AMENITYTREE

ENVIRONMENTAL PLANNING CONSULTANTS

Full Biodiversity Net Gain Assessment

Version 1

15.07.2025

Prepared for: Virtu

Site: Packwood Mills. Car Park site

Prepared by Simon Brain.

Managing Director. PGCE (Bio. Rec.)

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1. Introduction

1.1 Background to the project

Amenity Tree was commissioned by Virtu Homes to undertake a site visit and compilation of UK habitats plan and DEFRA habitat condition sheet to include the Statutory Metric in consideration of a planning application under The Environment Act 2021, which allows for biodiversity gain in the planning system.

1.2 Site location and context

The client is proposing the re development of site for the associated residential use of the former mill sites adjacent. The site is an existing car park in a semi urban environment and enclosed by existing residential land uses and road network.

The site is located within a rural environment and enclosed by existing residential and commercial land uses. The habitat on site comprises of scattered trees, urban building including areas of hard standing access, woodland and scrub.

1.3 Report purpose and legislative background

1.3.1 This assessment was requested by the client for the purposes of supporting a planning application for the site's development in line with The Environment Act 2021, including Part 6 of the Environment Act 2021 'nature and biodiversity', which allows for biodiversity gain in the planning system. Schedule 14 of the Environment Act 2021 has been brought into force and there are current regulations legally mandating BNG.

The British Standard BS 8683:20211 defines BNG as "*a specific, quantifiable outcome from project activities that deliver demonstrable benefits for biodiversity compared to the baseline situation*."

The National Planning Policy Framework 2024 (NPPF) emphasises the importance of protecting and enhancing the natural environment. The NPPF approach to BNG is set out in Paragraph 186b, which is to "p*romote the*

conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity".

1.3.2 A Preliminary Ecological Appraisal confirmed habitats present. Therefore, the habitats present are confirmed and using the UK Habitats Classification System (UKHAB) it is possible that the appropriate habitat classification is used in the BNG metric.

1.3.3 The scope of the Assessment is therefore:

- Assessment of the habitats within the site in accordance with the UK Habitats Classification (UK Habitats Classification Working Group, 2018).
- Completion of Condition Assessments of each habitat in accordance with those presented in The Biodiversity Metric 4.1 The Statutory Metric Feb 2024 and superseeded on the 23rd July 2024 (V1.0.3).

2. Survey Methods

2.1 Vegetation and Habitats

2.1.1 A habitat survey walkover was conducted in May 2025 which confirmed the habitats present. Appendix 1 is the habitat mapping based on the UK Habitat Classification system (UK Habitats Classification Working Group, 2018) which details those habitats on site.

2.1.3 Site strategic significance

The strategic significance of a site will be determined by areas included within the Local Nature Recovery Strategy (LNRS) produced for a region. The LNRS for the area is in design and no pilot draft are available, and it therefore has no status in the planning system currently.

The Site as an area that is not designated for nature recovery and therefore cannot achieve 'high strategic significance'. As a LNRS is yet to be produced

the site can be assessed for 'low strategic significance' based on the setting of the site's urban location and its distance from LNRS or any nature recovery areas.

2.2 Surveys results

2.1 The biodiversity baseline value of the site is calculated by the Statutory Metric and reproduced below for the main site in habitat units. The metric has provided the final habitat unit value of 0.41 biodiversity units.

On-site baseline	*Habitat units*	0.41
	Hedgerow units	0.00
	Watercourse units	0.00

These are broken down into the following habitats

Habitat Type	Condition	Total habitat units
Other woodland; broadleaved	Poor	0.35
Mixed scrub	Poor	0.01
Developed land; sealed surface	N/A - Other	0.00
Urban tree	Poor	0.02
Urban tree	Poor	0.02
Urban tree	Poor	0.02

2.3 Limitations

The survey was conducted in the optimal survey period for vascular plants as determined by JNCC, 2010 as it was surveyed in May 2025.

Habitats have been assessed to determine whether they meet those described in the UK Biodiversity Action Plan – Priority Habitat descriptions which are used to form Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

3. History of site

The recent history of the site can be examined using historic aerial imagery. The site does not appear to have changed since 2020 and no habitat degradation has occurred.

4. Evaluation and Assessment

4.1 Proposed habitat retention, creation and enhancement

The total area of the site is approximately 0.1715 hectare.

Existing urban trees.

The following trees from the tree report are due to be removed; T18-T20 (tree report numbers / T1-3 UK habs plan). Therefore the 3no urban trees are covering 0.0123Ha in poor condiiton.

Development proposals

The landscape scheme has been developed in association with the ecology team and has sought to maximise the on site provision of biodiversity units within the design in order to satisfy the Biodiversity Gain Hierarchy.

The site shall be developed as proposed in The Landscape Plans in Appendix 2 and as detailed below.

REF	LSCP DESCRIPTION	BNG DESCRIPTION	HECTARE / NO.	NO.
1	PROPOSED TREES	NATIVE TREE PLANTING	0.0204	5
2	RETAINED TREES	RETAINED AND PROTECTED MIX BROADLEAVED WOODLAND	0.0757	
3	RETAINED MIXED SCRUB	RETAINED AND ENHANCED MIX SCRUB	0.0019	
4	WILDFLOWER	NEUTRAL GRASSLANDS		
5	AMENITY LAWNS	MODIFIED GRASSLAND	0.0210	
6	SHRUB BEDS	URNAB INTRODUCED SHRUBS	0.0010	
7	BUILT ENVIRONMENT	URBAN SEALED SURFACES	0.0720	
8		TOTAL HA:	0.1716	

4.2 Habitat creation methods

Habitat creation methods – Urban trees

5 no. urban trees shall be created covering 0.0204ha to a poor condition. The urban trees shall achieve the target of poor condition.

Objectives:

• To ensure early establishment and healthy growth.

• To create a well shaped framework for future balanced growth.

• To enhance appearance and visual interest.

Recommended Species: 100% of the trees are native species taking into account the requirement to plant trees that will be appropriate for anticipated changes in climate.

Considerations:

Trees will adapt to natural conditions. Additional watering will only be required during a particularly long dry spell.Trees are to be planted within

the tree planting season (October to March inclusive).Up to 30% of street trees will not establish and therefore supplementary planting over the following three years will be required to achieve prescribed numbers over the longer term.

Creation Methodology:

Advanced nursery stock trees or larger will be planted within optimal tree planting season (October to March inclusive).

Suitable wooden stakes will be used to support the trees.

Weeds will be controlled around the base of the trees by applying organic mulch (10cm depth in a 50cm buffer around trees), this will also assist with water retention. This will be applied in early summer until trees are successfully established (minimum 3 years).

Maintenance Operations:

In the first two years following planting, new trees are to be closely monitored at each maintenance visit to ensure that they are upright, firm stable and in good health.

Checks shall be made to ensure all stakes and ties of planted trees are properly adjusted at each maintenance visit. Between 5-7 years tree stakes shall be removed once the trees are established and root firm.

Trees shall be maintained and watered to field capacity throughout the first and second years of planting, taking into account prevailing weather conditions and hot dry periods. They should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity.

Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall

be replaced in the following dormant planting season, refer to Section 10 Plant Replacement.

Trees planted in grass areas shall have a 100cm diameter circle around the trunk which should be maintained free of weeds and be mulched until the tree is no longer vulnerable to damage from mowing equipment.

Habitat enhancement methods – Native woodland

Woodland will be enhanced on site covering 0.0745Ha throughout the site in good condition. This will be achieved by satisfying the following post development CAS criteria as shown in appendix 2 as shown below.

Considerations:

Trees will adapt to natural conditions. Additional watering will only be required during a particularly long dry spell

Trees are to be planted within the tree planting season (October to March inclusive) using appropriate tubex protection

Existing soils on site are to be used

At least 70% of trees should be native species found in the local area,

Creation and management methodology:

All woodland creation shall conform to The Management of Seminatural Woodlands 3. Lowland Mixed Broadleaf Woods practical guide. Forestry Commission 2003.

The woodland needs to be protected from damage from wild, domestic, and feral herbivore. Should damage be detected during monitoring measures such as fencing may be required to protect the woodland.

Open space within the woodland should be at 10% cover. This target should be met through planting up excessive open space with native species or felling excessive woodland cover as required.

The number of native species shall be at least four.

Woodland should be allowed to regenerate naturally; this may require felling to create open spaces. Coppicing some trees to promote regeneration as a mixture of stool sprouts and seedling regeneration.

Standing deadwood should be created within the woodland including large dead branches, dead stems, and stumps. Dead or dying trees within the woodland should be left standing wherever possible. If the woodland is lacking in dead wood, then designate some trees to be ‘ring barked’ and allow them to fall and decompose naturally.

Additional planting is requried to ensure 3 age classes are present.

Monitoring:

Habitat will be monitored for controlled and/or invasive species annually and appropriate action taken to remove if found. Monitor for significant browsing damage from herbivores. Monitor percentage of open space within woodland. Tree health should be monitored for pests, diseases, and crown dieback. An expert should be consulted on management practices should tree health be compromised. The amount of deadwood should be monitored.

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	3	planting to increase age classes
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	3	Browsing unlikley to due to position and size
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	3	INNS to be eradicated
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	3	Planting to increase species range
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	3	Planting to increase species range for nativity
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	3	Northern areas near car park to provide 10%+ of open space
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	3	Can be managed by allowing regeneration of new species into woodland over HMMP
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	3	Can be monitored to achieve 10%
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	2	
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	3	Planting of ground flora, intermediate and high canopy trees
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	2	Can be managed by allowing deadwood retention
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	2	
				Total Score (out of a possible 39)	34	

Scrub

An area of 0.0019Ha of scrub is to be enhanced to a moderate condition by satisfying the following CAS criteria A,C and D as shown in appendix 2 (proposed CAS).

A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	Yes	3no woody species / 80-% native and no more than 75% cover can be specified in HMMP
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	No	Mature shrubs wont develop
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	Yes	Can be managed in HMMP
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	Can be managed in HMMP
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	Not of sufficient size to allow glades

4.3 General Management and monitoring

The following section details management and monitoring methodologies for the habitats proposed to be created and retained on site

The site should be subject to a UKHAB classification survey alongside a condition assessment of the created and enhanced habitats. This survey should be carried out by a suitably qualified ecologist, starting 1 year after the project is completed, with follow up visits within year 2, 5, 10, 20, until the final visit on year 30. A report provided by an independent assessor shall be submitted to the LPA, when habitats as listed in the Biodiversity Metric are judged to have reached target condition.

A review of management of all habitats should be undertaken at years 10 and 20 with the management programme will be updated/adjusted accordingly.

The following management practices are recommended throughout the site in order to protect created habitats from harmful management practices.

- Weed control will be undertaken using non-chemical interventions wherever possible including mulching and hand pulling. Where deemed necessary, the spot application of eco-friendly herbicides may be used, avoiding areas containing waterbodies such as ponds and rivers.

- The application of fertilisers will be avoided as excessive nutrient loading will negatively alter the species composition of the habitats.

- Care should always be taken when maintaining habitats to avoid damage or disturbance to protected species such as breeding birds and water vole.

- Any arisings and/or cuttings created by maintenance will need to be removed and disposed of off-site or in a suitable location such as a designated compost heap or alternatively composted within the allotments on site.

- During site clearance and management, wood (including dead wood) should be used to create refugia in a suitable location (within native scrub, woodland, or pond edges) wherever possible.

- All areas are to be monitored for controlled and/or invasive species and appropriate action taken to remove if found.

- All areas to be monitored for fly-tipping, rubbish and litter annually (both construction and post-construction phases) with appropriate action taken to remove if found.

5. Summary Conclusion

The retention and enhancement of existing habitats facilitates the maximum provision of on site biodiversity units. The sites proposals allow for retention and enhancement of the woodland and scrub.

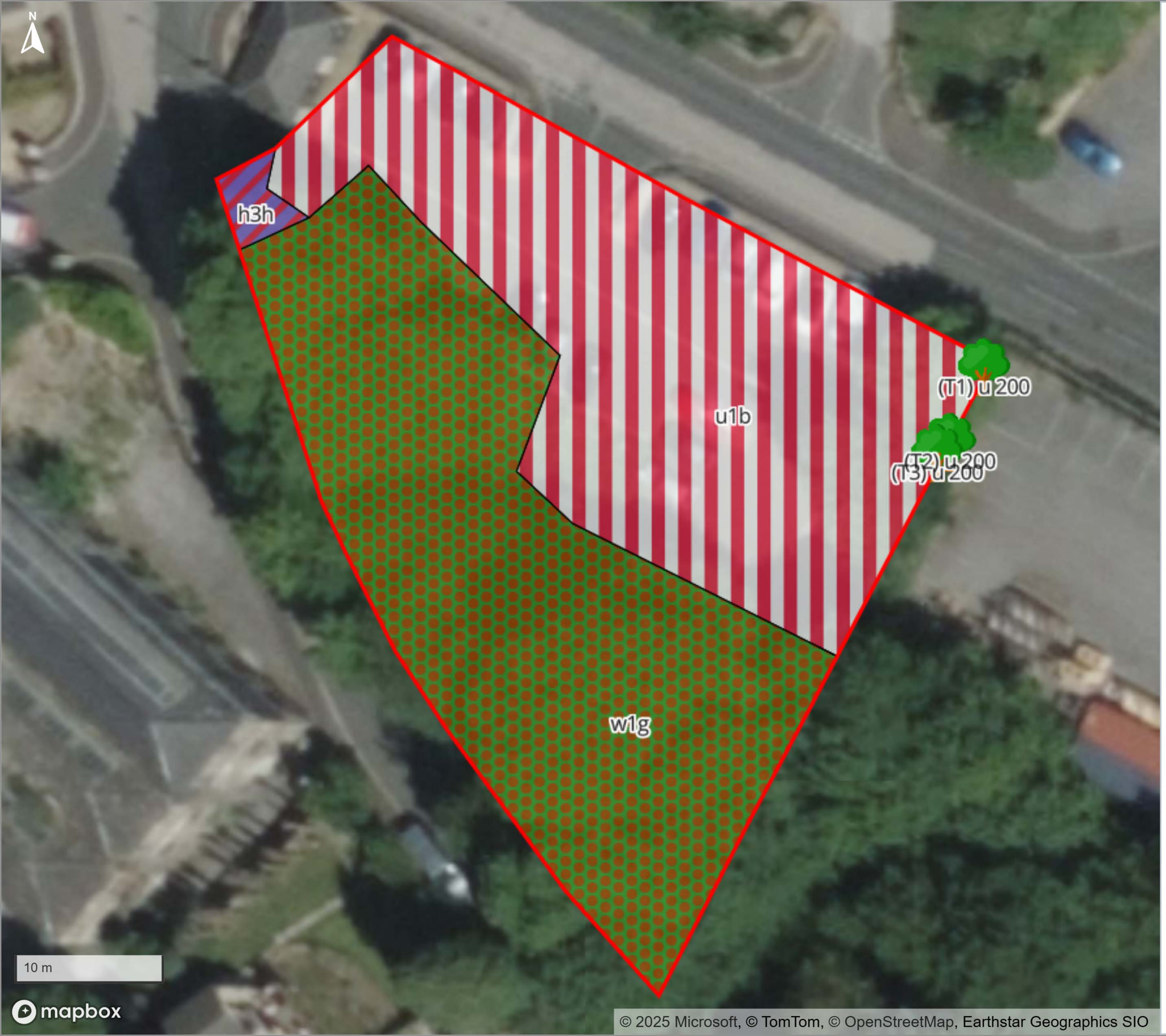
The scheme is proposing the retention and enhancement of woodland and scrub, urban tree planting creation, vegetated gardens, and introduced shrub.

The final results of the assessment are as follows

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.31
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	74.84%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

The scheme delivers a 74.84% net gain. There are no trading rule issues and the metric is not reporting any errors. There is no requirement for off site mitigation.

Appendix 1 Habitat mapping based the UK Habitat Classification system



12616 Parkwood, Mill 5, 6 & 7

Red Line Boundary Area: **0.1715 ha**

- Redline boundary
- **h3h** Mixed scrub
- **u1b** Developed land - sealed surface
- **w1g** Other broadleaved woodland
- Trees

Amenity Tree

Drawn by: **simon brain**
Version Date: **19/05/25**

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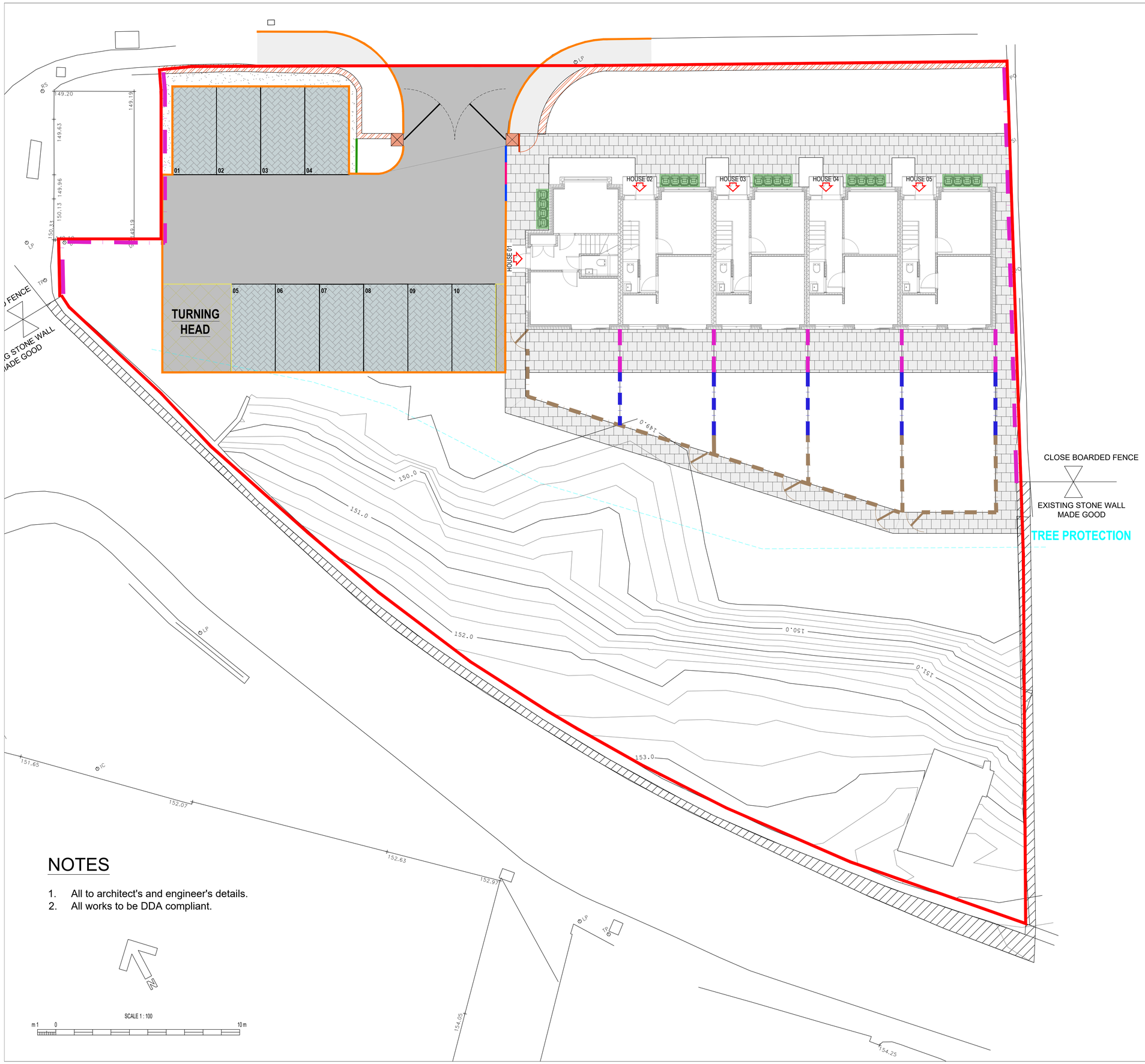
Appendix 2 Proposed landscape masterplan



KEY

- **SITE BOUNDARY**
- **LOW BRICK WALL & RAILINGS** TO ARCHITECTS DETAIL
- **EXISTING STONE WALL** RETAINED AND MADE GOOD
- **CLOSE BOARDED TIMBER FENCE** 1800mm HIGH
- **CLOSE BOARDED TIMBER FENCE** RAKED FROM 1800mm TO 1100mm HIGH
- **POST & RAIL FENCE** 1100mmm HIGH WITH 4no. RAILS
- **AUTOMATED GATES** TO ARCHITECTS DETAIL
- **HALF BATTERED KERB** NATURAL WITH 125mm UPSTAND
- **TRANSITION KERB** NATURAL
- **DROP KERB** NATURAL
- **PCC EDGING** NATURAL
- **BITMAC DRIVE** TO ENGINEERS DETAIL
- **PEDESTRIAN PATHS** TO ENGINEERS DETAIL
- **PARKING** CHARCOAL, PERMEABLE, TEGULAR
- **PATHS & PATIOS** SILVER GREY PAVIOUR
- **GRAVEL** SILVER GREY
- **BIN STORE** 4 BIN CAPACITY WITH GREEN ROOF

NOTES

1. All to architect's and engineer's details.
2. All works to be DDA compliant.

NOTE:
1. Do not scale from this drawing.
2. All setting out, levels and dimensions to be agreed on site.
3. The dimensions of all materials must be checked on site before being laid out.

Project: Parkwood Mill

Title: Hard works

AMENITYTREE
ENVIRONMENTAL PLANNING CONSULTANTS
Willow Cottage, School Lane, Burdwarsley, CH3 9NX. 01829 770 075

Status: Planning	
First Issued: JUNE 2025	Drawn: AP
Scale: 1:100	Size: A1
Drawing No.: AT.25.12063.100r1	

KEY

EXISTING BROADLEAVED WOODLAND
RETAINED, PROTECTED AND ENHANCED

EXISTING SCRUB
RETAINED, PROTECTED AND ENHANCED

PROPOSED TREE PLANTING
SEE PLANT SCHEDULE FOR DETAILS
REFER TO ENGINEER FOR ROOT BARRIER DETAILS

PROPOSED WILDFLOWER
SEE PLANT SCHEDULE FOR DETAILS

AMENITY LAWNS
SEE PLANT SCHEDULE FOR DETAILS

SHRUB & ORNAMENTAL PLANTING
REFER TO PLANT SCHEDULE FOR DETAILS

12063 : PLANT SCHEDULE_v1.

REF.	TREE PLANTING.	NO.	GIRTH cm	%	HEIGHT cm	TYPE	DENSITY per m2	NOTES
1.0	**TREE PLANTING**							
T1	Fagus Sylvatica Dawyck	3	18-20	NA	400-450	RB	NA	Underground guyed / GreenMax - AirMax & AquaMax Systems to be installed as specified.
2.0	**SHRUBS / GROUNDCOVER PLANTS / ORNAMENTAL GRASSES / HERBACEOUS PERENNIALS.**							
S1	Pennisetum villosum.	24	NA	NA	15	3L	4	
S2	Stipa tenuissima.	21	NA	NA	45	3L	4	
S3	Verbena bonariensis.	22	NA	NA	30	3L	7	
3.0	**WILDFLOWER**							
WF1	Emorsgate EW1 Woodland Wildflower Mix.							
	All installed as per suppliers recommendations.							

PLANTING NOTES

1. Plant handling at the nursery and transit up to delivery, shall be in accordance with 'Plant Handling' the booklet is published by the Committee for Plant Supply and Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from The Horticultural Trades Association which refers to the receipt, uploading and temporary storage of plants.
2. Plants shall be first class examples of their species or variety, free from all pests and diseases with good fibrous root systems and materially undamaged. Refer to relevant sections of BS.3936.Pts 1- 4, Specification of Nursery Stock.
3. All planting is to in general compliance with BS.4428:1989 Code of Practice for General Landscape Operations.
4. All trees are to be underground guyed. All tree pits to be 100x100x75cm deep. Back fill, 65cm 70% by volume approved topsoil, 30% by volume tree compost (no peat products), 10cm coarse sand to base of pit. Base of pit to be broken up prior to backfilling and tested for drainage properties.
5. The contractor must ascertain for themselves the exact location of any underground services prior to excavations. Root barriers (to engineers details) shall be installed adjacent to any underground services and between tree and adjacent buildings or structures if the tree is within 10m.
6. Water as necessary prior to and post PC to end of maintenance period to ensure the establishment and continued healthy development.
7. Carry out all work when soil and weather conditions are suitable. Do not plant during periods of frost or strong winds. Plant only during the following periods_Bare root material : Late October to Late March, Container / Air pot material : Anytime ground and weather conditions permit. Ensure adequate watering and weed control is available.
8. Any tree or shrub that dies, appears unhealthy or poorly developed shall be replaced at the end of the 12 months maintenance and defects period during the next appropriate planting season.

TOPSOILING

1. All topsoil delivered shall be in accordance with BS.3882.2007, certified as such. Sample load to be delivered to site for CA approval.
2. Turfed lawn areas to receive 150mm depth of approved topsoil (after light consolidation).
3. Shrub areas to receive 400mm depth of approved topsoil (after light consolidation).
4. Hedgerows to receive 450mm depth of approved topsoil (after light consolidation).
5. Wild flower areas are not top soiled. Any level make up to achieve via subsoil to BS.8601.2013. or approved low nutrient soil.

TURFING

1. Turf to be laid over a minimum 150mm lightly consolidated approved topsoil. No turf shall be laid in frosty or exceptionally dry weather. The well being of the turf is the contractors responsibility prior to PC and for the duration of the maintenance period. Any failures shall be replaced at the contractors expense.
2. Prior to the installation of the topsoil subsoil shall be rotavated. Lightly cultivate the topsoil, harrow and rake topsoil into a fine tilth suitable for final grading prior to turfing.Rake to a true, even consolidated surface.
3. Turf shall be grown by a member of the Turfgrass Growers Association (TGA). Certification of its provence shall be supplie to the CA.
4. Turf shall be laid within 36 hours of delivery and immediately watered after laying. Bumps, ridges and depressions will not be accepted.

WILDFLOWER AREAS

YEAR 1

- First cut 5cm March / April.
- Cut every 2 months or when sward reaches 15cm and arisings removed from site.
- Final cut September / October.
- Allow cut grass to dry and disperse seed before removing arisings.
- The requirement's in the first year are to control weeds and reduce competition from grasses. Cut swards to a height of 5cm every 2 months or so when the sward reaches 15cm. remove all cut material to avoid smothering the sward. Where persistent weeds exist, spot treat with Glysophate or dig out.

FUTURE YEARS

- One cut in September to 15cm.
- Remove all cuttings.
- Allow grass to dry and disperse seed before removing arisings.
- The requirement in future years is to maintain a species diverse sward of value to Wildlife.

NOTE

- The site may require further cuts in the autumn period to remove untidy growth in an extended growing season.

NOTES

1. All to architect's and engineer's details.
2. All works to be DDA compliant.

SCALE 1 : 100
m 1 0 10 m

NOTE:
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Project: Parkwood Mill

Title: Softworks

AMENITYTREE
ENVIRONMENTAL PLANNING CONSULTANTS
Willow Cottage, School Lane, Burdwarsley, CH3 9NX. 01829 770 075

Status: Planning

First Issued: JUNE 2025 | Drawn: AP

Scale: 1:100 | Size: A1

Drawing No.: AT.25.12063.101r1

Appendix 3 Habitat Condition Assessments and Post development Habitat CAS.

Full Statutory metric (12616-houses on car park)