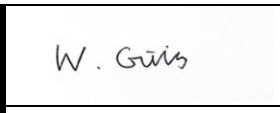
# BIODIVERSITY STATEMENT

## NOVEMBER 2025

**Mindale Farm**
Ffordd Hendre,
Prestatyn
LL19 8PA

URBAN GREEN

# QUALITY MANAGEMENT

| | | | | | |
|---|---|---|---|---|---|
| **Project No.:** | UG3349 | | | | |
| **Project:** | Mindale Farm, Prestatyn | | | | |
| **Location:** | Mindale Farm, Ffordd Hendre, Prestatyn LL19 8PA | | | | |
| **Title:** | Biodiversity Statement | | | | |
| **Document Type:** | BNG | **Issue No.:** | 01 | | |
| **Date:** | 27/11/25 | | | | |
| **Prepared By:** | William Gillis | **Signature:** |  | **Qualifications:** | Biodiversity Net Gain Consultant, MBiol, MCIEEM |
| **Checked By:** | Tafara Musonza | **Signature:** |  | **Qualifications:** | Biodiversity Net Gain, Consultant |

**Revision Status**

| Rev | Date | Comment | Prepared | Checked |
|---|---|---|---|---|
| | | | | |
| | | | | |

# CONTENTS

# 1 Executive Summary

1.1.1.1 Castle Green Homes are proposing to develop land at Mindale Farm in Prestatyn, Wales (hereafter referred to as 'the site'). The proposals include the construction of 154 housing plots with associated hard 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 assess whether the proposed development can achieve net gains in biodiversity.

1.1.1.4 The existing site has low ecological value as it is mainly composed of large areas of poor condition modified grassland. Additional habitats that have little to no ecological value include, sparsely vegetated land, built-up areas and gardens, cropland, developed land and buildings. Higher distinctiveness habitats such are hawthorn scrub, blackthorn scrub, mixed scrub, bramble scrub, ditches, hedgerows, individual trees are prevalent across the site mostly along the periphery and central areas of urban habitat types.

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

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 driven management regime should be implemented.

# 2 Introduction

## 2.1 Scope

2.1.1.1 Urban Green has been instructed by Castle Green Homes to complete a Biodiversity Statement to assess the 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 154 housing plots with associated hard and soft landscaping.

## 2.2 Site Context

2.2.1.1 The site is located at National Grid Reference SJ 05539 80881 and comprises a total area of approximately 6.1ha (see Figure 1).

2.2.1.2 The site is located on the rural-urban fringe of Meliden, Prestatyn, located approximately 2.3km southwest of the town centre. The site is in current use as an active farm, hosting sheep stock and a small area of cropland to the west. Located to the south and east of site is the village of Meliden, with interspersed greenspace including woodland and grassland, and agricultural land to the north and west, consisting of a mixture of pasture and cropland. Located approximately 100m southeast of the site's southernmost point is National Trust site Graig Fawr, a nature reserve.

## 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.




Legend:

Red Line Boundary

1

Kilometers

N

| | | | |
|---|---|---|---|
| Client: **Castle Green Homes** | Issue: **01** | Figure: **01** | |
| Project: **Mindale Farm** | Scale @ A4 **1:12,000** | | |
| Title: **Site Context** | Approved by: **CL** | Checked by: **HL** | |
| Drawing Ref: **UG_3349_SITE_CONTEXT** | Author: **CL** | Date: **17/11/2025** | |

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

## 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 Denbighshire County 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 Gains 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) | 28/10/2025 | Locations of statutory designated sites within 1km of the site boundary.<br><br>Locations of Natura 2000 sites (Ramsar, Special Area of Conservation (SAC) and Special Protection Area (SPA)) within 5km of the site boundary.<br><br>Locations of European Protected Species Licences (EPSL) and Class Licences within 1km. |
| JNCC (https://jncc.defra.gov.uk/) | 28/10/2025 | Information on European wildlife sites.<br><br>Details of relevant Section 41 species and habitats. |
| Nature Recovery Action Plan for Wales | 28/10/2025 | National guidance produced by the Welsh Government informing of actions to build resilient ecological networks and safeguard species and habitats. |
| Denbighshire Biodiversity Service | 28/10/2025 | Species and habitats which are given special conservation status at the local level. |
| Preliminary Ecological Appraisal (Urban Green, 2025a) | 28/10/2025 | Notable species, habitats and designations identified on site and within a 1km radius. |
| Arb report (Urban Green, 2025b) | 28/10/2025 | 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 (Urban Green, 2025c) | 28/10/2025 | 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 31st October 2025, by Biodiversity Net Gain Consultant, William Gillis, Assistant Biodiversity Net Gain Consultant Beth Kliszcz, Ecologist Toby Mills and Assistant Ecologist Jo Reeves. The weather conditions were 13°C, intermittent weather (3/8 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 (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, 2025b). 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 A desk-based study using MAGIC was also performed to identify any statutory or non-statutory sites in the area using a 2km radius.

3.3.2.2 There are five sites of national importance within 2km of the site boundary with the closest site being Graig Fawr Site of Special Scientific Interest (SSSI), located 0.506km to the south-east.

3.3.2.3 Furthermore, two non-statutory designated sites within a 0.5km radius of the site. Of these, Pwll y Bont was the closest at 0.085km from the site boundary.

3.3.2.4 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 | | |
| Graig Fawr SSSI | 506m southeast | A hillside located at the northern tip of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB). Several UK Biodiversity Action Plan (BAP) Priority invertebrate species have been reported here. |
| Clwydian Range and Dee Valley AONB | 508m southeast | A species rich 390km² AONB, comprised of limestone crags, heather moorland, and wooded valley. A number of protected species including tawny owl (), peregrine falcon (), water vole () and badger () have been reported in the area. |
| Prestatyn Hillside SSSI | 952m east | Recognised for its limestone grassland, heath and scrubland habitat covering 0.266km². |
| Maes Hiraddug SSSI | 1km southeast | A nature reserve managed for as a traditional hay meadow by the North Wales Wildlife Trust. Recognised as an important wildflower meadow for butterflies and insect pollinators, namely bees. |

| Designated Site | Approx. Distance from Site | Details |
|---|---|---|
| Moel Hiraddug a Bryn Gop SSSI | 1.6km south | A limestone hill topped by an Iron Age hillfort recognised for its geological and archaeological significance. |
| Statutory Designated Sites | | |
| Pwll y Bont | 85m south-east | A wet area on the outskirts of Meliden comprised of marshy grassland, species rich hedgerows, reedbed, and open ditches. |
| Prestatyn-Dyserth Walkway | 455m south-east | A 4km walkway along a disused railway line which passes through grassland habitat which supports several notable species, including the locally scarce vascular plant Nottingham catchfly and spring sandwort, listed on Denbighshire's Rare Plant Register. Adjacent to the walkway is a former limestone quarry whose rocky outcrops support plant species such as bloody crane's-bill which is also listed on local rare plant registers. |

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

3.3.2.6 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 National Recovery Action Plan (NRAP) for Wales

3.3.3.1 The Welsh Government produced national guidance for informing actions to build resilient ecological networks and safeguard species and habitats.

3.3.3.2 The NRAP sets clear objectives to reverse biodiversity decline in Wales, in which the proposed development should adhere to.

- Engage and support participation in biodiversity decision-making.
- Safeguard and improve management of important species and habitats.
- Increase resilience by restoring degraded habitats.
- Tackle key pressures on biodiversity.
- Enhance evidence and monitoring of biodiversity.
- Establish a governance framework for effective delivery.

### 3.3.4 Post-Development

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

## 3.4 Constraints to the Survey

3.4.1.1 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.

3.4.1.2 October is a suboptimal month for carrying out UKHab Habitat Surveys due to being outside of the optimal plant growing season. Therefore, it is likely that some plants are present on the site but were not evident at the time of the survey and were not recorded. This is not considered to be a significant constraint with regards to the general UKHab survey results as, due to the size and location of the site and limited extent of the habitats, it is considered very unlikely that any rare or priority plant species were missed.

3.4.1.3 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 Biodiversity Net Gains for Biodiversity Assessment provided within this report.

3.4.1.4 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, 2025a) and the Arboricultural Impact Assessment (Urban Green, 2025b).

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.

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 102)

4.2.1.1 The site is mainly comprised of two large fields of modified grassland used for sheep grazing. Fields are separated by fencing and a holding pen in the centre of the site. Despite grazing, the sward height is still varied, and no areas of bare ground or physical damage are present. Both areas have been grouped due to passing the same conditions.

4.2.1.2 The sward comprises a mix of common grassland species, including common bent (*Agrostis capillaris*), crested dog's-tail (*Cynosurus cristatus*), cocksfoot (*Dactylis glomerata*), fescue species (*Festuca spp.*), perennial rye grass (*Lolium perenne*), and Yorkshire fog (*Holcus lanatus*). Forb species present include creeping buttercup (*Ranunculus repens*), meadow buttercup (*Ranunculus acris*), common nettle (*Urtica dioica*), and bramble (*Rubus fruticosus agg.*). A localised area in one corner supports a dense patch of dead creeping thistle (*Cirsium arvense*), suggesting previous dominance or die-back in that section of the site.

4.2.1.3 This habitat has been assessed as **poor** condition due to low species richness per $m^2$.

**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 $m^2$ 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. | Pass | 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. | Pass | | | |
| Condition Poor | Passes 6 of 7 criteria and fails essential criterion A. | | | | |
| Distinctiveness | Low | | | | |

### 4.2.2 Grassland – Modified grassland (g4 128)

4.2.2.1 A much smaller area of grassland is present between the two large grazing fields and adjacent to the holding pen. This grassland was dominated by dead stands of creeping thistle. Other species present included creeping buttercup, perennial ryegrass, common bent, fescue, dock (*Rumex spp.*), and hard rush (*Juncus inflexus*).

4.2.2.2 This habitat has been assessed as **poor** condition due to low species richness per m².

**Table 5 – 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. | Pass | 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 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 | Pass | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities. | | | | |
| Condition | Poor | Passes 6 of 7 criteria and fails essential criterion A. | | | | |
| Distinctiveness | | Low | | | | |

### 4.2.3 Grassland – Modified grassland (g4)

4.2.3.1 Just off Talorgoch Road at the base of the site, a large area of modified grassland stretches up towards the main body of the site. Due to the proximity of the farm as well as species present such as cocks foot, is it assumed this field was previously used for grazing.

4.2.3.2 Other species present include creeping thistle, nettles and perennial rye grass.

4.2.3.3 This habitat has been assessed as **poor** condition due to low species richness per m².

**Table 6 – 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. | Pass | 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 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 6 of 7 criteria and fails essential criterion A. |
| Distinctiveness | | Low |

### 4.2.4 Grassland – Modified grassland (g4 106)

4.2.4.1 Final parcels of grassland are present within the centre of the site, near the entrance to the larger grazing fields. Parcels have been mown and represent a very short sward, with species scattered throughout.

4.2.4.2 The sward supports a diverse assemblage of common grassland species, including Yorkshire fog, cocks foot, perennial ryegrass, and red fescue (*Festuca rubra*).

4.2.4.3 Forb species present include dandelion (*Taraxacum spp.*), common daisy (*Bellis perennis*), creeping buttercup, red clover (*Trifolium pratense*), ribwort plantain (*Plantago lanceolata*), common selfheal (*Prunella vulgaris*), ragwort (*Jacobaea vulgaris*), ivy (*Hedera helix*), cleavers (*Galium aparine*), spear thistle (*Cirsium vulgare*), mouse-ear hawkweed (*Pilosella officinarum*), and bramble.

4.2.4.4 This habitat has been assessed as **good** condition due to high species richness per $m^2$.

**Table 7 – 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 $m^2$ present, including at least 2 forbs. **Note - this criterion is essential for achieving Moderate or Good condition.** | Pass | 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 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 | Pass | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | other damaging management activities. | | | | |
| Condition | Good | Passes 6 of 7 criteria and passes essential criterion A. | | | | |
| Distinctiveness | | Low | | | | |

### 4.2.5 Urban – Developed land; sealed surface (u1b / u1b5)

4.2.5.1 The farm itself in inhabited by one building, namely Mindale Farm. The property has an associated front and back garden as well as a driveway comprised of developed land.

4.2.5.2 Developed land is automatically allocated a condition score of **N/A** within the metric

### 4.2.6 Urban – Vegetated gardens (u1 828)

4.2.6.1 The property present on site is bordered by a front and back garden. The front garden contains potted planters as well as vascular species such as ribwort plantain, creeping buttercup, cocks foot, ivy, herb Robert (*Geranium robertianum*), ragwort, common daisy, dandelion, red clover, white clover and Yorkshire fog. The back garden contains an assortment of introduced shrubbery, as well as Leyland cypress trees (*Cupressus* × *leylandii*), wild cherry (*Prunus avium*) and bramble.

4.2.6.2 Vegetated gardens are automatically allocated a condition score of **N/A**.

### 4.2.7 Sparsely vegetated land – Ruderal/Ephemeral (s 81)

4.2.7.1 Between the two large grazing fields, an area of sparsely vegetated land is present. The area is seemingly used as a holding pen for grazing livestock.

4.2.7.2 Sparse ruderal vegetation was present across the habitat, including annual meadow grass (*Poa annua*), fescue spp, Yorkshire fog and perennial rye grass.

4.2.7.3 This habitat has been assessed as **poor** condition.

**Table 8 – Condition Assessment for sparsely vegetated land**

| UK Hab Classification | Sparsely vegetated land | | | | |
|---|---|---|---|---|---|
| Condition Sheet | Urban | | | | |
| Condition Criteria 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. | Fail | 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 Criteria B. | The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species | Fail | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | providing nectar sources for a range of invertebrates at different times of year. | | | | |
| Condition | Poor | Passes 1 of 3 criteria. | | | | |
| Distinctiveness | | Low | | | | |

### 4.2.8 Heathland and shrub – Mixed scrub (h3h 32 / h3h 32 507)

4.2.8.1 The periphery of the main body of the site is made up of mixed scrub forming a fringed habitat. This acts as a buffer between the site and surrounding areas. Trees were scattered throughout the scrub, while the base of the habitat showed signs of nutrient enriched substrate due to the presence of nettles and cleavers. Other species include creeping thistle and common reed (*Phragmites australis*).

4.2.8.2 Scrub species include hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), bramble, gorse (*Ulex europaeus*), willow (*Salix spp.*), crab apple (*Malus sylvestris*) and dogrose (*Rosa canina*).

4.2.8.3 This habitat has been assessed as **poor** condition.

**Table 9 – 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).<br>- At least 80% of scrub is native,<br>- There are at least three native woody species,<br>- 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). | 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. | 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 | Poor | Passes 2 of 5 criteria | | | | |

### 4.2.9 Heathland and shrub – Blackthorn scrub (h3a)

4.2.9.1 A small area of blackthorn scrub is present at the southwestern corner of the main body of the site.

4.2.9.2 This habitat has been assessed as **poor** condition.

**Table 10 – 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).<br>- At least 80% of scrub is native,<br>- There are at least three native woody species,<br>- 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. | 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 | Pass | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | than 5% of ground cover. | | | | |
| Condition | Poor | Passes 1 of 5 criteria | | | | |

### 4.2.10 Heathland and shrub – Bramble scrub (h3d / h3d 32)

4.2.10.1 Parcels of bramble scrub are scattered across the site, separate to the mixed scrub fringe habitats. A ditch runs adjacent to the eastern corner parcel of the scrub, and trees are scattered in one parcel of scrub also.

4.2.10.2 Bramble scrub is automatically allocated a condition score of **N/A**.

### 4.2.11 Heathland and shrub – Hawthorn scrub (h3f)

4.2.11.1 A small parcel of hawthorn scrub is present on the southern boundary adjacent to Talorgoch road.

4.2.11.2 This habitat has been assessed as **poor condition**.

**Table 11 – Condition Assessment for Hawthorn 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).<br>- At least 80% of scrub is native,<br>- There are at least three native woody species,<br>- 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. | Fail |
| Condition Criteria C. | There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, | Pass | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | 1981) and species indicative of sub-optimal condition make up less than 5% of ground cover. | | | | |
| Condition | Poor | Passes 1 of 5 criteria | | | | |

### 4.2.12 Cropland – Temporary grass and clover leys (c1b)

4.2.12.1 Located west of the main body of the site, a section of cropland is located within the site boundary. The cropland has been dominated with rye grass growth, which will improve soil fertility by fixing nitrogen.

4.2.12.2 Cropland is automatically allocated a condition score of **N/A**.

### 4.2.13 Individual Trees

4.2.13.1 A total of 39 trees are present onsite. Their locations are based on the Tree Constraints Plan from the Arboricultural Impact Assessment (Appendix 7). T15 has been identified as a veteran tree, which is categorised as an irreplaceable habitat. Additional trees are present across the site, however these trees appear in hedgerows and scrub, meaning they have been measured within those habitats to avoid double counting.

4.2.13.2 While some trees do form linear features, as the site is within an urban area these trees have been assessed as individual trees, as per the Statutory Biodiversity Metric User Guide (Department for Environment, Food & Rural Affairs, 20245).

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

**Table 12 – Summary of Individual Trees**

| Tree Location | Species | No. of Trees | Size in Metric | Condition Criteria* | | | | | | Overall Condition |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | A | B | C | D | E | F | |
| G1 | Mixed | 7 | Small | Pass | Fail | Fail | Fail | Fail | Pass | Poor |
| G2 | Leyland cypress (*Cupressus* × *leylandii*) | 7 | Medium | Fail | Pass | Fail | Fail | Pass | Pass | Moderate |
| T3 | Ash (*Fraxinus excelsior*) | 1 | Medium | Pass | Pass | Fail | Fail | Fail | Pass | Moderate |
| T4 | Ash (*Fraxinus excelsior*) | 1 | Large | Pass | Pass | Pass | Fail | Pass | Pass | Good |
| G11 | Hawthorn (*Crategus monogyna*) | 3 | Small | Pass | Pass | Pass | Fail | Pass | Pass | Good |
| T14 | English oak (*Quercus robur*) | 1 | Large | Pass | Pass | Pass | Pass | Pass | Pass | Good |
| T15 (Veteran) | English oak (*Quercus robur*) | 1 | Large | Pass | Pass | Pass | Fail | Pass | Pass | Good |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| T16 | Ash (*Fraxinus excelsior*) | 1 | Medium | Pass | Pass | Pass | Fail | Pass | Pass | Good |
| G20 | Sycamore (*Acer pseudoplatanus*) | 1 | Large | Pass | Pass | Fail | Pass | Pass | Pass | Good |
| T21 | English oak (*Quercus robur*) | 1 | Large | Pass | Pass | Pass | Fail | Fail | Pass | Moderate |
| T23 | Ash (*Fraxinus excelsior*) | 1 | Large | Pass | Pass | Pass | Fail | Fail | Pass | Moderate |
| G24 | Sycamore (Acer pseudoplatanus) | 2 | Medium | Pass | Pass | Fail | Fail | Fail | Pass | Moderate |
| G25 | Mixed | 3 | Medium | Pass | Pass | Fail | Fail | Pass | Pass | Moderate |
| G26 | Mixed | | Small | Pass | Pass | Fail | Fail | Fail | Pass | Moderate |
| T27 | Ash (Fraxinus excelsior) | 1 | XL | Pass | Pass | Pass | Fail | Pass | Pass | Good |
| G28 | Ash (Fraxinus excelsior) | 5 | Large | Pass | Pass | Pass | Fail | Pass | 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).

### 4.3.1 H1-H3) Native Hedgerow (h2a 517 / h2a 517 507)

4.3.1.1 Three native hedgerows are present on the site. One hedgerow (H1) is present between a cropland and modified grassland parcel, acting as a barrier between the two habitats. This is predominantly made up of hawthorn, with evidence of human damage present across most of its length.

4.3.1.2 The second hedgerow (H2) is located on the northern boundary of the cropland, which also shows evidence of previous pruning. Species present within this hedgerow include ivy, hawthorn and blackthorn, with a nutrient enriched base containing species such as nettles and cleavers.

4.3.1.3 The final native hedgerow (H3) is present along the southernmost field connecting to the main road. This hedgerow was mainly made up of hawthorn, with occasional gorse and blackthorn. Heavy management was present along most of the hedgerow length due to it encroaching into residential gardens offsite.

4.3.1.4 These habitats have been assessed as **moderate** condition.

**Table 13 – Condition Assessment for H1 (H9 in AIA)**

| 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:<br>· Measured from outer edge of hedgerow; and<br>· 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<br>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 4 of 8 criteria | | | | |

**Table 14 – Condition Assessment for H2 (H8 in AIA)**

| 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:<br>· Measured from outer edge of hedgerow; and<br>· 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 | 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<br>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: Moderate | Passes 4 of 8 criteria | | | | |

**Table 15 – Condition Assessment for H3 (H10 in AIA)**

| 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:<br>· Measured from outer edge of hedgerow; and<br>· 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 | 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 4 of 8 criteria | | | | |

### 4.3.2 H4) Native Hedgerow with trees (h2a 11 507)

4.3.2.1 Near the existing residential property and access road, a native hedgerow with trees is present as a boundary screen from adjacent development. Species present include English oak, hawthorn, bramble, dogrose, sycamore and crab apple, with a nettle and ivy understorey.

4.3.2.2 This habitat has been assessed as **poor** condition.

**Table 16 – Condition Assessment for H4 (G29 in AIA)**

| UK Hab Classification | Native hedgerow with trees | | | | |
|---|---|---|---|---|---|
| Condition Sheet | Hedgerow | | | | |
| Condition Criteria A1. Height | >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 A2. Width | >1.5 m average along 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 B1. Gap – Hedge Base | Gap between ground and base of canopy <0.5 m for >90% of length. | Pass | Condition Criteria D2. Current damage | >90% of the hedgerow or undisturbed ground is free of damage caused by human activities. | Fail |
| Condition Criteria B2. Gap – hedge canopy continuity | Gaps make up <10% of total length and No canopy gaps >5m. | Fail | Condition Criteria E1. Tree age | There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow. | Pass |
| Condition Criteria C1. Undisturbed ground and perennial vegetation | >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:<br>· Measured from outer edge of hedgerow; and | Fail | Condition Criteria E1. Tree Health | At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity. | Fail |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | · Is present on one side of the hedgerow (at least). | | | | |
| Condition | Poor | Passes 4 of 10 criteria | | | | |
| Distinctiveness | | Medium | | | | |

### 4.3.3 H5) Species-rich Native Hedgerow (h2a5 32)

4.3.3.1 Towards the eastern boundary of the site, a species-rich native hedgerow is present, including hawthorn, bramble, blackthorn and dogrose.

4.3.3.2 This habitat has been assessed as **poor** condition.

**Table 17 – Condition Assessment for H5 (G26 in AIA)**

| 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:<br>· Measured from outer edge of hedgerow; and<br>· 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 | 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<br>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 3 of 8 criteria | | | | |

## 4.4 Watercourse Habitats

### 4.4.1 Ditches (D1 and D2)

4.4.1.1 Two ditches are present on the main body of the site. One ditch (D1) is located in the northwestern corner of the site, connecting to an offsite pond and wider agricultural ditches across the area. The ditch itself was covered by dense vegetation, meaning detailed inspection of this ditch was limited.

4.4.1.2 In the southeastern corner, an additional ditch (D2) is present on the boundary of the field. The ditch presented shallow water, around 5cm deep, as well as a fringe of marginal vegetation. Species present within the ditch include arum lily (*Zantedeschia aethiopica*), male fern (*Dryopteris filix-mas*), ivy, bramble, creeping buttercup, cocks foot, nettles and herb Robert.

4.4.1.3 Both ditches have been assessed as **poor** condition. Both ditches had **no encroachment** to their respective watercourses but had **major** riparian encroachment on both banks due to being within agricultural land.

**Table 18 – Condition Assessment for Ditch (D1)**

| 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 duckweed *Lemna* spp. (these are signs of eutrophication). | Pass | Condition Criteria 7. | Less than 10% of the ditch is heavily shaded. | Pass |
| Condition Criteria 4. | A fringe of marginal vegetation is present along more than 75% of the ditch. | Pass | Condition Criteria 8. | There is an absence of non-native plant and animal species. | Pass |
| Condition | Poor | Passes 4 of 8 criteria. | | | |

**Table 19 – Condition Assessment for Ditch (D2)**

| 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. | Pass | 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. | Fail |
| 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 duckweed *Lemna* spp. (these are signs of eutrophication). | Pass | Condition Criteria 7. | Less than 10% of the ditch is heavily shaded. | Pass |
| Condition Criteria 4. | A fringe of marginal vegetation is present along more than 75% of the ditch. | Pass | Condition Criteria 8. | There is an absence of non-native plant and animal species. | Fail |
| Condition | Poor | Passes 4 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.

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 majority of the site area will be lost for the proposed development. In particular, the large, modified grassland fields will be lost to accommodate for the housing plots. In terms of individual trees, the development would necessitate the removal of one tree group (G5) and sections from a further seven tree groups (G7, G12, G19, G20, G22, G25 and G29). Some areas of mixed scrub will also be lost, as well as areas of bramble scrub scattered across the site. The cropland will also be lost at the south of the development, as well as parts of the southern modified grassland parcel to make way for the new access road.

5.2.1.2 Table 20 shows a summary of the area habitats and their corresponding condition scores to be retained on site.

**Table 20 – Area habitats to be lost/retained on site**

| Area Habitat Type | Condition | Retained/Lost Post-development | Proposed Mitigation |
|---|---|---|---|
| Modified grassland | Poor | Majority lost | Approximately 1.77 (ha) of wildflower meadow will be created across the site. |
| Bramble scrub | N/A | Majority lost | Approximately 0.1 (ha) of native mixed scrub will be planted across the site to accommodate for any lost scrub. |
| Mixed scrub | Poor | Majority retained | |
| Blackthorn scrub | Poor | Fully lost | |
| Hawthorn scrub | Poor | Fully lost | |
| Cereal crops | N/A | Fully lost | The cropland area will be replaced with native scrub planting, wildflower meadow, individual trees and a drainage feature with wetland planting. |
| Vegetated gardens | N/A | Fully lost | Vegetated gardens will be mitigated for with the creation of new vegetated gardens associated with the housing plots. |
| Buildings | N/A | Fully lost | Buildings have no ecological value so mitigation is not necessary. |
| Sparsely vegetated land | Poor | Fully lost | Any habitat created can offset for the loss of this due to sparsely vegetated land being a low distinctiveness habitat. |

| | | | |
|---|---|---|---|
| Individual trees | Poor/Moderate/Good | Partially lost | New trees will be planted across the site within public open space (P.O.S) and front gardens to accommodate for the loss of individual trees. |

## 5.3 Linear Hedgerow Habitats

5.3.1.1 Most of the hedgerow on site will be retained, particularly those on the borders of the site.

5.3.1.2 Table 21 shows a summary of the linear hedgerow habitats and their corresponding condition scores to be retained and lost on site.

**Table 21 – Linear hedgerow habitats to be retained on site**

| Linear Hedgerow Habitat Type | Condition | Retained/Lost post-development | Proposed Mitigation |
|---|---|---|---|
| H1 | Moderate | Partially retained | New native hedgerow will be planted across the site. |
| H2 | Moderate | Retained | |
| H3 | Moderate | Retained | |
| H4 | Poor | Partially retained | |
| H5 | Poor | Partially retained | |

## 5.4 Watercourse Habitats

5.4.1.1 Both ditches (D1 and D2) will be retained within the development.

5.4.1.2 Table 22 shows a summary of the watercourse habitats and their corresponding length (km) and condition score to be retained on site.

**Table 22 – Watercourse habitats to be retained on site**

| Watercourse Habitat Type | Condition | Retained/Lost post-development | Proposed Mitigation |
|---|---|---|---|
| D1 | Poor | Retained | No mitigation is required as the habitat is fully retained in its current condition which follows the mitigation hierarchy. |
| D2 | Poor | Retained | |

# 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.

## 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 south of the site within a large area of POS whilst smaller areas of wildflower meadow will be created around the north of 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 23 – 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.<br><br>**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 | Fail | Condition Criteria E. | Combined cover of species indicative of sub-optimal | Pass |

| | | | | | |
|---|---|---|---|---|---|
| | 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. | | | 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.<br><br>If any invasive non-native plant species (as listed on Schedule 9 of WCA4) are present, this criterion is automatically failed. | |
| 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 $m^2$ present, including forbs that are characteristic of the habitat type.<br>**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 Areas across the main development area outside of property ownership will be planted with modified grassland. 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 24 – 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 $m^2$ present, including at least 2 forbs.<br>**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 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 Individual Trees – Urban/Rural Trees

6.2.3.1 A total of 167 trees will be planted across the site, with 57 being planted within vegetated gardens and are therefore not included within this biodiversity statement. The remaining 110 will be planted within areas of public open space and contain a native and non-native mix.

6.2.3.2 The proposed planting schedule includes field maple (*Acer campestre*), hawthorn, sweet gum (*Liquidambar styraciflua*), wild cherry, whitebeam (*Sorbus aria*), common serviceberry (*Amelanchier arborea* 'Robin Hill'), rowan (*Sorbus aucuparia*), and small-leaved lime (*Tilia cordata*), all to be planted as 12–14 cm girth root-balled standard specimens.

6.2.3.3 The non-native urban trees are expected to achieve **poor** condition, whereas the native 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 25 – Condition Assessment for Individual Urban Trees (Non-native)**

| 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). | Fail | 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. | Fail |
| Condition Criteria B. | Tree canopy is predominantly | Pass | Condition Criteria E. | Natural ecological niches for vertebrates | Fail |

| | | | | | |
|---|---|---|---|---|---|
| | 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). | | | and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. | |
| 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 Poor | Passes 2 of 6 criteria | | | | |

**Table 26 – Condition Assessment for Individual Urban Trees (Native)**

| 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, 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. | Fail |
| 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 3 of 6 criteria | | | | |

### 6.2.4 Heathland and Shrub – Mixed Scrub

6.2.4.1 New areas of mixed scrub will be created at the base of the site within areas of POS.

6.2.4.2 The proposed native scrub mix, planted at 2 plants per m² and in groups of approximately 3–5, comprises hazel (*Corylus avellana*), hawthorn, blackthorn, elder (*Sambucus nigra*), buckthorn (*Rhamnus cathartica*), dog rose (*Rosa canina*), woolly willow (*Salix lanata*), honeysuckle (*Lonicera periclymenum*), and bramble.

6.2.4.3 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.

6.2.4.4 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 27 – 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).<br>- At least 80% of scrub is native,<br>- There are at least three native woody species,<br>- 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 species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal | Pass | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | condition make up less than 5% of ground cover. | | | | |
| Condition | Moderate | Passes 3 of 5 criteria | | | | |

### 6.2.5 Urban – Vegetated Garden

6.2.5.1 Additional areas of modified grassland will be created on-site as front and back gardens, as well as hedgerows and ornamental shrubbery. 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.

6.2.5.2 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**.

### 6.2.6 Urban – Sustainable Drainage Features (Attenuation Basins)

6.2.6.1 Within the public open space to the north and south of the site, sustainable drainage (SuDs) features 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.

6.2.6.2 This habitat is expected to achieve **good** condition.

6.2.6.3 These features have a similar drainage and ecological function to ditches; therefore, the creation of these features can be considered as a net gain in watercourse habitats.

**Table 28 – Condition Assessment for SuDS**

| UK Hab Classification | Sustainable Drainage System | | | | |
|---|---|---|---|---|---|
| Condition Sheet | Urban | | | | |
| Condition Criteria 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. | 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 |
| 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.<br>**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 – Species-rich Native Hedgerow

6.3.1.1 Lengths of hedgerow will be planted to the south of site adjacent to an area of wildflower meadows.

6.3.1.2 The proposed native hedge mix, planted at 6 plants per metre in a double staggered row and in species groups of approximately 3–7, comprises hawthorn at 25%, wild privet (*Ligustrum vulgare*) at 20%, hazel at 15%, holly (*Ilex aquifolium*) at 25%, and guelder rose (*Viburnum opulus*) at 15%, supplied predominantly as 60–80 cm transplants except where specified.

6.3.1.3 These hedgerows are expected to achieve **moderate** condition given the location and potential management regimes.

**Table 29 – Condition Assessment for Species-rich Native Hedgerow**

| UK Hab Classification | Species-Rich 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:<br>· Measured from outer edge of hedgerow; and<br>· 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 habitats present include mixed scrub, bramble scrub, individual trees, hedgerows, ditches and sparsely vegetated land.

7.1.1.2 While the majority of the existing modified grassland, some individual trees areas of scrub and sections of hedgerow will be lost to accommodate for the new development, the more ecologically valuable habitats such as the areas of mixed scrub, large trees and the majority of hedgerows and ditches 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 wildflower meadow, individual trees, mixed scrub and 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


Baker, J., Hoskin, R. and Butterworth, T. (2019). Biodiversity net gain. Good practice principles for development: A practical guide.

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2023). *UK Habitat Classification – Habitat Definitions V2.0.*

CIEEM (2019). Advice Note on the Lifespan of Ecological Reports and Surveys. CIEEM.

CIEEM (2022). *Welsh Government's Approach to Net Benefits for Biodiversity and the DECCA Framework in the Terrestrial Planning System* [online]. Available at: https://cieem.net/wp-content/uploads/2022/08/Net-Benefits-briefing.pdf.

Communities and Local Government Committee (2021). The *National Planning Policy Framework.*

Denbighshire County Council (2006). Denbighshire County Council Local Development Plan – Adopted June 2013.

Denbighshire County Council (2016). Supplementary Planning Guidance Note – Conservation and Enhancement of Biodiversity. [Available at: https://www.denbighshire.gov.uk/en/documents/planning-and-building-regulations/ldp/supplementary-planning-guidance/adopted-spg-documents/conservation-and-enhancement-of-biodiversity.pdf]

Department for Environment, Food & Rural Affairs (2025a). Statutory Biodiversity Metric: User Guide.

Department for Environment, Food & Rural Affairs (2025b). Statutory Biodiversity Metric Condition Assessments.

eCountability Ltd. (2018). UK Habitat Classification (Professional Edition).

Stace, C. (2010). New Flora of the British Isles. 3rd ed. Cambridge: Cambridge University Press.

Urban Green (2025a). Preliminary Ecological Appraisal (PEA). Ref: UG_3349_ECO_PEA_01.

Urban Green (2025b). Arboricultural Impact Assessment (AIA). Ref: UG_3349_ARB_AIA_REV_00_FINAL.

Urban Green (2025c). Proposed Landscape Plans. Ref: UG_3349_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. Specifically, 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

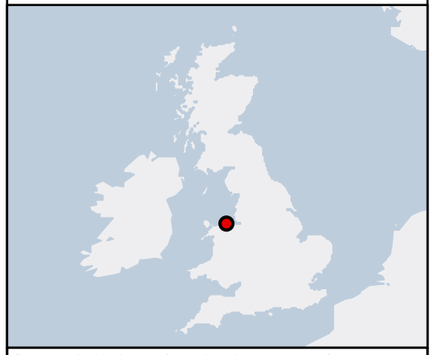

U R B A N
G R E E N

## Legend

- Red Line Boundary
- Blackthorn scrub
- Bramble scrub
- Built-up areas and gardens
- Mixed scrub
- Modified grassland
- Sparsely vegetated land
- Temporary grass and clover leys
- Buidling
- Developed land sealed surface
- Hawthorn scrub
- Native hedgerow
- Rivers and streams
- Species-rich native hedgerow
- Tree

N

0 20 40 80 Meters





| | | |
|---|---|---|
| Client: Castle Green Homes | | |
| Project: Mindale Farm | | |
| Title: UKHAB Habitat Map | | |
| Issue: 01 | Figure: 00 | |
| Drawn: CL | Checked: WG | Approved: TM |
| Project: UG3349 | Scale @ A3: 1:2000 | Date: 10/11/2025 |
| Dwg No: UG_3349_ECO_HM_01 | | Revision: 01 |

# APPENDIX 3 – PRIMARY AND SECONDARY CODES

| Primary Code | Definition |
|---|---|
| c1b | Temporary grass and clover leys |
| g4 | Modified grassland |
| h2a | Native hedgerow |
| h2a5 | Species-rich native hedgerow |
| h3a | Blackthorn scrub |
| h3d | Bramble scrub |
| h3f | Hawthorn scrub |
| h3h | Mixed scrub |
| r2 | Other rivers and streams |
| s | Sparsely vegetated land |
| u1 | Built up areas and gardens |
| u1b | Developed land; sealed surface |
| u1b5 | Buildings |
| **Secondary code** | **Definition** |
| 11 | Hedgerow with Trees |
| 32 | Scattered trees |
| 50 | Ditch |
| 81 | Ruderal or ephemeral |
| 102 | Sheep grazed |
| 106 | Mown |
| 128 | Tall or tussocky sward |
| 507 | Nutrient-enriched substrate |
| 517 | Recent Management |
| 523 | Non-native |
| 828 | Vegetated garden |

# APPENDIX 4 – PROPOSED LANDSCAPE PLAN

URBAN GREEN


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

Contractors must check all dimensions from site

This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.

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

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when comparedto the original paper or electronic image.

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:-

## 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*

**Coloured Chip Asphalt Surfacing**
Black colour, with red chippings. 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**
1.20mm high, with self closing gates to match.

**Diamond Timber Knee Rail**
600mm high.

**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/ Hedge**
To be retained.

**Existing Tree/ Hedge**
To be removed.

**Existing Scrub**
To be retained and enhance.

**Proposed Tree Planting**

**Proposed Hedge Planting**

**Proposed Native 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 Native Scrub Planting**

**Proposed Wetland Meadow Mix**

| REV. | DATE | DESCRIPTION | DRAWN | CHK'D |
|---|---|---|---|---|
| P01 | 26/11/25 | FIRST ISSUE | TH | GBS |


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**


**Client:**
## CASTLE GREEN HOMES

**Project:**
## MINDALE FARM, PRESTATYN

**Title:**
## GENERAL ARRANGEMENT PLAN

**Issue:**
## PLANNING

| Drawn: | Checked: | Approved: |
|---|---|---|
| TH | GBS | SA |
| **Project:** UG3349 | **Scale @ A0:** 1:700 | **Date:** 26/11/25 |
| **Dwg No:** UG_3349_LAN_GA_DRW_01 | | **Revision:** P01 |

# APPENDIX 5 - PHOTOGRAPHS OF THE SITE

Photograph 1: Access gate to modified grassland grazing field

Photograph 2: Bramble scrub and modified grassland at site entrance

Photograph 3: Vegetated front garden of residential property present on site

Photograph 4: Additional area of bramble scrub present

Photograph 5: Sparsely vegetated land in centre of grazing fields

Photograph 6: Flailed hedgerow in eastern corner

Photograph 7: Wider landscape of the modified grassland field

Photograph 8: Vegetation associated with the eastern ditch (D2)

Photograph 9: Periphery mixed scrub with scattered trees associated across the site

Photograph 10: Western aspect of the site with periphery mixed scrub and large grazing field

Photograph 11: Southern strip of modified grassland with hedgerow associated with residential properties

Photograph 12: Native hedgerow (H2) present on edge of cropland

# APPENDIX 6 – TREE CONSTRAINTS PLAN

URBAN GREEN


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

Contractors must check all dimensions from site.

This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.

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

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

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 Hedgerow

BS 5837: 2012 Retention Category B Tree, Group or Hedgerow

BS 5837: 2012 Retention Category C Tree, Group or Hedgerow

BS 5837: 2012 Retention Category U Tree, Group or Hedgerow

Root Protection Area (RPA)

Position Estimated on Site

Redline Site Boundary

| REV. | DATE | DESCRIPTION | DRAWN | CHK'D |
|---|---|---|---|---|
| | | | | |
| | | | | |


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


Client:

**CASTLE GREEN HOMES**

Project:

**MINDALE FARM, PRESTATYN**

Title:

**TREE CONSTRAINTS PLAN**

Issue:

**PLANNING**

| Drawn: | Checked: | Approved: |
|---|---|---|
| HL | RB | HL |
| **Project:** | **Scale @ A0:** | **Date:** |
| UG3349 | 1:1000 | 13/11/25 |
| **Dwg No:** | | **Revision:** |
| UG_3349_ARB_TCP_01 | | 00 |