BIODIVERSITY STATEMENT

DECEMBER 2024

Land at Plas Newydd
Ffordd Fynnon
Prestatyn
Wales
LL19 8BD

URBAN GREEN

QUALITY MANAGEMENT

Project No.:	UG2687				
Project:	Land at Plas Newydd, Prestatyn				
Location:	Land at Plas Newydd, Ffordd Ffynnon, Prestatyn, LL19 8BD				
Title:	Biodiversity Statement				
Document Type:	BNG	**Issue No.:**	01		
Date:	05/12/2024				
Prepared By:	Tafara Musonza	**Signature:**		**Qualifications:**	Assistant Biodiversity Net Gain Consultant, BSc
Checked By:	Sarah Pendle	**Signature:**		**Qualifications:**	Senior Biodiversity Net Gain Consultant, MSc

Revision Status

Rev	Date	Comment	Prepared	Checked

CONTENTS

1 Executive Summary

1.1.1.1 Castle Green Homes Ltd. are proposing to develop land at Plas Newydd in Prestatyn (hereafter referred to as 'the site'). The proposals include the construction of 390 new homes, including flats, semi-detached, detached, and terrace housing. Alongside landscape improvements such as new access roads, areas of Public Open Space, parking and soft landscaping.

1.1.1.2 Urban Green has been appointed to complete a Biodiversity Statement to assess the biodiversity value of the proposed development.

1.1.1.3 The report provides a summary of the existing habitats onsite and assesses whether the proposed development can achieve net gains in biodiversity.

1.1.1.4 The existing site has limited ecological value as it is as it is prominently comprised of poor condition modified grassland. Other area habitats present included isolated area of mixed woodland to the southwest, scattered scrub, and individual trees. Hedgerows and ditches were also present around field margins.

1.1.1.5 The proposed development includes the retention of the more ecologically valuable habitats, including the mixed woodland, scrub habitats, individual trees, the majority of hedgerows and ditches. In addition, the development includes the creation of new, ecologically valuable habitats such as wildflower meadow, individual trees, mixed scrub, and hedgerow.

1.1.1.6 Overall, the proposed development will increase the diversity of habitats onsite and provide new habitat corridors and ecological stepping stones for wildlife, which were previously limited on site.

1.1.1.7 Therefore, the development is expected to provide a net gain in biodiversity in line with local and national policy.

1.1.1.8 To ensure that the habitats proposed as part of the post-development design of this site reach the predicted biodiversity value, an ecologically drive management regime should be implemented.

2 Introduction

2.1 Scope

2.1.1.1 Urban Green has been instructed by Castle Green Homes Ltd. to complete a Biodiversity Statement to assess the change in biodiversity value of the proposed development at land at Plas Newydd in Prestatyn (hereafter referred to as 'the site') and produce our findings in a report.

2.1.1.2 The proposals include the construction of 390 new homes, including flats, semi-detached, detached, and terrace housing, alongside landscape improvements such as new access roads, areas of Public Open Space, parking and other habitat creation.

2.1.1.3 The author of the report is Biodiversity Net Gain Consultant, Tafara Musonza. Tafara is a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person –definition in BS8683:2020. She has experience providing consulting services in Biodiversity Net Gain for a range of development schemes, both residential and commercial, across the UK.

2.2 Site Context

2.2.1.1 The site is located at National Grid Reference SJ 05199 81412 and comprises a total area of approximately 14.3ha (see Figure 1).

2.2.1.2 The site is located in the rural outskirts of Prestatyn, North Wales. Prestatyn town is situated east of the site, with its outermost residential areas immediately bordering the site. The site is surrounded on all other aspects by rural farmland. The Prestatyn-Rhyl urban-coastline strip is 700m north of the site, beyond which lies Prestatyn beach and the Irish Sea's Liverpool Bay.

2.3 Purpose of Report

2.3.1.1 The report has been produced to document the methods, results and conclusions of a Net Gains for Biodiversity Assessment that was undertaken on site. The advice herein is based on both desk and field-based studies and intends to fulfil the following purposes:

- Ensure the core principles of Net Benefits for Biodiversity including the mitigation hierarchy are applied;
- Identify the baseline habitats present on site (pre-development), assess the condition and provide an indication of the ecological value of those habitats;
- Identify the post development habitats present on site, assess the possible target condition and provide an indication of the likely importance of those habitats;
- Assess the impacts of the proposed development will achieve net gains in biodiversity.

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Client: Castle Green Homes	Issue: 01	Figure: 01
Project: Land at Plas Newydd	Scale @ A4 1:24,000	
Title: Site Context	Approved by: CL	Checked by: MT
Drawing Ref: UG_2687_SITE_CONTEXT	Author: CL	Date: 21/08/2024

URBAN GREEN

A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

2.4 Legislation and Policy

2.4.1.1 The Welsh Government requires all developments to follow the Net Benefits for Biodiversity (NBB) approach. This aims to deliver an overall improvement in biodiversity by putting emphasis on the proactive consideration of biodiversity and wider ecosystem benefits within a placemaking context early in the design process (Appendix 1).

2.4.1.2 The site falls within the Prestatyn town council local planning authority that is part of the Denbinghshire County Council constituency. Relevant sections of the local plan have been detailed below.

2.4.1.3 Policy RD2 – Green Barriers states that;

A number of Green Barriers have been implemented to reinforce the separation of neighbouring settles to preserve the character of historic towns. Within Green Barriers, development will only be permitted provided that the open character and appearance of the land is not prejudiced.

2.4.1.4 Policy VOE1 – Key Areas of Importance states that;

The following areas will be protected from development that would adversely affect them. Development proposals should maintain and, wherever possible, enhance these areas for their characteristics, local distinctiveness, and value to local communities in Denbighshire:

- Statutory designated sites for nature conservation;
- Local areas designated or identified because of their natural landscape or biodiversity value;
- Sites of built heritage; and
- Historic Landscape, Parks and Gardens.

2.4.1.5 Policy VOE5 – Conservation of natural resources states that;

Development proposals that may have an impact on protected species or designated sites of nature conservations will be required to be supported by a biodiversity statement which must have regard to the County biodiversity aspiration for conservation, enhancement and restoration of habitats and species.

Proposed mitigation measures should align with Supplementary Planning Guidance: Conservation enhancement and restoration, which highlight the importance of habitat restoration, wildlife corridors, and buffer zones.

Planning permission will not be granted for development proposals that are likely to cause significant harm to the qualifying features od internationally and nationally designated sites of nature conservations, priority habitats, priority species, regionally important geodiversity sites, or species that are under threat.

3 Methods

3.1.1.1 The Net Benefits for Biodiversity Assessment and Report follows the guidance set out in the Denbighshire County Council Supplementary Planning Guidance Note, 2016 on Ecological reports and documents supporting planning applications.

3.1.1.2 Sources of information used in the desk study are presented in Table 1.

Table 1 – Desk Study Sources of Information

Source	Date Consulted	Information Sought
MAGiC website (www.magic.gov.uk)	22/20/2024	Locations of statutory designated sites within 1km of the site boundary. Locations of Natura 2000 sites (Ramsar, Special Area of Conservation (SAC) and Special Protection Area (SPA)) within 5km of the site boundary. Locations of European Protected Species Licences (EPSL) and Class Licences within 1km.
JNCC (https://jncc.defra.gov.uk/)	22/11/2024	Information on European wildlife sites. Details of relevant Section 41 species and habitats.
Denbighshire Biodiversity Service	28/11/2024	Species and habitats which are given special conservation status at the local level.
Preliminary Ecological Appraisal (Urban Green, 2024a)	28/11/2024	Notable species, habitats and designations identified on site and within a 1km radius.
Arb report (Urban Green, 2024b)	28/11/2024	Tree Root Protection Areas (RPA) for existing trees on site and details of trees scheduled for removal/retention as part of the development on site.
Soft Landscape Plan (Urba Green, 2024c)	28/11/2024	Habitat areas and conditions as to be included within the planning layout (post-development) for site.

3.2 Site Mapping

3.2.1 Existing Habitats

3.2.1.1 The site was subject to a field survey on 10th of September 2024, by Tafara Musonza, Assistant Biodiversity Consultant and Barnaby Indio Gardner, Assistant Ecologist. The weather conditions were ~16°c, scattered clouds (4/8 oktas), wind speed 2 Beaufort scale.

3.2.1.2 Plant species were identified and recorded, flora species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and/or uncommon habitats, were searched for during the survey. Any invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981

and the Invasive Alien Species (Enforcement and Permitting) Order 2019 were also searched for during the field survey.

3.2.1.3 Habitat types were identified and recorded using the Coreo habitat mapping application (V2.0) which utilises UKHab classifications (Butcher et al., 2023). Habitat types were based on the UKHab guidance provided and the assessor's best judgment while using these guidelines. Habitats were identified using primary codes and additional secondary codes have been used to record further information regarding various aspects of the site.

3.2.1.4 These habitats were subsequently mapped using ESRI ArcGIS Pro software, and habitat areas and lengths were calculated to demonstrate habitats within the proposed development and the surrounding area. The baseline habitat map is displayed in Appendix 2. A summary of primary and secondary codes can be found in Appendix 3.

3.2.2 Post-Development Habitats

3.2.2.1 The proposed landscape plan was provided by Urban Green, 2024 (see Appendix 4) in PDF and DWG format, detailing planting mixes and the areas of the proposed habitats. These were used to categorise the proposed habitats and identify those habitats to be retained.

3.3 Habitats

3.3.1.1 The methodology for the baseline and post development condition scoring are demonstrated in the following sections.

3.3.1.2 Minimum Mapping Units (MMU)

3.3.1.3 The UKHab classification system can be applied at various levels – fine scale, suitable for smaller sites, and large scale, used for broader landscapes. The fine scale level, which acknowledges areas of minimum 25m^2 and lengths of 5m, is considered appropriate for this site.

3.3.1.4 Condition

3.3.1.5 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type (Department for Environment, Food & Rural Affairs, 2024b). These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition.

3.3.1.6 Condition assessment results for each habitat have been provided under section 4.2 and 4.3 within the report.

3.3.1.7 Vegetative Survey Methodology

3.3.1.8 Species abundance was described using the DAFOR scale as shown in Table 2. Percentages are an approximate indication rather than a quantitative measure.

Table 2 – Key to Species Abundance

Code	Term	Description	Indicative Percentage Ranges
D	Dominant	Covers most of the area	>50%
A	Abundant	Very common throughout the area.	33 – 50%
F	Frequent	Common or with many individuals.	25 – 33%
O	Occasional	Occurs in several places but not throughout. Populations are not large.	10 – 25%
R	Rare	Occurs in low numbers in relation to size of area.	0.1 - 10%
"L" will be used to indicate abundance in a localised area, e.g. LA = Locally abundant			

3.3.2 Designated Sites and Priority Habitats

3.3.2.1 The site falls within the Policy RD2 – Green Barriers allocation. Green Barriers have been implemented to reinforce the separation of neighbouring settles to preserve the character of historic towns.

3.3.2.2 Hedgerows are listed as a priority habitat under Section 7 of the Environment (Wales) Act 2016.

3.3.2.3 A desk-based study using MAGIC was also performed to identify any statutory or non-statutory sites in the area using a 2km radius. The results are summarised in Table 3.

Table 3 – Statutory and Non-Statutory Sites within 2km of the Site

Designated Site	Approx. Distance from Site	Details
Statutory Designated Sites		
Liverpool Bay Special Protection Area (SPA)	1.7km north	A bay in the east of the Irish Sea ,classified for the protection of red-throated diver (*Gavia stellata*), common scoter (*Melanitta nigra*), and little gull (*Hydrocoloeus minutus*) in the non-breeding season; common tern (*Sterna hirundo*) and little tern (*Sterna albifrons*) in the breeding season, and an internationally important waterbird assemblage.
Graig Fawr (SSSIs)	1.19km southeast	Graig Fawr located near the Denbighshire coast, consists of wooded slopes and limestone outcrops that rise steeply, above the village of Meliden. The rock is a dominant and dramatic landscape feature formed of carboniferous limestone, and marks the northern end of the Clwydian Hills.
Prestatyn Hillside (SSSIs)	1.6km southeast	Prestatyn Hillside is designated for its internationally rare Limestone Grasslands.
Non-Statutory Designated Sites		

Designated Site	Approx. Distance from Site	Details
Pwll y Bont (LWS)	500m south	A wetland area of species-rich, marshy grassland, and fen.

3.3.2.4 Some of the sites listed in Table 3 are associated with the coastline north of the site, as parts of the Liverpool Bay SPA and its Dee Estuary (Special Area of Conservation, SPA and SSSI). The proposed development will be upstream of both sites.

3.3.2.5 Given the proximity of these sites and the large scale of the proposed works, it is reasonable to assume potential impacts to their ecological qualifying features and characteristics, in the absence of mitigation.

3.3.3 Post-Development

3.3.3.1 Post-development habitats are subject to the same condition assessments as the baseline habitats, based on information provided by the proposed landscape layout (Appendix 4).

3.4 Lifespan of Report

3.4.1.1 In accordance with CIEEM's Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM, 2019), the details of this report will remain valid for a period of **18 months** from the date of the survey (i.e. until **March 2026**). After this date, this assessment should be reviewed to determine whether any updated surveys are required.

3.5 Constraints to the Survey

3.5.1.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.

3.5.1.2 Best possible effort was made during the mapping process to ensure that the habitat map accurately represents the area of habitats present on site. Some margin of error is possible due to the continuous and difficult to define nature of habitat boundaries, however this margin of error has been minimised using professional opinion of experienced ecologists and up to date aerial imagery. As such this is not expected to be a significant constraint and affect the overall conclusions within this report.

3.5.1.3 The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

4 Pre-Development Habitat Condition Assessment

4.1.1.1 Baseline habitats were assessed following the methodology outlined in Section 3 and is supported by data from the Preliminary Ecological Appraisal (Urban Green, 2024a) and the Arboricultural Impact Assessment (Urban Green, 2024b).

4.1.1.2 Habitat descriptions and the results of the condition assessments are provided below.

4.1.1.3 Habitats with comparable structure and condition assessment results have been grouped for simplicity. Some habitats have been given reference numbers for clarity regarding in-text.

4.1.1.4 Photographs of the habitats present onsite are included in Appendix 6.

4.2 Area Habitats

4.2.1 Grassland - Modified Grassland (g4 32, g4 106 102 & g4 50)

4.2.1.1 The site predominantly comprised three interconnected livestock fields. The northern field were being grazed by cattle, and the southern two by sheep at the time of survey (Photograph 1-3, Appendix 5). Accordingly, all the site's grasslands were intensively grazed to a uniformly short and non-diverse sward. At the confluence of the fields and the farmhouse access, where livestock were fed, and in shaded areas of the site where animals gather, grasslands had been trampled to bare ground.

4.2.1.2 Species comprised dominantly creeping bent (*Agrostis stolonifera*) and perennial ryegrass (*Lolium perenne*), with abundant creeping buttercup (*Ranunculus repens*) and cock's foot (*Dactylis glomerata*), and frequent common plantain (*Plantago major*), red clover (*Trifolium pratense*), creeping cinquefoil (*Potentilla reptans*), Yorkshire fog (*Holcus lanatus*), and garden sorrel (*Rumex acetosa*).

4.2.1.3 This grassland was assessed as being in **poor** condition due to a low species diversity.

Table 4 – Condition Assessment for Grassland (Low)

UK Hab Classification	Modified Grassland				
Condition Sheet	Grassland (Low)				
Condition Criteria A.	There are 6-8 vascular plant species per m² present, including at least 2 forbs. **Note - this criterion is essential for achieving Moderate or Good condition.**	Fail	Condition Criteria E.	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Pass
Condition Criteria 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.	Fail	Condition Criteria F.	Cover of bracken *Pteridium aquilinum* is less than 20%.	Pass
Condition Criteria C.	Any scrub present accounts for less than 20% of the	Pass	Condition Criteria G.	There is an absence of invasive non-native	Pass

	total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present).			species (as listed on Schedule 9 of WCA).	
Condition Criteria 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.	Fail			
Condition	Poor	Passes 4 of 7 criteria and fails essential criterion A.			
Distinctiveness		Low			

4.2.2 Woodland and Forest – Other Woodland; Mixed (w1h)

4.2.2.1 The southwestern-most corner of the site was characterised by a small, slender mixed woodland that buffered the site from adjacent fields. The woodland's ground level was notedly poor-quality, evidently grazed by sheep (Photograph 4, Appendix 5).

4.2.2.2 The woodland's trees were mature, with a consistent closed canopy, though few featured veteran features. Species comprised sycamore (*Acer pseudoplatanus*), black pine (*Pinus nigra*), hybrid black poplar (*Populus nigra*), Swedish whitebeam (*Sorbus intermedia*), with occasional hawthorn and horse chestnut (*Aesculus hippocastanum*) to the north, with elder (*Sambucus nigra*), bramble (*Rubus fruticosus*), ivy (*Hedera helix*), and stinging nettles (*Urtica dioica*) among the ground flora.

4.2.2.3 This woodland was assessed as being in **moderate** condition.

Table 5 – Condition Assessment for Other Woodland; Mixed

UK Hab Classification	Other Woodland; Mixed		
Condition Sheet	Woodland		
Indicator A – Age distribution of trees	Two age classes present (Moderate – 2 points)	Indicator H – Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback (Good – 3 points)
Indicator B – Wild, domestic, and feral herbivore damage	Evidence of significant browsing pressure is present in 40% or less of whole woodland (Moderate – 2 points)	Indicator I – vegetation and ground flora	No recognisable woodland NVC plant community at ground layer present (Poor – 1 point)
Indicator C - Invasive plant species	No invasive species present in woodland (Good – 3 point)	Indicator J – Woodland vertical structure	Two storeys across all survey plots (Moderate – 2 points)
Indicator D - Number of native tree species	Five or more native tree or shrub species present (Good – 3 points)	Indicator K – Veteran trees	No veteran trees present in woodland (Poor – 1 point)

Indicator E – Cover of native tree and shrub species	> 80% of canopy trees and >80% of understory shrubs are native (Good – 3 points)	Indicator L – Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities (Good – 3 points)
Indicator F – Open space within woodland	21–40% of woodland has areas of temporary open space (Moderate – 2 points)	Indicator M – Woodland Disturbance	No nutrient enrichment or damaged ground evident (Good – 3 points)
Indicator G – Woodland regeneration	One or two classes only present in woodland (Moderate – 2 points)		
Condition	Moderate – Scores 30		
Distinctiveness	Medium		

4.2.3 Heathland and Scrub – Blackthorn Scrub (h3a)

4.2.3.1 Dominated by blackthorn (*Prunus spinosa*) was a dense area of present to the southwest of the site between the two areas of mixed woodland (Photograph 5, Appendix 5). Hawthorn (*Crataegus monogyna*) and bramble were present at lower quantities.

4.2.3.2 This scrub was assessed as being in **moderate** condition due to a lack of species and structural diversity.

Table 6 – Condition Assessment for Blackthorn Scrub

UK Hab Classification	Heathland and shrub				
Condition Sheet	Scrub				
Condition Criteria 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). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper Juniperus communis, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover).	Fail	Condition Criteria D.	The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	Pass
Condition Criteria B.	Seedlings, saplings, young shrubs and	Pass	Condition criteria E.	There are clearings, glades or rides present	Fail

	mature (or ancient or veteran) shrubs are all present.			within the scrub, providing sheltered edges.	
Condition Criteria C.	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Pass			
Condition	Moderate	Passes 3 of 5 criteria			

4.2.4 Heathland and Scrub – West Coast Blackthorn Scrub (h3a5 32 101 519)

4.2.4.1 An isolated parcel of west coast blackthorn scrub was present in the centre of the northern field (Photograph 6, Appendix 5). The scrub within this habitat is slightly scattered with evidence of herbivorous browsing.

4.2.4.2 This scrub was assessed as being in **poor** condition due to a lack of species and structural diversity.

Table 7 – Condition Assessment for West Coast Blackthorn Scrub

UK Hab Classification	Heathland and shrub				
Condition Sheet	Scrub				
Condition Criteria 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). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper Juniperus communis, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover).	Fail	Condition Criteria D.	The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	Fail
Condition Criteria B.	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Fail	Condition criteria E.	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Pass

Condition Criteria C.	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Pass			
Condition	Poor	Passes 2 of 5 criteria			

4.2.5 Heathland and Scrub – Mixed Scrub (h3h)

4.2.5.1 A distinct parcel of mixed scrub is present to the centre of the northern field. It is comprised native species including poplar (*Populus nigra*), Swedish whitebeam (*Sorbus intermedia*), with occasional hawthorn and horse chestnut (*Aesculus hippocastanum*) elder (*Sambucus nigra*), and bramble (*Rubus fruticosus*), with ivy (*Hedera helix*), and stinging nettles (Urtica dioica) among the ground flora (Photograph 7, Appendix 5).

4.2.5.2 This scrub was assessed as being in **moderate** condition.

Table 8 – Condition Assessment for Mixed Scrub

UK Hab Classification	Heathland and shrub				
Condition Sheet	Scrub				
Condition Criteria 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). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper Juniperus communis, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover).	Pass	Condition Criteria D.	The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	Pass
Condition Criteria B.	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Fail	Condition criteria E.	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail
Condition Criteria C.	There is an absence of invasive non-native	Pass			

		species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition make up less than 5% of ground cover.				
Condition	Moderate	Passes 3 of 5 criteria				

4.2.6 Individual Trees

4.2.6.1 A total of 17 trees are present onsite. Their locations are based on the Tree Constraints Plan from the Arboricultural Impact Assessment (Appendix 6).

4.2.6.2 Trees with the same condition score have been grouped within the condition table.

Table 9 – Summary of Individual Trees

Tree Location	Species	No. of Trees	Size (mm)	Condition Criteria*						Overall Condition
				A	B	C	D	E	F	
T3	Sessile Oak (*Quercus petraea*)	1	390	Pass	Pass	Fail	Pass	Fail	Pass	Moderate
T7	Ash (*Fraxinus excelsior*)	1	450	Pass	Pass	Fail	Pass	Fail	Pass	Moderate
T8	Sessile Oak (*Quercus petraea*)	1	720	Pass	Pass	Fail	Pass	Fail	Pass	Moderate
T11	Apple (*Malus sp.*)	1	420	Pass	Pass	Pass	Pass	Fail	Pass	Good
T14	Goat Willow (*Salix caprea*)	1	600	Pass	Pass	Pass	Pass	Pass	Pass	Good
G18	Hawthorn (*Crataegus monogyna*)	5	150	Pass	Pass	Fail	Fail	Fail	Pass	Moderate
T19	Hawthorn (*Crataegus monogyna*)	1	310	Pass	Pass	Pass	Pass	Fail	Pass	Good
T20	Hawthorn (*Crataegus monogyna*)	1	280	Pass	Pass	Pass	Fail	Fail	Pass	Moderate

G23	Goat Willow (*Salix caprea*)	3	300	Pass	Pass	Fail	Pass	Fail	Pass	Moderate
T25	Sycamore (*Acer pseudoplatanus*)	1	460	Pass	Pass	Fail	Fail	Fail	Pass	Moderate
T27	Hawthorn (*Crataegus monogyna*)	1	290	Pass	Pass	Pass	Pass	Fail	Pass	Good

Condition Criteria A = The tree is a native species (or more than 70% within the block are native species); Condition Criteria B = 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); Condition Criteria C = The tree is mature (or more than 50% within the block are mature); Condition Criteria 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; Condition Criteria E = Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark; Condition Criteria F = More than 20% of the tree canopy area is oversailing vegetation beneath.

Condition Assessment Key: Pass = Fail =

4.3 Linear Hedgerow Habitats

4.3.1.1 Hedgerow locations have been labelled on the habitat map (see Appendix 2).

4.3.2 H1) Hedgerow – Other Native hedgerow (h2a6 102 116 516)

4.3.2.1 Along the periphery of the grassland field to the southwest was a regularly maintained field boundary hedgerow growing the roadside post and fence (Photograph 8, Appendix 5). This hedgerow is comprised of predominantly hawthorn, with other hedgerow species including blackthorn, bramble, rose (*Rosa* sp.) and occasional cherry (*Prunus* sp.)

4.3.2.2 This hedgerow has been assessed as **poor** condition due to a lack of height and width, and as it is located next to a road.

Table 10 – Condition Assessment for Other Native Hedgerow

UK Hab Classification	Native Hedgerow				
Condition Sheet	Hedgerow				
Condition Criteria A1. Height	>1.5 m average along length	Fail	Condition Criteria C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	Fail
Condition Criteria A2. Width	>1.5 m average along length	Fail	Condition Criteria C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Pass
Condition Criteria B1. Gap – Hedge Base	Gap between ground and base of canopy <0.5 m for >90% of length	Fail	Condition Criteria D1. Invasive non-native species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Pass
Condition Criteria B2. Gap – hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	Pass	Condition Criteria D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Fail
Condition Poor	Passes 3 of 8 criteria				

4.3.2 H2 – H6) Hedgerow – Other Native Hedgerow (h2a6 50 102 203 502 517 & h2a6)

4.3.2.3 Separating the two fields to the south was sections of broken-field boundary hedgerow growing along a small ditch through (Photograph 9, Appendix 5). Hedgerow species was similar to the manged hedgerow mentioned above, dominated by hawthorn with, elder, blackthorn, occasional cherry and bramble.

4.3.2.4 These hedgerows have been assessed as **poor** condition due to the presence of canopy gaps.

Table 11 – Condition Assessment for Other Native Hedgerow

UK Hab Classification	Native Hedgerow				
Condition Sheet	Hedgerow				
Condition Criteria A1. Height	>1.5 m average along length	Pass	Condition Criteria C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	Fail
Condition Criteria A2. Width	>1.5 m average along length	Pass	Condition Criteria C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Pass
Condition Criteria B1. Gap – Hedge Base	Gap between ground and base of canopy <0.5 m for >90% of length	Fail	Condition Criteria D1. Invasive non-native species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Pass
Condition Criteria B2. Gap – hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	Fail	Condition Criteria D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Fail
Condition Poor	Passes 4 of 8 criteria				

4.3.3 H7) Hedgerow – Other Native Hedgerow (h2a6 11 102 116 516 517)

4.3.3.1 Located along the southeastern periphery was another section of managed field boundary hedgerow (Photograph 10, Appendix 5). This section of native hedgerow is predominantly comprised of hawthorn and blackthorn with occasional sycamore and bramble.

4.3.3.2 This hedgerow has been assessed as **moderate** condition.

Table 12 – Condition Assessment for Other Native Hedgerow

UK Hab Classification	Native Hedgerow				
Condition Sheet	Hedgerow				
Condition Criteria A1. Height	>1.5 m average along length	Fail	Condition Criteria C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	Pass
Condition Criteria A2. Width	>1.5 m average along length	Pass	Condition Criteria C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Fail

Condition Criteria B1. Gap – Hedge Base	Gap between ground and base of canopy <0.5 m for >90% of length	Pass	Condition Criteria D1. Invasive non-native species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Pass
Condition Criteria B2. Gap – hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	Pass	Condition Criteria D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Fail
Condition	Moderate	Passes 5 of 8 criteria			

4.3.4 H8) Hedgerow – Other Native Hedgerow (h2a6)

4.3.4.1 Adjacent to the dense area of mixed scrub was another section of hawthorn hedgerow (Photograph 11, Appendix 5). Surrounding dense vegetation prevented a detailed inspection, however other species identified within the hedgerow included blackthorn, bramble, apple and goat willow.

4.3.4.2 This hedgerow has been assessed as **good** condition.

Table 13 – Condition Assessment for Other Native Hedgerow

UK Hab Classification	Native Hedgerow				
Condition Sheet	Hedgerow				
Condition Criteria A1. Height	>1.5 m average along length	Pass	Condition Criteria C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	Pass
Condition Criteria A2. Width	>1.5 m average along length	Pass	Condition Criteria C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Fail
Condition Criteria B1. Gap – Hedge Base	Gap between ground and base of canopy <0.5 m for >90% of length	Pass	Condition Criteria D1. Invasive non-native species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Pass
Condition Criteria B2. Gap – hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	Pass	Condition Criteria D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Pass
Condition	Good	Passes 7 of 8 criteria			

4.3.5 H9) Hedgerow – Native Hedgerow (h2a 50)

4.3.5.1 Located along the northern periphery was a mature unmanaged boundary hedgerow growing adjacent to drainage ditch (Photograph 12, Appendix 5). Hedgerow species were consistent of other native hedgerows on site. Dense vegetation prevented a detailed inspection.

4.3.5.2 This hedgerow has been assessed as **moderate** condition.

Table 14 – Condition Assessment for Other Native Hedgerow

UK Hab Classification		Native Hedgerow				
Condition Sheet		Hedgerow				
Condition Criteria A1. Height		>1.5 m average along length	Pass	Condition Criteria C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	Pass
Condition Criteria A2. Width		>1.5 m average along length	Pass	Condition Criteria C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Fail
Condition Criteria B1. Gap – Hedge Base		Gap between ground and base of canopy <0.5 m for >90% of length	Pass	Condition Criteria D1. Invasive non-native species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Pass
Condition Criteria B2. Gap – hedge canopy continuity		Gaps make up <10% of total length and No canopy gaps >5 m	Pass	Condition Criteria D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Fail
Condition	Good	Passes 6 of 8 criteria				

4.3.6 H10 – H12) Hedgerow – Other Native Hedgerow (h2a6 50 & h2a6)

4.3.6.1 To the northeastern most corner of the site was a series of predominantly hawthorn hedgerow that continued down along the eastern boundary of the site (Photograph 13, Appendix 5). Some sections of hedgerow were growing adjacent to a drainage ditch.

4.3.6.2 These hedgerows have been assessed as being in **good** condition.

Table 15 – Condition Assessment for Other Native Hedgerow

UK Hab Classification	Native Hedgerow				
Condition Sheet	Hedgerow				
Condition Criteria A1. Height	>1.5 m average along length	Pass	Condition Criteria C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and	Pass

				· Is present on one side of the hedgerow (at least).	
Condition Criteria A2. Width	>1.5 m average along length	Pass	Condition Criteria C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Fail
Condition Criteria B1. Gap – Hedge Base	Gap between ground and base of canopy <0.5 m for >90% of length	Pass	Condition Criteria D1. Invasive non-native species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Pass
Condition Criteria B2. Gap – hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	Pass	Condition Criteria D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Fail
Condition	Good	Passes 6 of 8 criteria			

4.4 Watercourse Habitats

4.4.1 Ditch – Ditches

4.4.1.1 A series of shallow ditches were located around the periphery of the site associated with hedgerows H2, H9, H10 and H11. At the time of surveying all ditches were dry and unmanaged (Photograph 14&15, Appendix 5). Species consistent of adjacent grassland habitats dominated the ditch banks and along the ditch lengths.

4.4.1.2 All ditches have been assessed as poor condition.

Table 16 – Condition Assessment for Ditch

UK Hab Classification	Ditch				
Condition Sheet	Ditch				
Condition Criteria 1.	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Fail	Condition Criteria 5.	Physical damage evident along less than 5% of the ditch, such as excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Pass
Condition Criteria 2.	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants in a 20 m ditch length.	Fail	Condition Criteria 6.	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.	Fail
Condition Criteria 3.	There is less than 10% cover of filamentous algae and/or	Pass	Condition Criteria 7.	Less than 10% of the ditch is heavily shaded.	Fail

	duckweed *Lemna* spp. (these are signs of eutrophication).				
Condition Criteria 4.	A fringe of marginal vegetation is present along more than 75% of the ditch.	Fail	Condition Criteria 8.	There is an absence of non-native plant and animal species.	Pass
Condition	**Poor**	Passes 3 of 8 criteria.			

5 Retained/Lost Habitats

5.1.1.1 The proposed landscape layout was used to identify which are to be retained and lost on site. This has been illustrated within the Habitat Retention and Loss Plan (Appendix 7).

5.1.1.2 By retaining these habitat types the landscape proposals adhere to the mitigation hierarchy principles stated within the Net Benefits for Biodiversity. Proposed mitigation strategies have been set out to demonstrate how and if the loss of these habitat types will be mitigated for following the mitigation hierarchy.

5.2 Area Habitats

5.2.1.1 The areas of woodland, blackthorn scrub, and mixed scrub and some individual trees will be retained and maintain the habitat connectivity across the site, providing important ecological stepping stones for the areas of woodland in the surrounding area. The remaining habitats will be lost and replaced with habitats that are equivalent or that of higher ecological value.

5.2.1.2 Table 17 shows a summary of the area habitats and their corresponding condition scores to be retained on site.

Table 17 – Area habitats to be lost/retained on site

Area Habitat Type	Condition	Retained/Lost Post-development	Proposed Mitigation
Modified Grassland	Poor	Majority lost	Approximately 1.9ha of wildflower meadow and 1.5ha of modified grassland will be created across the site.
Other Woodland; Mixed	Moderate	Retained	All existing woodland will be retained; therefore, no mitigation will be necessary.
Blackthorn Scrub	Moderate	Retained	This area of blackthorn scrub will be retained; therefore, no mitigation will be necessary.
West Coast Blackthorn Scrub	Poor	Lost	New areas of mixed scrub will be created across the site.
Mixed Scrub	Moderate	Retained	This area of mixed scrub will be retained; therefore no mitigation will be necessary.
Urban Trees	Good	2 out of 16 trees will be retained	Approximately 240 new trees will be planted onsite to mitigate for the two trees that will be lost.

5.3 Linear Hedgerow Habitats

5.3.1.1 Small sections of the hedgerows located around the periphery of the site will be lost to make way for access routes and areas of hardstanding, the majority will be retained. However, large lengths of the hedgerows separating the two southern fields will be lost to make way for the development.

5.3.1.2 Table 18 shows a summary of the linear hedgerow habitats and their corresponding length (km) and condition score to be retained on site.

Table 18 – Linear hedgerow habitats to be retained on site

Linear Hedgerow Habitat Type	Condition	Retained/Lost Post-development	Proposed Mitigation
H1) Other Native Hedgerow	Poor	Partially retained	New hedgerow of hedgerow will be created across the site within from gardens.
H2) Other Native Hedgerow	Poor	Lost	
H3) Other Native Hedgerow	Poor	Lost	
H4) Other Native Hedgerow	Poor	Lost	
H5) Other Native Hedgerow	Poor	Retained	
H6) Other Native Hedgerow	Poor	Partially retained	
H7) Other Native Hedgerow	Moderate	Retained	
H8) Other Native Hedgerow	Good	Partially retained	
H9) Native Hedgerow	Good	Retained	
H10) Other Native Hedgerow	Good	Retained	
H11) Other Native Hedgerow	Poor	Retained	
H12) Other Native Hedgerow	Poor	Partially retained	

5.4 Watercourse Habitats

5.4.1.1 The ditch associated with H2 will be lost to make way for the development, the remaining ditches will be retained.

5.4.1.2 Table 19 shows a summary of the watercourse habitats and their corresponding condition score to be retained on site.

Table 19 – Linear River Habitats to be Lost/Retained

Linear River Habitat Type	Condition	Retained/Lost Post-development	Proposed Mitigation
Ditches	Poor	Ditch associated with H2 lost; ditches associated with H9. H10 and H11 retained.	New drainage features (attenuation basins) will be created onsite (see Section 6.2.5).

6 Post-Development Habitat Assessment

6.1.1.1 Proposed habitats were assessed following the methodology outlined in Section 3.

6.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided.

6.1.1.3 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data.

6.1.1.4 For a detailed species list refer to the planting schedule within the landscape proposals (Appendix 4).

6.2 Area Habitats

6.2.1 Grassland – Other Neutral Grassland (Wildflower Meadow)

6.2.1.1 Areas of wildflower meadows will mainly be created to the north of the site within a large area of POS whilst smaller areas of wildflower meadow will be created around the site. The wildflower meadow will be seeded with EM2 Standard General Purpose Meadow Mixture by Emorsgate seeds. The EM2 seed mix will be comprised of 15% native wildflowers and 85% slow growing grasses.

6.2.1.2 Wildflower meadow is more ecologically valuable than the existing modified grassland as it includes pollinator-friendly species, which can promote invertebrate use of the site, benefitting local bat and bird species.

6.2.1.3 These areas should be managed in a way that encourages **moderate condition**. Consider a limited mowing regime to allow vegetation to develop a varied sward structure, maintain low levels of scrub and bare ground.

Table 20 – Condition Assessment for Grassland (Medium, High and Very High)

UK Hab Classification	Other Neutral Grassland (Wildflower Meadow)				
Condition Sheet	Grassland (Medium, High and Very High)				
Condition Criteria 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. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Pass	Condition Criteria D.	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus agg.*) is less than 5%.	Pass

Condition Criteria 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.	Fail	Condition Criteria E.	Combined cover of species indicative of sub-optimal condition 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 species (as listed on Schedule 9 of WCA4) are present, this criterion is automatically failed.	Pass
Condition Criteria C.	Cover of bare ground is between 1% and 5%, including localised areas (for example, a concentration of rabbit warrens).	Pass	Condition Criteria F.	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type. **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	Fail
Condition	Moderate	Passes 4 of 6 criteria and passes essential criterion A and fails essential criterion F.			

6.2.2 Grassland – Modified Grassland

6.2.2.1 To the northwest of the site an area of amenity grassland will be created for recreational purposes within the POS occupying the north of the site. The amenity grassland will be seeded with A19 All Purpose Landscaping seed mixture.

6.2.2.2 These areas of grassland are expected to be heavily managed through mowing and is likely to achieve a maximum of **poor** condition, which is consistent with the existing grassland.

Table 21 – Condition Assessment for Grassland (Low)

UK Hab Classification	Modified Grassland				
Condition Sheet	Grassland (Low)				
Condition Criteria A.	There are 6-8 vascular plant species per m² present, including at least 2 forbs. **Note - this criterion is essential for achieving Moderate or Good condition.**	Fail	Condition Criteria E.	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Pass
Condition Criteria 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	Fail	Condition Criteria F.	Cover of bracken *Pteridium aquilinum* is less than 20%.	Pass

	invertebrates to live and breed.				
Condition Criteria C.	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present).	Pass	Condition Criteria G.	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Pass
Condition Criteria 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.	Pass			
Condition	Poor	Passes 5 of 7 criteria and fails essential criterion A.			

6.2.3 Urban – Vegetated Garden

6.2.3.1 Additional areas of modified grassland will be created on-site as front and back gardens. The front gardens will be seeded with a flowing lawn mixture. As private gardens are under residential management, the retention of these habitats is not guaranteed. Therefore, the areas of grassland have not been considered within this biodiversity assessment.

6.2.3.2 Front and back gardens and their associated vegetation, including grass, ornamental shrubs, urban trees and hedgerows, are classified under vegetated gardens which is allocated a condition score of N/A.

6.2.4 Individual Trees – Urban Trees

6.2.4.1 A total of 241 trees will be planted across the site, 137 will be planted within vegetated gardens therefore are not included within this biodiversity statement. The remaining 104 will be planted within areas of public open space and contain a native and non-native mix. Silver birch (*Betula pendula*), American sweetgum (*Liquidambar styraciflua*), double gean (*Prunus avium* 'Plena'), common whitebeam (*Sobrus aria*), rowan (*Sorbus aucuparia*), and field maple 'Streetwise' are some species that will be planted.

6.2.4.2 These urban trees are expected to achieve moderate condition. Management of human interference should be kept to a minimum and a naturally vegetated area should be present under the canopy to encourage moderate condition.

Table 22 – Condition Assessment for Individual Urban Trees

UK Hab Classification	Urban Trees				
Condition Sheet	Individual Trees				
Condition Criteria A.	The tree is a native species (or more than 70% within the block are native species).	Pass	Condition Criteria D.	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism,	Pass

				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.	
Condition Criteria B.	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).	Pass	Condition Criteria E.	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail
Condition Criteria C.	The tree is mature (or more than 50% within the block are mature).	Fail	Condition Criteria F.	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass
Condition Moderate	Passes 4 of 6 criteria				

6.2.5 Heathland and Shrub – Mixed Scrub

6.2.5.1 New areas of mixed scrub will be created across the site within areas of POS. The mixed scrub will comprise of common dogwood (*Cornus sanguinea*), viburnum (*Viburnum lantana*), guelder-rose (*Viburnum opulus*) and, wild privet (*Ligustrum vulgare*).

6.2.5.2 The scrub should be managed in a way that encourages **moderate** condition**,** such as maintaining a 1m buffer zone, thinning dense growth to create clearings and glades, and ensuring the absence of invasive species.

6.2.5.3 Overall, native scrub has a higher ecological value than bramble scrub due to the species diversity; therefore, the new areas of scrub will fully mitigate for the bramble scrub that will be lost.

Table 23 – Condition Assessment for Mixed Scrub

UK Hab Classification	Heathland and shrub				
Condition Sheet	Scrub				
Condition Criteria 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).	Pass	Condition Criteria D.	The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	Pass

	- At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper Juniperus communis, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover).				
Condition Criteria B.	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Fail	Condition criteria E.	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail
Condition Criteria C.	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Pass			
Condition	Moderate	Passes 3 of 5 criteria			

6.2.6 Urban – Sustainable Drainage Features (Attenuation Basins)

6.2.6.1 Within the public open space to the north of the site a sustainable drainage (SuDs) feature will be created to support drainage onsite and prevent flooding. The SuDs feature will be created using EM8F Wildflowers for Wetlands seed mix from Emorsgate with a Marginals mix planted around the periphery. This habitat is expected to achieve **good** condition.

6.2.6.2 These features have a similar drainage and ecological function to ditches; therefore, the creation of these features can be considered as mitigation for the loss of the existing ditch (see Section 4.3.1).

Table 24 – Condition Assessment for SuDS

Phase 1 Habitat Classification	Sustainable Drainage System (Attenuation Basins)				
UK Hab Classification	ustainable Drainage System				
Condition Sheet	Urban				
Condition Criteria A.	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat	Pass	Condition Criteria E1.	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife.	Pass

	and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.				
Condition Criteria 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.	Pass	Condition Criteria E2.	The vegetation is comprised of plant species suited to wetland or riparian situations.	Pass
Condition Criteria C.	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Pass			
Condition Good	Passes 4 of 4 criteria.				

6.3 Linear Hedgerow Habitats

6.3.1 Hedgerow – Other Native Hedgerow

6.3.1.1 Lengths of hornbeam (*Carpinus betulus*) hedgerow will be planted to the south of site adjacent to an area of wildflower meadows. These hedgerows are expected to achieve **moderate** condition given the location and potential management regimes.

Table 25 – Condition Assessment for Native Hedgerow

UK Hab Classification	Native Hedgerow				
Condition Sheet	Hedgerow				
Condition Criteria A1. Height	>1.5 m average along length	Fail	Condition Criteria C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	Fail

Condition Criteria A2. Width	>1.5 m average along length	Fail	Condition Criteria C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Pass
Condition Criteria B1. Gap – Hedge Base	Gap between ground and base of canopy <0.5 m for >90% of length	Pass	Condition Criteria D1. Invasive non-native species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Pass
Condition Criteria B2. Gap – hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	Pass	Condition Criteria D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Pass
Condition	**Moderate**	Passes 5 of 8 criteria			

7 Post-Development Habitat Summary

7.1.1.1 Overall, the existing site has low structural diversity as it is prominently comprised of poor condition modified grassland. Other area habitats present included isolated area of mixed woodland to the southwest, scattered scrub, and induvial trees. Native hedgerows and ditches are also present on site.

7.1.1.2 While the majority of the existing grassland, sections of hedgerow and ditches will be lost to accommodate for the new development, the more ecologically valuable habitats such as the mixed woodland, individual trees, hedgerows and areas of scrub will be predominantly retained.

7.1.1.3 New, ecologically valuable habitats will also be created as part of the proposed development. The new habitats will comprise a mosaic of mixed scrub to the north within areas of wildflower meadows, new individual trees, a SuDs feature, and native hedgerows, mitigating for habitats lost. The variety of proposed and retained habitats will also improve the structural diversity across the site, providing new resources for wildlife, and provide new habitat corridors and ecological stepping stones, which were previously limited on site.

7.1.1.4 Therefore, the development is expected to provide a net gain in biodiversity in line with local and national policy.

7.1.1.5 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a long-term management plan (usually 30 years) should be implemented.

8 References

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Urban Green (2024c). Proposed Landscape Plans. Ref: UG_2687_LAN_GA_DRW_01.

Appendix 1 - National Wesh Biodiversity Legislation

Net Benefits for Biodiversity (NBB) is the concept that development should leave biodiversity and ecosystems in better state than before, through securing long term, measurable and demonstrate benefit primarily on site.

Planning Policy Wales (Section 6.4.21, p 143) states:

Planning authorities must follow a stepwise approach to maintain and enhance biodiversity and build resilient ecological networks by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for; enhancement must be secured wherever possible.

When all other options have been exhausted, and where modifications, alternative sites, conditions or obligations are not sufficient to secure biodiversity outcomes, offsite compensation for unavoidable damage must be sought:

- This should normally take the form of habitat creation, or the provision of long-term management arrangements to enhance existing habitats and deliver a net benefit for biodiversity.
- It should also be informed by a full ecological assessment before habitat creation or restoration starts.
- Any proposed compensation should take account of the Section 6 Duty (Biodiversity and Resilience of Ecosystems Duty), and the five key ecosystem resilience attributes that it outlines.
- It should also be accompanied by a long term management plan of agreed and appropriate mitigation and compensation measures.

Under Section 6 of the Environment (Wales) Act 2016 a public authority must seek to maintain and enhance biodiversity in the resilience of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far consistent within proper exercise of those functions.

Biodiversity is defined as the diversity (variety and abundance) of living organisms, whether at the genetic, species or ecosystem level. Specififically, under Section 6(5)a, in complying with the duty a public authority must have regard to Section 7 biodiversity lists of species and habitats of principal importance for Wales.

The Act not only requires consideration of biodiversity in terms of the species and habitats present, but also ecosystems and in particular the resilience of those ecosystems.

To maintain and enhance the resilience of ecosystems involves consideration and action around the following attributes of ecosystems as set out under the DECCA Framework -

- Diversity between and within ecosystems; not only biological but also geological and physical.
- Extent; the bigger an ecosystem extends, without fragmentation, the more resilient it is likely to be.

- Condition of ecosystems (including their structure and functioning); the underpinning supporting services of ecosystems need to be in a healthy condition to function effectively, to deliver a range of important ecosystem services.
- Connectivity - between and within ecosystems; facilitates the movement of genes, species and ecosystem components such as water across landscapes, allowing ecosystems to function effectively and to adapt spatially.
- Adaptability of ecosystems. As an outcome of the above, the overall adaptability of ecosystems invites specific consideration of the adaptive cycles which many ecosystems undergo. The key question here is whether the ecosystem in question will adapt and change in the desired direction given future environmental, and socio-economic changes and demands such as climate change.

APPENDIX 2 – BASELINE HABITAT MAP

URBAN GREEN

URBAN GREEN

N

- Red Line Boudnary
- Native hedgerow
- Other native hedgerow
- Blackthorn scrub
- Modified grassland
- Other woodland - mixed
- West coast blackthorn scrub
- Mixed scrub
- Badger Outlier Sett
- Trees

0 30 60 120 Meters

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Client: Castle Green Homes		
Project: Land at Plas Newydd		
Title: UKHAB Habitat Map CONFIDENTIAL		
Issue: 01	Figure: 00	
Drawn: CL	Checked: TM	Approved: BG
Project: UG2687	Scale @ A3: 1:2500	Date: 13/09/2024
Dwg No: UG_2687_ECO_HM_01		Revision: 01

APPENDIX 3 - PRIMARY AND SECONDARY CODES

Primary Code	Definition
g4	Modified grassland
h2a	Native Hedgerow
h2a6	Other Native Hedgerow
h3a	Blackthorn Scrub
h3a5	West coast blackthorn scrub
h3h	Mixed scrub
w1h	Other woodland; mixed
Secondary code	**Definition**
11	Hedgerow with tree
32	Scattered trees
50	Ditch
101	Cattle grazed
102	Sheep grazed
106	Mown
116	Flailed hedgerow
502	Seasonally wet
516	Active Management
517	Recent Management
519	Abandoned

APPENDIX 4 – PROPOSED LANDSCAPE PLAN

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Notes:-

KEY

Site Red Line Boundary

Hard Works

Vehicular Asphalt Surfacing
Black colour. To engineer specification & recommendation

Pedestrian Asphalt Surfacing
Black colour. To engineer specification & recommendation

Concrete Block Paving
To private driveways
Brindle colour. Herringbone laid.

Tegula Paving
To shared surface areas
Grey colour. Herringbone laid.

Precast Concrete Flag Paving
To private paths and patios
Buff colour.

Precast Concrete Sett Paving
To rumble strips
Bracken colour.

Self Bound Gravel Paths
Buff colour.

Brick Wall
1800mm high, Brick to match architecture.

Timber Closeboard Fence with Timber Posts
1800mm high. With matching gates.

Metal Bowtop Railing
1.2mm high, with self closing gates to match.

Play Surfacing
Specification tbc.

Play Equiptment
Specification tbc.

Timber Bench
with back and arm rests.
Specification tbc.

Natural Play Boulders

Natural Play Logs

Soft Works

Existing Tree
To be retained.

Existing Hedge
To be retained.

Existing Tree/ Hedge
To be removed.

Existing Scrub
To be retained and enhance.

Proposed Tree Planting

Proposed Hedge Planting

Proposed Groundcover Planting

Proposed Ornamental Shrub Planting
Ornamental shrub mix.

Proposed Native Shrub Planting
Native shrub mix.

Proposed Turf Grass

Proposed Seeded Amenity Grass

Proposed Seeded Species Rich Wildflower Meadow

Proposed Woodland Wildflowers Planting

Proposed Wetland Meadow Mix

Proposed Native Reeds Mix

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
P01	04/11/24	FIRST ISSUE	TH	SW

Client:	Project:	Drawn:	Checked:	Approved:	Date:
CASTLE GREEN HOMES LTD.	LAND AT PLAS NEWYDD, PRESTATYN	TH	SW	SA	04/11/24

Issue:	Title:	Dwg No:	Scale @ A0:	Revision:
PLANNING	GENERAL ARRANGEMENT SHEET	UG_2687_LAN_GA_DRW_101	1:750	P01

URBAN GREEN

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Plant Schedule

QTY	UNIT	CODE	PLANT NAME	STOCK	FORM	GIRTH / HEIGHT
Trees						
26	No.	ACE STR hs	Acer campestre "Streetwise"	RB	STD	12-14cm
26	No.	AME ROB hs	Amelanchier arborea "Robin Hill"	RB	STD	12-14cm
23	No.	BET PEN hs	Betula pendula	Rb	STD	12-14cm
25	No.	CRA MON hs	Crataegus monogyna	RB	STD	12-14cm
30	No.	LIQ STY hs	Liquidambar styraciflua	RB	STD	12-14cm
28	No.	PRU PLE hs	Prunus avium "Plena"	RB	STD	12-14cm
28	No.	SOR ARI hs	Sorbus aria	RB	STD	12-14cm
26	No.	SOR AUC hs	Sorbus aucuparia	RB	STD	12-14cm
27	No.	TIL STR hs	Tilia cordata "Streetwise"	RB	STD	12-14cm

QTY	UNIT	CODE	PLANT NAME	STOCK	SIZE
Hedges					
		Carpinus Hedge	Carpinus betulus	B Trans	60-80cm
		Plants spaced @6/m in a Double Staggered Row			

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE
Hedge Mixes					
NATIVE HEDGE MIX 12 planted @6/m in a Double Staggered Row					
25%			Crataegus monogyna	B Trans	60-80cm
20%			Ligustrum vulgare	C3L	60-80cm
15%			Corylus avellana	B Trans	60-80cm
25%			Ilex aquifolium	C3L	40-60cm
15%			Viburnum Opulus	B Trans	60-80cm
To be planted in species groups of approximately 3-7.					

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE
Plant Mixes					
GROUNDCOVER MIX 8 planted @5/m2					
20%			Tiarella Grandiflora	C3L	40-60cm
30%			Epimedium sulphureum	C2L	20-30cm
10%			Vinca minor	C2L	20-30cm
30%			Pachysandra terminalis	C2L	20-30cm
10%			Ajuga reptans	C2L	20-30cm
Individual varieties to be planted in groups of approximately 10-15.					
LOW SUN SHRUB MIX planted @3/m2					
20%			Chaenomeles japonica	C3L	40-60cm
10%			Hebe 'Marjorie'	C3L	30-40cm
10%			Hypericum 'Hidcote'	C3L	30-40cm
10%			Lavandula angustifolia 'Hidcote'	C3L	20-30cm
10%			Potentilla fruticosa 'Abbotswood'	C5L	30-40cm
10%			Potentilla fruticosa "Elizabeth'	C5L	40-60cm
20%			Sarcococca humilis	C3L	20-25cm
10%			Skimmia x confusa 'Kew Green'	C5L	30-40cm
Individual varieties to be planted in groups of 3.					
Chaenomeles to be positioned furthest from pathways.					
LOW SHADE SHRUB MIX planted @3/m2					
20%			Euonymus fortunei 'Emerald Gaiety'	C3L	20-30cm
20%			Euonymus fortunei 'Emerald 'n' Gold'	C2L	20-30cm
20%			Lonicera pileata	C3L	30-40cm
10%			Mahonia aquifolium 'Apollo'	C3L	20-30cm
20%			Sarcococca humilis	C3L	20-25cm
10%			Viburnum davidii	C3L	20-30cm
Individual varieties to be planted in groups of 3.					
NATIVE SHRUB MIX 9 planted @1m centres					
30%			Cornus sanguinea	B Trans	60-80cm
20%			Ligustrum vulgare	C3L	40-60cm
20%			Viburnum lantana	B Trans	60-80cm
30%			Viburnum opulus	B Trans	60-80cm
Individual varieties to be planted in groups of approximately 3-5.					
GENERAL WILDFLOWER MEADOW MIX planted @1/m2					
100%			No. EM2 Standard General Purpose Meadow Mixture	Seed	
Seeded at 4g/m2 over prepared ground					
Flowering Lawn Mixture @1/m2					
100%			No. N14 Flowering Lawn Mixture		
Seeded at 5g/m2 over prepared ground					
WETLAND WILDFLOWERS MIX planted @1/m2					
100%			No. EM8F Wild Flowers for Wetlands	Seed	
Seeded at 1.5g/m2 over prepared ground from Emorsgate Seeds					
MARGINALS MIX planted @4/m2					
10%			Carex riparia	C0.5L	
15%			Caltha palustris	C0.5L	
25%			Juncus effusus	C0.5L	
15%			Lythrum salicaria	C0.5L	
20%			Iris pseudoacorus	C0.5L	
15%			Alisma plantago-aquatica	C0.5L	
Individual varieties to be planted in groups of 7.					

Notes and Abbreviations

B	=	Bare root (bagged).
C	=	Container (or pot) grown, followed by size of the container (or pot).
FORM	=	Shape of tree as supplied by the nursery.
QTY	=	Quantity
RB	=	Rootballed (balled and wrapped).
SIZE	=	Height or Spread of juvenile plant.
Std	=	(clear stem) Standard.
STOCK	=	Root condition/protection method eg Bare root.
Trans	=	Transplant (or undercut seedling).

- Refer to specification for further information.
- All plants to be completely hardened off
- Substitutions to be agreed with Landscape Architect.

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Notes:-

KEY

Site Red Line Boundary

Soft Works

Existing Tree
To be retained.

Existing Hedge
To be retained.

Existing Tree/ Hedge
To be removed.

Existing Scrub
To be retained and enhance.

Proposed Tree Planting

Proposed Hedge Planting

Proposed Groundcover Planting

Proposed Ornamental Shrub Planting
Ornamental shrub mix.

Proposed Native Shrub Planting
Native shrub mix.

Proposed Turf Grass

Proposed Seeded Amenity Grass

Proposed Seeded Species Rich Wildflower Meadow

Proposed Woodland Wildflowers Planting

Proposed Wetland Meadow Mix

Proposed Native Reeds Mix

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U R B A N
G R E E N

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client:
CASTLE GREEN HOMES LTD.

Project:
LAND AT PLAS NEWYDD, PRESTATYN

Title:
SOFT LANDSCAPE SHEET 1 OF 7

Issue:
PLANNING

Drawn:	Checked:	Approved:
TH	SW	SA

Project:	Scale @ A0:	Date:
UG2687	1:250	04/11/24

Dwg No:	Revision:
UG_2687_LAN_SL_DRW_201	P01

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Native shrub mix.

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Proposed Seeded Species Rich Wildflower Meadow

Proposed Woodland Wildflowers Planting

Proposed Wetland Meadow Mix

Proposed Native Reeds Mix

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Project: LAND AT PLAS NEWYDD, PRESTATYN

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Notes:-

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Soft Works

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To be retained.

Existing Hedge
To be retained.

Existing Tree/ Hedge
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Existing Scrub
To be retained and enhance.

Proposed Tree Planting

Proposed Hedge Planting

Proposed Groundcover Planting

Proposed Ornamental Shrub Planting
Ornamental shrub mix.

Proposed Native Shrub Planting
Native shrub mix.

Proposed Turf Grass

Proposed Seeded Amenity Grass

Proposed Seeded Species Rich Wildflower Meadow

Proposed Woodland Wildflowers Planting

Proposed Wetland Meadow Mix

Proposed Native Reeds Mix

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T: +44 (0) 161 312 3131

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Notes:-

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Site Red Line Boundary

Soft Works

Existing Tree
To be retained.

Existing Hedge
To be retained.

Existing Tree/ Hedge
To be removed.

Existing Scrub
To be retained and enhance.

Proposed Tree Planting

Proposed Hedge Planting

Proposed Groundcover Planting

Proposed Ornamental Shrub Planting
Ornamental shrub mix.

Proposed Native Shrub Planting
Native shrub mix.

Proposed Turf Grass

Proposed Seeded Amenity Grass

Proposed Seeded Species Rich Wildflower Meadow

Proposed Woodland Wildflowers Planting

Proposed Wetland Meadow Mix

Proposed Native Reeds Mix

FOR PLANTING SCHEDULE REFER TO UG_2687_LAN_SL_DRW_201

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Project:
LAND AT PLAS NEWYDD, PRESTATYN

Title:
SOFT LANDSCAPE SHEET 4 OF 7

Issue:
PLANNING

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UG2687	1:250	04/11/24

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To be retained.

Existing Hedge
To be retained.

Existing Tree/ Hedge
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Existing Scrub
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Proposed Tree Planting

Proposed Hedge Planting

Proposed Groundcover Planting

Proposed Ornamental Shrub Planting
Ornamental shrub mix.

Proposed Native Shrub Planting
Native shrub mix.

Proposed Turf Grass

Proposed Seeded Amenity Grass

Proposed Seeded Species Rich Wildflower Meadow

Proposed Woodland Wildflowers Planting

Proposed Wetland Meadow Mix

Proposed Native Reeds Mix

FOR PLANTING SCHEDULE REFER TO UG_2687_LAN_SL_DRW_201

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Project: LAND AT PLAS NEWYDD, PRESTATYN

Title: SOFT LANDSCAPE SHEET 5 OF 7

Issue: PLANNING

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Proposed Groundcover Planting

Proposed Ornamental Shrub Planting
Ornamental shrub mix.

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Native shrub mix.

Proposed Turf Grass

Proposed Seeded Amenity Grass

Proposed Seeded Species Rich Wildflower Meadow

Proposed Woodland Wildflowers Planting

Proposed Wetland Meadow Mix

Proposed Native Reeds Mix

FOR PLANTING SCHEDULE REFER TO UG_2687_LAN_SL_DRW_201

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CASTLE GREEN HOMES LTD.

Project:
LAND AT PLAS NEWYDD, PRESTATYN

Title:
SOFT LANDSCAPE SHEET 6 OF 7

Issue:
PLANNING

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Project: UG2687	Scale @ A0: 1:250	Date: 04/11/24
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Native shrub mix.

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Proposed Seeded Amenity Grass

Proposed Seeded Species Rich Wildflower Meadow

Proposed Woodland Wildflowers Planting

Proposed Wetland Meadow Mix

Proposed Native Reeds Mix

FOR PLANTING SCHEDULE REFER TO UG_2687_LAN_SL_DRW_201

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T: +44 (0) 161 312 3131

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Client:
CASTLE GREEN HOMES LTD.

Project:
LAND AT PLAS NEWYDD, PRESTATYN

Title:
SOFT LANDSCAPE SHEET 7 OF 7

Issue:
PLANNING

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TH	SW	SA
Project: UG2687	**Scale @ A0:** 1:250	**Date:** 04/11/24
Dwg No: UG_2687_LAN_SL_DRW_207		**Revision:** P01

APPENDIX 5 – PHOTOGRAPHS OF THE SITE

URBAN GREEN

Photograph 1: Modified grassland parcel to the southwest

Photograph 2: Modified grassland parcel to the north

Photograph 3: Modified grassland parcel to the southeast

Photograph 4: Mixed woodland to the southwest

Photograph 5: Dense blackthorn scrub in between mixed woodland parcels

Photograph 6: West coast blackthorn scrub within northern grassland parcel

Photograph 7: Mixed scrub to the northeast of the site

Photograph 8: H1 Hedgerow

Photograph 9: H2 – H6 Hedgerows

Photograph 10: H7 other native hedgerow

Photograph 11: H8 other native hedgerow

Photograph 12: H9 Nativ hedgerow

Photograph 13: section of H12

Photograph 14: Ditch adjacent to H12

Photograph 15: Ditch adjacent to H10

APPENDIX 6 – TREE CONSTRAINTS PLAN

URBAN GREEN

Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site.

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All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

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Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-

- BS 5837: 2012 Retention Category A Tree, Group or Hedge
- BS 5837: 2012 Retention Category B Tree, Group or Hedge
- BS 5837: 2012 Retention Category C Tree, Group or Hedge
- BS 5837: 2012 Category U Tree, Group or Hedge
- Root Protection Area (RPA)
- # Position Estimated on Site
- Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

U R B A N
G R E E N

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client:
CASTLE GREEN HOMES LTD.

Project:
LAND AT PLAS NEWYDD, PRESTATYN

Title:
TREE CONSTRAINTS PLAN

Issue:
PLANNING

Drawn:	Checked:	Approved:
AH	HL	AH
Project: UG2687	**Scale @ A0:** 1:1000	**Date:** 25/09/24
Dwg No: UG_2687_ARB_TCP_01		**Revision:** 00

APPENDIX 7 – HABITAT RETENTION AND LOSS PLAN

URBAN GREEN

URBAN GREEN

Legend

- Lost
- Retained

N

0 30 60 120 Meters

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Client: Castle Green Homes		
Project: Land at Plas Newyyd		
Title: Habitat Retention		
Issue: 01	Figure: 00	
Drawn: CL	Checked: BIG	Approved: BIG
Project: UG2687	Scale @ A3: 1:2500	Date: 13/09/2024
Dwg No: UG_2687_BNG_HR_01		Revision: 01