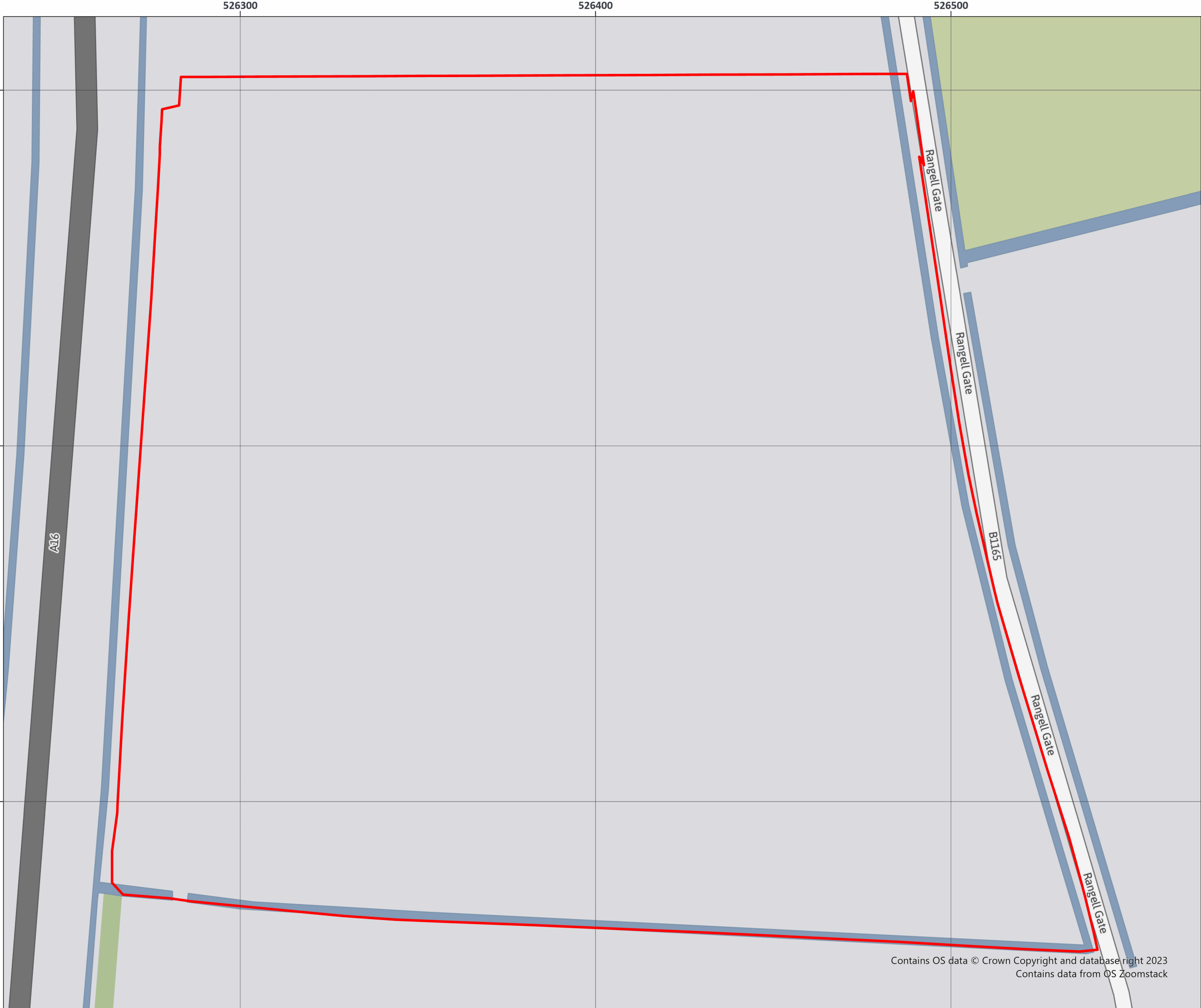
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- 2.9. The purpose of this report is to assess the net gain or loss of habitats in terms of the DEFRA Statutory Metric (“the Metric”) for the Proposed Development.

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Figure 1: Site Location

Ref: RangellGateFactory1_SiteBoundary_v1_SR_220424



Redline boundary

N

050m

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TITLE:Site Boundary

PROJECT/SITE:Rangell Gate Factory 1

CLIENT:Naylor Farms

MAP REF:-

VERSION:v1

DATE:22/04/2024SCALE:1:1,000 @ A3

APPROVED BY:SFPRODUCED BY:SR

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3. METHODOLOGY

- 3.1. This BNG Assessment has been completed based upon baseline habitat survey data (“Baseline”, e.g., pre-development) and post-intervention interpretations of the landscaping plan (“Post-intervention”, e.g., post-development).

Baseline habitat survey

- 3.2. A UKHab habitat survey³ was completed in order to report on the habitats present at the Site and determine the need for further ecological assessment. Habitats are classified by their type, and where applicable, their vegetative structure and botanical value. As part of the UKHab habitat survey, DEFRA Statutory Condition Assessment Sheets (“the condition assessment sheets”) were used to assess the condition of the habitats on-site as they relate to BNG.
- 3.3. The survey was conducted in dry and bright conditions, outside of the optimal period for botanical survey, with no access restriction to the survey area. The habitats present were easily identified, and so no limitations to survey are reported.
- 3.4. Following on from the baseline habitat survey, habitats are referred to and reporting using BNG habitat classification, as converted from UKHab habitat classification. Do note that while these are similar, and UKHab forms the foundational classification system for BNG, there are subtle differences between the two.

Biodiversity Net Gain Assessment

- 3.5. The Metric measures, compares, and accounts for the change in biodiversity, i.e., the losses and gains of habitat types and their value, resulting from intervention.
- 3.6. In addition to the Metric, the DEFRA Statutory User Guide (as relevant to either the Statutory Metric or Statutory Small Sites Metric) (“the User Guide”), must be used. It is important to note that the Metric, the User Guide, and the condition assessment sheets are all legal implements in relation to BNG.
- 3.7. For the purposes of the Metric, area habitats, linear habitat features (e.g., hedgerows, lines of trees), and watercourse habitats (e.g., rivers, streams, ditches), are all assessed separately. To confirm, the gain or loss of linear feature units does not affect the gain or loss of habitat units. Within the Metric itself, area habitats are assessed within the ‘Habitats’ tabs, linear habitat features are assessed within the ‘Hedgerows’ tabs, and watercourse habitats are assessed in the ‘Watercourses’ tabs. The latter requires a bespoke river assessment process.

³ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2023) The UK Habitat Classification Manual Version 2.01.

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- 3.8. All area habitats, linear habitat features, and watercourse habitats are given a predetermined distinctiveness score by the Metric. The distinctiveness score reflects the ecological and conservation importance of the habitat across England. Distinctiveness scores range from 'Very Low' (0) to 'Very High' (8).
- 3.9. The condition of area habitats and linear habitat features are assessed using the condition assessment sheets, which provide a set of criteria and a scoring system against which differing habitats are assessed. The river assessment process has a separate process, but the result is the same. Depending on how many of the criteria the habitat passes, the condition can then be classified on a scale ranging from 'Poor' (1) to 'Good' (3). Certain habitats with little ecological value have 'N/a' (0) or a default score.
- 3.10. Strategic significance is the evidence of or justification of the significance of a habitat in relation to the local area, or local and national policy. Additional value, i.e., 'Locally ecologically desirable but not in local strategy', is afforded to habitats if they are ecologically meaningful, or are identified within local or national policy (e.g., Local Biodiversity Strategy, Local Biodiversity Action Plan), particularly where they contribute significantly to important landscape-scale habitat (e.g., buffer a riverine valley; provide habitat connectivity within the landscape). The highest significance, 'Formally identified in local strategy' is reserved for habitats linked to Local Nature Recovery Strategies (LNRS), and where these have not been published for the area in question, these need to be significant aspect of local or national policy.
- 3.11. Once the baseline value of area habitats, linear habitat features, and watercourse habitats have been established, a comparison can be made against what habitats will be retained, enhanced, and created within the Site post-intervention.
- 3.12. The difference in value between the baseline and post-intervention habitats are compared to provide an assessment of overall net loss or gain in biodiversity within the Site.
- 3.13. In addition to habitat and hedgerow value (e.g., +10%), interventions as a result of the Proposed Development must not violate trading rules within the Metric or User Guide. The basic trading rule violation occurs when there is an overall loss in biodiversity (e.g., <10%). Trading rule violations also occur where the loss of higher distinctiveness habitats is not appropriately replaced, or there is a loss of irreplaceable habitats. Trading rules can be specific to distinctiveness (i.e., no net loss of medium or higher distinctiveness habitats) or habitat types (e.g., no net loss of Lowland Mixed Deciduous Woodland).
- 3.14. For habitats to be created or enhanced, an additional multiplier is applied based upon estimated time to target condition and difficulty of creation. In practice, this means that very high distinctiveness habitats may yield a lower net gain in biodiversity than lower distinctiveness habitats. Depending on the project and its aims, it may be reasonable to request a consultation for bespoke habitat creation with the relevant planning authority.
- 3.15. Both on-site and off-site habitats can be assessed within the Metric. On-site refers specifically to areas of land intended for intervention and should match the boundary of any associated planning application or works (e.g., redline boundary). Off-site land can include any other owned land and can be used to offset the losses incurred through on-site intervention and should usually be directly adjacent or close to the Site (e.g., blue land). The inclusion of off-site land within an

assessment requires the baseline survey of that land and its inclusion in the BNGA in question. Off-site land receives a penalty to the value of intervention when compared to on-site intervention, and so local off-site intervention is more effective for improving on BNG than the intervention of off-site land further afield. If units are being purchased or traded from another project, these units must be legally agreed (and purchased if applicable), prior to their inclusion in a BNGA, and the Metric must include habitat reference numbers relating to that site's registry on the biodiversity gain site register.

3.16. This assessment utilises the Good Practice Principles for Development (2016)⁴. This document sets out ten principles which have been applied and referred to throughout this report.

1. Apply the mitigation hierarchy.
2. Avoid losing biodiversity that cannot be offset by gains elsewhere.
3. Be inclusive and equitable.
4. Address risks.
5. Make a measurable Net Gain contribution.
6. Achieve the best outcomes for biodiversity.
7. Be additional.
8. Create a Net Gain legacy.
9. Optimise sustainability.
10. Be transparent.

3.17. In addition to this guidance, we apply the newer Biodiversity Gain Hierarchy (as set out in Article 30A of the Development Management Procedure Order), and actively seek to apply the latest and best practice in the BNG industry.

3.18. Developers and other practitioners of Biodiversity Net Gain should adhere to best practice guidance in order to realise meaningful benefits to the environment, society, and the economy, in line with international and national commitments by the UK Government to halt the loss of biodiversity. Critically, thoughtful application of this guidance provides a way for industry to evidence their projects have followed best practice.

3.19. Examples of application of best practice in relation to BNG may include: 1. Thoughtfully designed landscaping which serves both biodiversity as well as human recreation and aesthetics; 2. Measured ecological enhancements in response to local or national themes (e.g., provision of bat/bird boxes even when not required by other ecological recommendation); 3. Active engagement with local knowledge and monitoring groups (e.g., Wildlife Trusts) to ensure the integration of a Proposed Development into the local area, particularly where higher distinctiveness and high condition habitats are proposed (e.g., Other Neutral Grassland in Good condition; woodlands).

⁴ Biodiversity Net Gain: Good Practice Principles for Development © CIEEM, CIRIA, IEMA, 2016.

4. PLANNING POLICY

National Policy

4.1. The National Planning Policy Framework (NPPF) December 2023 (as amended) state the following in relation to biodiversity:

- 180: “Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity ... (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of ... trees and woodland; c) maintaining the character of the undeveloped coast, while improving access to it where appropriate; d) minimising the impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; ... ; f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”
- 181: “Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value ... (and) take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”
- 185: “To protect and enhance biodiversity ... , plans should: a) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and; b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”
- 186: “When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. ... ; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused ... ; development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around development should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Local policy

- 4.2. A Local Nature Recovery Strategy (LNRS) has not yet been published for this region.
- 4.3. The Local Biodiversity Plan for South East Lincolnshire (South East Lincolnshire Local Plan 2011-2036) states the following in relation to biodiversity:
- Policy 2: “Proposals requiring planning permissions for development will be permitted provided that sustainable development considerations are met, specifically in relation to: 1. Size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses. ... 8. Impact or enhancement for areas of natural habitats ...”.
 - Policy 3: “... Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured: ... 14. The incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure ...”.
 - Policy 28: “A high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace will be achieved by protecting, enhancing and managing natural assets: ... 3. Addressing gaps in the ecological network: a. by ensuring that all development proposals shall provide an overall net gain in biodiversity, by: i. protecting the biodiversity value of land, buildings and trees (including veteran trees) minimising the fragmentation of habitats; ii. maximising the opportunities for restoration, enhancement and connection of natural habitats and species of principle importance; iii. incorporating beneficial biodiversity conservation features on buildings, where appropriate; and maximising opportunities to enhance green infrastructure and ecological corridors, including water space; and iv. conserving or enhancing biodiversity ... conservation features that will provide new habitat and help wildlife to adapt to climate change, and if the development is within a Nature Improvement Area (NIA), contributing to the aims and objectives of the NIA.”.

5. BASELINE

- 5.1. The baseline habitats present within the Site are reported below, including brief descriptions for each habitat, the relevant condition assessment criteria, and areas and Metric values.
- 5.2. A map to show the habitats present within the baseline is shown in **Figure 2**.

Habitats

- 5.3. The baseline habitat survey confirmed the following habitats to be present within the Site:
 - **Cropland: Cereal crops** – Agricultural land characterised by crop production. This habitat has a default condition (1) within the Metric and is Low distinctiveness (2).
 - **Grassland: Modified grassland** – An area of grassland to the north of the Site, including the newly created ditch, characterised by a short, regular sward of Cocks-foot *Dactylis glomerata*, Perennial Ryegrass *Lolium perenne*, Creeping Bent *Agrostis stolonifera*, White Clover *Trifolium repens*, and Bristly Oxtongue *Helminthotheca echioides*. Similar species compositions were also present around the fields' margins, but these areas were too small to appropriately map and assess. This habitat succeeded 5 out of the 7 criteria within the 'grassland (low)' condition assessment and was assessed as being in moderate condition. It was assessed as failing criteria B and D.
 - **Individual trees: Rural tree** – The trees on site were mapped and assessed based on approximate location and number. Species comprised young and semi mature goat willow *Salix caprea*, ash *Fraxinus excelsior*, and lime *Tilia sp.*, with a notable mature crack willow *Salix fragilis* in the southwest corner. The young and semi-mature trees (T2-9 within the EclA) succeeded 3 out of the 6 criteria within the 'individual trees' condition assessment and were assessed as being in moderate condition. They were assessed as failing criteria C, D and E. The mature crack willow (T1) succeeded 4 out of the 6 criteria within the 'individual trees' condition assessment and was assessed as being in moderate condition. It was assessed as failing criteria D and E.
- 5.4. The watercourse ditches located on the boundaries of the Site have been included in this assessment, as they may be impacted by the changes to the surrounding habitat. It is important to reflect its location to the Site, regardless of land ownership at the boundary. There were three ditches within the Site (D1-3 within the EclA). D2 was a newly created ditch, disconnected from the local waterways, and was assessed as using the 'ditches' condition assessment. D1 and D3 were historic fenland ditches, and were appropriately assessed within the river condition assessment process by a suitably qualified ecologist. All ditches within the Site were assessed as being in poor condition.
- 5.5. The following protected species constraints are noted within the Site, as they impact upon the best practice implementation of BNG:
 - The assumed presence of local water vole has been given due consideration in the preparation of this assessment (and the associated EclA). Should further survey confirm

their likely absence from the Site, these considerations represent best practice for fenland ditches, and are therefore still deemed appropriate.

- 5.6. The majority of habitats within the Site have been classified as having low strategic significance, e.g., the Site is an 'Area/compensation not in local strategy/ no local strategy' as these habitats do not have appropriate relevance to a LNRS, or local or national policy. Some habitats of higher ecological value within the Site, such as trees (baseline), and species-rich grassland, the sustainable drainage system, native woody scrub, and woodland (post-intervention), are justified as 'Locally ecologically desirable but not in local strategy'. In the absence of an LNRS, it was not possible to justify any habitats as 'Formally identified in local plan'.

Baseline habitat assessment

- 5.7. An assessment of the baseline habitats present within the Site is provided by **Table 1** and **Table 2**. A map to show the baseline habitats and their conditions within the Site is provided by **Figure 2**. The full baseline condition assessments are provided by **Appendix 2**.
- 5.8. The baseline habitat value for the Site was assessed as 12.43 habitat units, no hedgerow units, and 3.53 watercourse units.

Table 1: Baseline area habitats

Habitat	Distinctiveness	Condition	Area (ha)	Biodiversity Units
Cropland: Horticulture	Low (2)	N/a (1)	5.42	1.15
Grassland: Modified grassland	Low (2)	Moderate (2)	0.29	10.84
Individual trees: Rural trees (T2-9)	Medium (4)	Moderate (2)	0.03	0.29
Individual trees: Rural trees (T1)	Medium (4)	Moderate (2)	0.02	0.14
Totals (area not including trees)			5.71	12.43

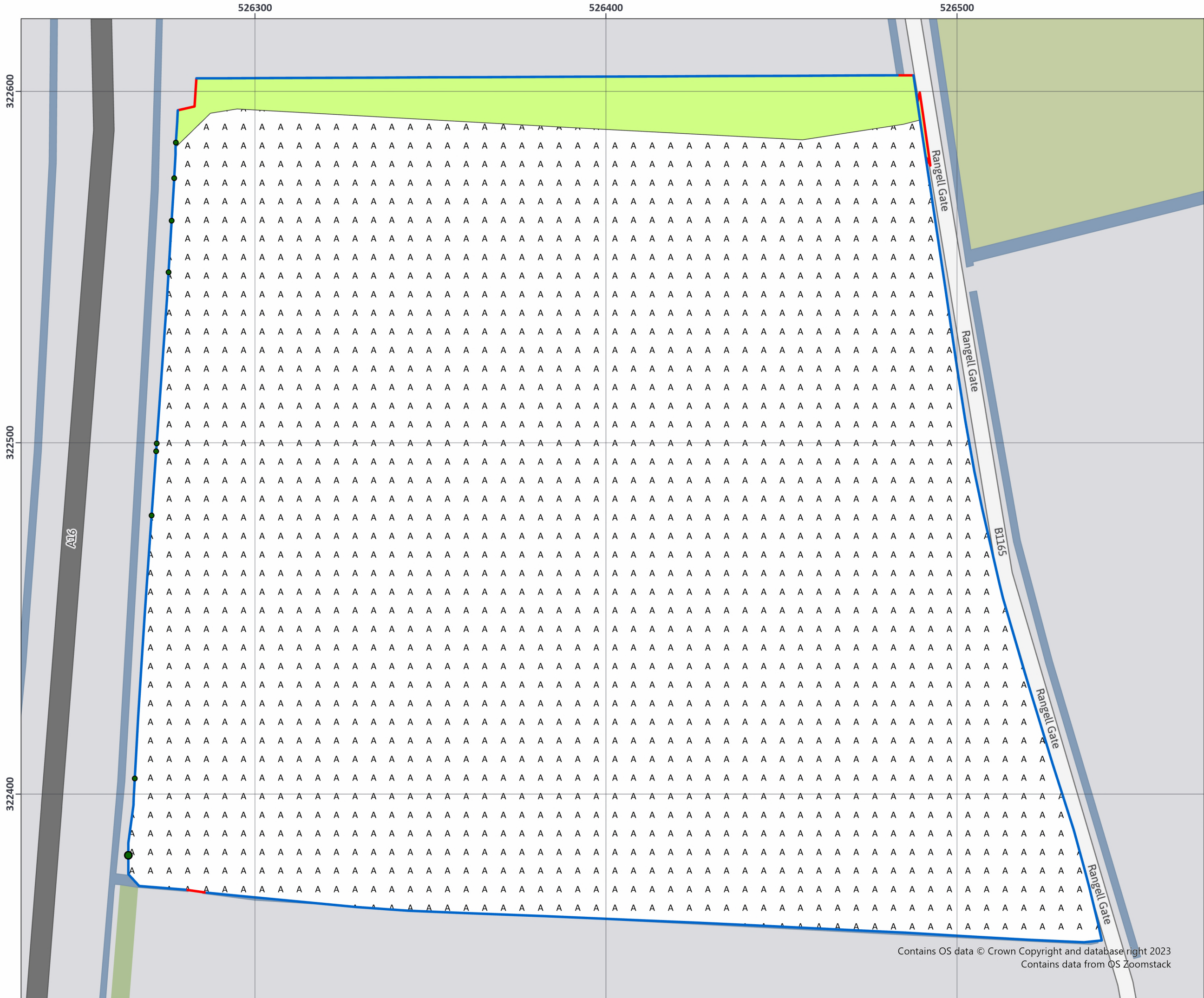
Table 2: Baseline watercourse habitats

Habitat	Distinctiveness	Condition	Length (km)	Biodiversity Units
Ditches (D1)	Medium (4)	Poor (1)	0.51	1.90
Ditches (D2)	Medium (4)	Poor (1)	0.20	0.75
Ditches (D3)	Medium (4)	Poor (1)	0.24	0.88
Totals			0.94	3.53

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Figure 2: Baseline habitat map

Ref: RangellGateFactory1_BNGBaselineHabitatMap_v1_SR_220424



LEGEND

Redline boundary

A A

Cropland: Horticulture, N/a

Grassland: Modified grassland, Moderate condition

Watercourse: Ditch, Poor condition

Individual trees: Rural tree, Medium size, Moderate condition (n = 1)

Individual trees: Rural tree, Small size, Moderate condition (n = 8)

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m

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TITLE:

Baseline Habitat Map

PROJECT/SITE:

Rangell Gate Factory 1

CLIENT:

Naylor Farms

MAP REF:

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VERSION:

v1

DATE:

22/04/2024

SCALE:

1:1,000 @ A3

APPROVED BY:

SF

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6. POST-INTERVENTION

- 6.1. The habitats proposed to be present within the Site post-intervention are reported below, including brief descriptions for each habitat, a feasible example of the relevant condition assessment criteria to be targeted, any justification required, and areas and Metric values.
- 6.2. Post-intervention habitats have been interpreted from the supplied landscaping plan, and where applicable, discussed and agreed with the applicant.
- 6.3. Relevant guidance, ecological expertise, and professional judgement have been used to assign achievable habitat creation, enhancement, and management targets. Our suggestions for achieving feasible conditions, as well as broad suggestions for management are detailed below. These should be used or superseded by further bespoke advice to achieve the same condition and implemented through a habitat management plan (HMP).
- 6.4. A post-intervention habitat map is provided by **Figure 3**, which shows the habitats that will be retained, enhanced, and created by the Proposed Development.

Habitat retention

- **Individual trees: Rural tree** – All trees will be retained.

Habitat enhancement

- **Watercourse: Ditches** – All ditches will be fully retained, and the potential uplift in watercourse units is due to a reduction in encroachment through habitat creation. We note the Proposed Developments' commitment to screening off boundary features with ecologically valuable habitat, and further justify this uplift with the prescription of a native marginal aquatic mix, including common reed *Phragmites australis*, on ditch banks. In the west, it is assumed that the existing fence represents the site boundary, and marginal vegetation is already present. The addition of an accessway over the northern area (D1) will be designed and implemented to retain the existing waterway connectivity, though it is granted that a small area of ditch bank will be lost.

Habitat creation

- **Urban: Developed land, sealed surface** – Areas of built environment, hardstanding, and buildings. This habitat has a default condition (0) within the Metric and is very low distinctiveness (0).
- **Urban: Sustainable Drainage System** – A large attenuation basin proposed for within the greenspace area. This habitat can feasibly achieve 4 out of the 5 criteria within the 'urban' condition assessment and was assessed as targeting moderate condition. It is suggested that management targets criteria A, E1 and E2.

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- **Grassland: Modified grassland** – A small area of grassland in the main access of the Site, which will be subject to large amounts of disturbance. This area should be seeded with a native grass and wildflower species mix but may be mown more regularly, and it is best practice to assume it will be subject to significant disturbance, by proxy to the main accessway. This habitat can feasibly achieve 5 out of the 7 criteria within the 'grassland (low)' condition assessment and was assessed as targeting moderate condition. It is suggested that management targets criteria A.
- **Grassland: Other neutral grassland** – Areas of grassland are proposed in east of the Site, as well as a thin strip adjacent to proposed woodland and up to the ditch bank in the west, to be seeded with a species-rich native grass and wildflower mix. A seed mix must be chosen which will be compatible with the soil type. Management should include two cuts per year, after flowering grasses and wildflowers have set seed, with one cut to be carried out in Late July-August and one in September. An additional cut may be required in Spring (latest early-April) of the first year to reduce overcrowding and allow wildflower establishment. Arisings should be removed from the grassland after each cut. It may be appropriate to cut the grassland in sections over time to create a varied sward height. Recreational use should be limited to mown pathways to limit disturbance through the grassland. Readily available mixes are available from a range of sources, but we would recommend a mix of Emorsgate EM4 and EM8 as an example. This habitat can feasibly achieve 4 out of the 6 criteria within the 'grassland (medium, high, very high)' condition assessment and was assessed as targeting moderate condition. It is suggested that management targets criteria A and E, and in the interest of biodiversity, may wish to further target B and F.
- **Grassland: Other neutral grassland (native marginal aquatic mix and *Phragmites australis*)** – Areas of grassland on the banks of existing ditches, to be seeded with an appropriate native marginal species mix, which is likely to include common reed and other native wetland and water-associated plant species. Readily available mixes are available from a range of sources, but we would recommend a blend of Emorsgate EM8, EP1 and common reed seed as an example (the latter could be harvested from existing common reed on the western ditch). This habitat should be managed as above, then allowing for pockets of common reed to establish along the ditches. Some areas of the ditches should be cut shorter, to reduce overcrowding and allow the establishment of other plants and grasses. This habitat can feasibly achieve 4 out of the 6 criteria within the 'grassland (medium, high, very high)' condition assessment and was assessed as targeting moderate condition. It is suggested that management targets criteria A and E, and in the interest of biodiversity, may wish to further target B and F.
- **Heathland and shrub: Mixed scrub** – Pockets of native woody shrubs to be planted within the greenspace in the east. Each pocket of this habitat should be comprised of at least three native woody species (e.g., hawthorn, blackthorn, crack or goat willow, hazel). This habitat can feasibly achieve 4 out of the 5 criteria within the 'scrub' condition assessment and was assessed as targeting moderate condition. It is suggested that management targets criteria A, D and E.

- **Woodland and forest: Other woodland, broadleaved** – Woodland creation is proposed across the Site, particularly as screening towards the boundaries. New woodlands should be comprised of three or more native tree species, of which Alder *Alnus glutinosa* and Silver Birch *Betula pendula* are locally appropriate, and Pedunculate Oak *Quercus robur* and Beech *Fagus sylvatica* may serve as a likely third and fourth. This habitat can feasibly achieve a score of 27 out of 39 within the 'woodland' condition assessment and was assessed as targeting moderate condition. It is suggested that management targets criteria B, D and E during the initial stages, and then B, D, E, F, H, I, L and M as the woodland becomes established. Criteria I can be facilitated at early in the establishment of the woodland with an appropriate grass and wildflower mix. Readily available mixes are available from a range of sources, but we would recommend Emorsgate EW1 as an example.

Post-intervention habitat assessment

- 6.5. An assessment of the post-intervention habitats present within the Site are provided by **Table 3** and **Table 4**. A map to show the post-intervention habitats and their targeted conditions within the Site is provided by **Figure 3**. The post-intervention condition assessments are provided by **Appendix 3**.
- 6.6. The post-intervention habitat value for the Site was assessed as being 17.52 habitat units, no hedgerow units, and 4.07 watercourse units.

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Table 3: Post-intervention area habitats

Habitat	Distinctiveness	Condition	Area (ha)	Biodiversity Units
Retained Habitats				
Individual trees: Urban tree (T2-9)	Medium (4)	Moderate (2)	0.03	0.29
Individual trees: Urban tree (T1)	Medium (4)	Moderate (2)	0.02	0.14
New Habitats				
Urban: Developed land, sealed surface	Very Low (0)	N/a (0)	2.85	0.00
Urban: Sustainable Drainage System	Low (2)	Moderate (2)	0.25	0.66
Grassland: Modified grassland	Low (2)	Moderate (2)	0.02	0.07
Grassland: Other neutral grassland	Medium (4)	Moderate (2)	0.95	6.97
Grassland: Other neutral grassland (native marginal aquatic mix and <i>Phragmites australis</i>)	Medium (4)	Moderate (2)	0.17	1.22
Heathland and shrub: Mixed scrub	Medium (4)	Moderate (2)	0.25	1.84
Woodland and forest: Other woodland, broadleaved	Medium (4)	Moderate (2)	1.23	6.32
Totals (area not including trees)			5.71	17.52

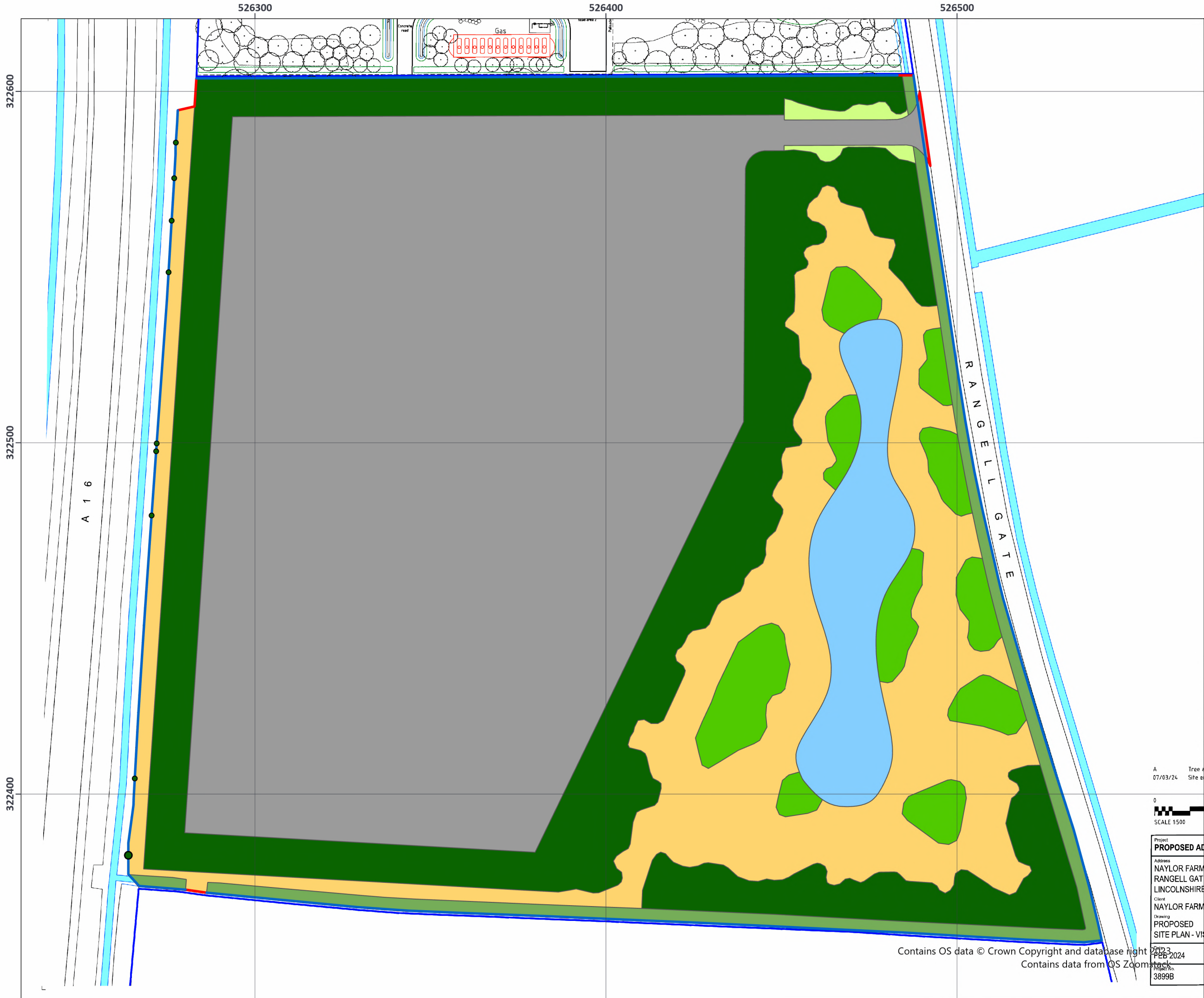
Table 4: Post-intervention watercourse habitats

Habitat	Distinctiveness	Condition	Length (km)	Biodiversity Units
Enhanced Habitats				
Ditches (D1)	Medium (4)	Poor (1)	0.51	2.19
Ditches (D2)	Medium (4)	Poor (1)	0.20	0.86
Ditches (D3)	Medium (4)	Poor (1)	0.24	1.02
Totals			0.95	4.07

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Figure 3: Post-intervention habitat map

Ref: RangellGateFactory1_BNGPostInterventionHabitatMap_v1_SR_220424



- ### LEGEND
- Redline boundary
 - New, Urban: Developed land, sealed surface, N/a
 - New, Urban: Sustainable Drainage System, Moderate condition
 - New, Grassland: Modified grassland, Moderate condition
 - New, Grassland: Other neutral grassland, Moderate condition
 - New, Grassland: Other neutral grassland (Native marginal aquatic mix and Phragmites australis), Moderate condition
 - New, Heathland and shrub: Mixed scrub, Moderate condition
 - New, Woodland and forest: Other woodland, broadleaved, Moderate condition
 - Retained, Watercourse: Ditch, Poor condition
 - Retained, Individual trees: Rural tree, Medium size, Moderate condition
 - Retained, Individual trees: Rural tree, Small size, Moderate condition



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TITLE: Post-intervention Habitat Map

PROJECT/SITE: Rangell Gate Factory 1

CLIENT: Naylor Farms

MAP REF: -

VERSION: v1

DATE: 22/04/2024 SCALE: 1:1,000 @ A3

APPROVED BY: SF PRODUCED BY: SR

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7. CONCLUSION AND RECOMMENDATIONS

- 7.1. The Proposed Development will result in a net gain in habitat biodiversity of **+40.95%** (+5.09 habitat units), and a net gain in watercourse biodiversity of **+15.29%** (+0.54 watercourse units).
- 7.2. In line with this assessment, the Proposed Development will achieve the mandatory +10% net gain in biodiversity for area habitats, linear habitat features, and watercourse habitats, as assessed separately.
- 7.3. A print of the headline results of the Metric calculator is provided by **Appendix 1**.
- 7.4. The Proposed Development does not violate any trading rules within the Metric.
- 7.5. There are no irreplaceable habitats within the Site.
- 7.6. The habitat areas and conditions established by this assessment are to be maintained for the next 30 years from creation, as defined as the point of creation of each habitat prior to time to condition.
- 7.7. In addition to the Metric, the applicant intends to commit, through the current design, discussion for changes (superseding the landscaping plan first supplied), and the submission of this report, to:
 - A change from woodland to scrub in the central area of the greenspace;
 - Appropriate seeding and planting on ditch banks;
 - The retention of waterway connectivity beneath the proposed accessway.
- 7.8. The Site is likely to support a greater and more diverse assemblage of species post-intervention. We particularly note the significant greenspace provision and the well thought out screening of existing boundary feature, which are a testament to our client's independent commitments to biodiversity. Including the application of our own prescriptions, as above, the Proposed Development is likely to retain and enhance existing features of higher ecological value (e.g., historical fenland ditches) and provide a new, sizeable stepping stone for local flora and fauna. Assuming that appropriate measures for the adequate prevention of pollution from the plant are effective, the Proposed Development may likely have a positive impact upon local biodiversity.

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8. APPENDICES

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Appendix 1: A print of the Metric Results

Ref: RangellGateFactory1_MetricPrint_v1_SR_210324

	Return to results menu		
Headline Results			
Scroll down for final results 			
On-site baseline	Habitat units	12.43	
	Hedgerow units	0.00	
	Watercourse units	3.53	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	17.52	
	Hedgerow units	0.00	
	Watercourse units	4.07	
On-site net change (units & percentage)	Habitat units	5.09	40.95%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.54	15.29%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	5.09	
	Hedgerow units	0.00	
	Watercourse units	0.54	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	5.09	
	Hedgerow units	0.00	
	Watercourse units	0.54	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	40.95%	
	Hedgerow units	0.00%	
	Watercourse units	15.29%	
Trading rules satisfied?	Yes 		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	12.43	13.67	0.00	No additional area habitat units required to meet target 
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target 
Watercourse units	10.00%	3.53	3.88	0.00	No additional watercourse units required to meet target 

Appendix 2: Baseline condition assessment sheets

Ref: RangellGateFactory1 Baseline Statutory_Biodiversity_Metric_Condition_Assessments v1 SR
020424

Condition Sheet: DITCH Habitat Type			
Habitat Type			
Watercourses - Ditches			
Habitat Description			
See the Statutory Biodiversity Metric User Guide.			
Watercourse: Ditch, Poor condition (D2 assessed below) There were three ditches within the Site (D1-3). D2 was a newly created ditch, disconnected from the local waterways. D1 (id - 2bed7d70-07ec-3620-95da-e4ef657fed46) and D3 (id - 78fca535-6b43-33d6-8c06-14fe5bd09fc0) were historic fenland ditches, and were assessed as holding water for the majority of the year. These have been assessed within the river condition assessment process by a suitably qualified ecologist. All ditches (D1-3) are considered to be Poor condition.			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	No	
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	No	
C	There is less than 10% cover of filamentous algae and or duckweed <i>Lemna</i> spp. (these are signs of eutrophication).	Yes	
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	No	
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	No	
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	No	
G	Less than 10% of the ditch is heavily shaded.	Yes	
H	There is an absence of non-native plant and animal species ¹ .	Yes	
Number of criteria passed		3	
Condition Assessment Result (out of 8 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 8 criteria	Good (3)		
Passes 6 or 7 criteria	Moderate (2)		
Passes 5 or fewer criteria	Poor (1)	x	
Suggested enhancement interventions to improve condition score			

Footnotes

Footnote 1 – This includes any species listed on the Water Framework Directive UKTAG GB High Impact Species List: Water Framework Directive (WFD) UKTAG (2021) *Classification of aquatic alien species according to their level of impact* [online]. Available from:

[UKTAG classification of alien species working paper v8.pdf \(wfduk.org\)](https://www.wfduk.org/uktag-classification-of-alien-species-working-paper-v8.pdf)

- Frequently occurring non-native plant species include water fern *Azolla filiculoides*, Australian swamp stonecrop *Crassula helmsii*, parrot's feather *Myriophyllum aquaticum*, floating pennywort *Hydrocotyle ranunculoides*, Japanese knotweed *Reynoutria japonica* and giant hogweed *Heracleum mantegazzianum* (on the bank).

- Frequently occurring non-native animals include signal crayfish *Pacifastacus leniusculus*, zebra mussel *Dreissena polymorpha*, killer shrimp *Dikergammarus villosus*, demon shrimp *Dikergammarus haemobaphes*, and carp *Cyprinus carpio*.

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Grassland: Modified grassland, Moderate condition			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Yes	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴).	Yes	
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		

Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	x	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
Please see separate Line of trees condition sheet for a line of Rural trees.			
Habitat Description			
Individual trees: Rural tree, Medium size, Moderate condition (n = 1) (T1 within EclA)			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		4	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score²			
Footnotes			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)			
and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
Please see separate Line of trees condition sheet for a line of Rural trees.			
Habitat Description			
Individual trees: Rural tree, Small size, Moderate condition (n = 8) (T2-9 within EclA)			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		3	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score²			
Footnotes			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:			
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)			
and:			
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.			

Appendix 3: Post-intervention condition assessment sheets

Ref: RangellGateFactory1 Post-intervention Statutory_Biodiversity_Metric_Condition_Assessments v1
SR 020424

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
New, Grassland: Modified grassland, Moderate condition			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Yes	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴).	Yes	
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		

Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	x	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
New, Grassland: Other neutral grassland, Moderate condition			
New, Grassland: Other neutral grassland (Native marginal aquatic mix and Phragmites australis), Moderate condition			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	
E	Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Yes	

Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).	No	
Note - this criterion is essential for achieving Good condition for non-acid grassland types only.			
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		4	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	x	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site. Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Willow scrub			
Habitat Description			
New, Heathland and shrub: Mixed scrub, Moderate condition			
For Dunes with sea buckthorn see:		Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)	
For other scrub types see:		ukhab – UK Habitat Classification	
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	
Number of criteria passed			4
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved x/√

Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Professional judgement should be used alongside the UKHab description.			
Footnote 2 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) <i>Hedgerow Survey Handbook: A standard procedure for local surveys in the UK</i> . 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).			
Footnote 3 – See gov.uk standing advice on ancient and veteran species. Available from:			
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)			and
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			
Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.			
Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			
Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven <i>Alianthus altissima</i> , holm oak <i>Quercus ilex</i> , European turkey oak <i>Quercus cerris</i> , cherry laurel <i>Prunus laurocerasus</i> , snowberry <i>Symphoricarpos</i> spp., shallon <i>Gaultheria shallon</i> , American skunk cabbage <i>Lysichiton americanus</i> , buddleia <i>Buddleja</i> spp., cotoneaster <i>Cotoneaster</i> spp., Spanish bluebell <i>Hyacinthoides hispanica</i> and hybrid bluebells <i>Hyacinthoides x massartiana</i> . There may be additional relevant species local to the region and or site.			

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
New, Urban: Sustainable Drainage System, Moderate condition			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Yes	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .	Yes	
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	Yes	
Additional Criterion - must be assessed for Intensive green roofs only:			
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		

Essential criteria relevant for habitat type achieved (Yes or No)			No
Number of criteria passed			4
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)		
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 0 or 1 of 3 core criteria.	Poor (1)		
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)		
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 0 or 1 of 4 criteria.	Poor (1)		
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)		
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	x	
• Passes 2 or fewer of 5 criteria.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Wildlife and Countryside Act 1981 (as amended).			
Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNS) website: Home » NNSS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information: Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)			
For criterion C – For green roof habitat types only – buddleia <i>Buddleja davidii</i> should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.			
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.			
Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNS website: Alternative plants » NNSS (nonnativespecies.org)			

Condition Sheet: WOODLAND Habitat Type					
UK Habitat Classification (UKHab) Habitat Types					
Woodland and forest - Lowland beech and yew woodland Woodland and forest - Lowland mixed deciduous woodland Woodland and forest - Native pine woodlands Woodland and forest - Other coniferous woodland Woodland and forest - Other Scot's pine woodland Woodland and forest - Other woodland; broadleaved Woodland and forest - Other woodland; mixed Woodland and forest - Upland birchwoods Woodland and forest - Upland mixed ashwoods Woodland and forest - Upland oakwood Woodland and forest - Wet woodland					
Habitat Description					
New, Woodland and forest: Other woodland, broadleaved, Moderate condition					
ukhab – UK Habitat Classification This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here: Woodland Wildlife Toolkit (sylva.org.uk)					
IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.					
On-site or off-site, site name and location		Survey date and Surveyor name			
Limitations (if applicable)		Survey reference (if relating to a wider survey)			
Grid reference		Habitat parcel reference			
Condition Assessment Criteria					
Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2	
B Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	2	
C Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3	
D Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	2	
E Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3	
F Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	2	
G Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2	
H Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	2	
I Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2	
J Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2	

K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	2	
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	2	
Total Score (out of a possible 39)					27	
Condition Assessment Result			Condition Assessment Score		Result Achieved	
Total score >32 (33 to 39)			Good (3)		Moderate	
Total score 26 to 32			Moderate (2)			
Total score <26 (13 to 25)			Poor (1)			
Suggested enhancement interventions to improve condition score						
Footnotes						
Footnotes below refer to the EWBG woodland condition assessment details: EWBG (No date), <i>Assessing your Woodland's Condition</i> [online]. Available from: Woodland Wildlife Toolkit (sylva.org.uk)						
The woodland condition assessment survey methodology is outlined in the EWBG toolkit. However the criteria on this sheet are those specific to the Statutory Biodiversity Metric and must be used when assessing woodland condition.						
Footnote 1 - See EWBG method INDICATOR 1 for more information. If tree species is not a birch <i>Betula</i> sp., cherry <i>Prunus</i> sp. or <i>Sorbus</i> sp.: 0 – 20 years (Young); 21 - 150 years (Intermediate); and >150 years (Old). For birch, cherry or <i>Sorbus</i> species; 0 - 20 years = Young; 21 - 60 years = Intermediate; >60 years = Old. A recognisable age-class should be a consistent recognisable layer across the woodland or stand being assessed. Presence of a few saplings would not indicate that the woodland has an 'age-class' of young trees. Footnote 2 - See EWBG method INDICATOR 2 for more information. Browsing pressure is considered to be significant where >20% of vegetation visible within each survey plot shows damage from any type of browsing pressure listed. Footnote 3 - See EWBG method INDICATOR 3 for more information. Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly. Check for the presence of all plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), particularly the following invasive non-native species: American skunk cabbage <i>Lysichiton americanus</i>; Himalayan balsam <i>Impatiens glandulifera</i>; Japanese knotweed <i>Reynoutria japonica</i>; cherry laurel <i>Prunus laurocerasus</i>; shalloon <i>Gaultheria shallon</i>; snowberry <i>Symphoricarpos albus</i>; variegated yellow archangel <i>Lamium galeobdolon</i> subsp. <i>argentatum</i>; rhododendron <i>Rhododendron ponticum</i>; and tree-of-heaven <i>Ailanthus altissima</i>. Footnote 4 - See EWBG method INDICATOR 4 and Table 2 for more information. The number of different native tree or shrub species including young trees and shrubs. A list of commonly found native tree and shrub species is provided in Table 2. Not all species listed are native to all parts of the UK. Note a list of commonly found non-native tree species are also included and should be recorded if present. Footnote 5 - See EWBG method INDICATOR 5 and for more information. The abundance of native tree species in upper (>5 m) and understorey (up to 5 m) layers including young trees and shrubs. Footnote 6 - See EWBG method INDICATOR 6 for more information. Open space within woodland in this context is temporary open space in which trees can be expected to regenerate (for example, glades, rides, footpaths, areas of clear-fell). This differs from permanent open space where tree regeneration is not possible or desirable (for example, tarmac, buildings, rivers). Area is at least 10 m wide with less than 20% covered by shrubs or trees. Footnote 7 – Given the increased ratio of edge habitat to woodland where the woodland is <10ha. Footnote 8 - See EWBG method INDICATOR 8 for more information. This indicator measures regeneration potential of the woodland by considering three classes: seedlings; saplings; and young trees of 4-7 cm DBH. All three classes would fall in the 'young' category of the 'age distribution of trees' indicator, but the regeneration indicator gathers additional information by considering regeneration potential - if seedlings, saplings and young trees are all present that means natural regeneration processes are happening. Footnote 9 - See EWBG method INDICATOR 9 for more information and Table 3 for a list of diseases and pests and their risk level. Footnote 10 - See EWBG method INDICATOR 10 directing to NVC key for more information. The 'UKHab to NVC translation table' in the UK Habitat Classification resources may also be useful to assess this. Footnote 11 – This criterion looks at structural diversity and is useful to understand in conjunction with the age of trees in a woodland. Vertical structure is defined as the number of canopy storeys present. Possible storey values are: 1) Upper; 2) Complex: recorded when the stand is composed of multiple tree heights that cannot easily be stratified into broad height bands (such as upper, middle or lower); 3) Middle; 4) Lower; and 5) Shrub layer. There might be no storeys where the woodland has been felled. See EWBG INDICATOR 11 for more information. Footnote 12 - See EWBG method INDICATOR 12 for more information. See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) EWBG INDICATOR 12 is the relevant indicator. Footnote 13 – See EWBG method INDICATOR 13 for more information. This includes logs, large dead branches on the forest floor and stumps (<1 m tall) >20 cm diameter at narrowest point and >50 cm long. Also includes standing dead trees (>1 m tall) and also deadwood on standing live trees. Diameter is measured at the narrowest point on the stem. Minimum diameter of 20 cm. Footnote 14 - See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery, animal poaching or litter.						

NICHOLSONS

Appendix 4: Landscaping plan

Ref: 3899B P01 REV A - PROPOSED SITE PLAN.pdf

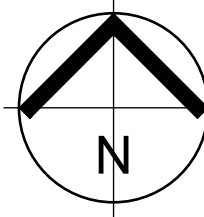
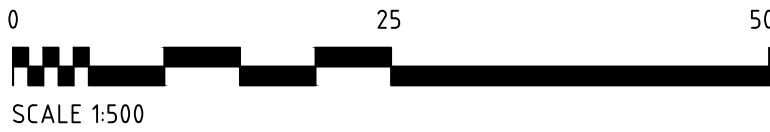
NOTES
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Drain

RANGELL GATE

Red Line Boundary - 57,582sqm
Area inside Bund - 28,382sqm
Area including Bund - 36,274sqm

A 07/03/24 Tree and attenuation pond revised
Site entrance now on Rangell Gate



Project
PROPOSED AD PLANT

Address
NAYLOR FARMS
RANGELL GATE, SPALDING
LINCOLNSHIRE

Client
NAYLOR FARMS

Drawing
PROPOSED
SITE PLAN - VISIBILITY SPLAY

Date
FEB 2024

Scale
1:500 @ A1 - 1:1000 @ A3

Project No.
3899B

Drawing No.
P01

Revision
A

P&R
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