

Report

Biodiversity Net Gain Assessment

Detailed Application (Eastern Site)

Lanwades Woodland Park

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16 May 2025

Project Reference: 65210959

Document Reference: 65210959-SWE-XX-XX-T-J-0009

Revision: C03

Prepared For: Lochailort Investments Ltd.

Status/Revisions

Rev.	Date	Reason for issue	Prepared	Reviewed	Approved
C01	04.04.25	Draft	CH & EB	MRB	RWS
C02	08.05.25	Final	EB	CF	JS
C03	16.05.25	Minor amends	CF	JS	JS

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Scientific survey data will be shared with local biological records centre in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) professional code of conduct.

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Ecology reports are considered valid for 12 to 36 months after the survey date(s) depending on survey type and findings. Should the development not commence within the validity period, the survey(s) should be repeated, and the report updated.

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1 Introduction

1.1 Purpose

This Biodiversity Net Gain (BNG) report has been prepared by Sweco for Lochailort Investments Ltd, and relates to the proposed development, hereafter referred to as 'the Project', of the former Animal Health Trust Research Centre, Kentford, CB8 7UA, hereafter referred to as 'the Project Site', for which detailed planning permission will be sought.

A UK habitat classification system (UKHab) survey and associated condition assessment was undertaken for the site on 04 and 05 April 2024 and the findings are presented in the Ecological Impact Assessment (EclA) [1].

The purpose of this report is to:

- Provide baseline ecological conditions at the site.
- Provide information to determine whether the project accords with relevant nature conservation policies and legislation and, where appropriate, to allow conditions or obligations to be proposed by the relevant authority.
- Detail the results of the biodiversity metric calculations to demonstrate whether the site will result in the target 10% net gain for biodiversity.
- Outline aims and objectives of agreed ecological enhancement and habitat creation to achieve biodiversity net gain as a result of the proposed development.

The process follows the mitigation hierarchy, which sets out that everything possible must be done to firstly avoid, secondly minimise and thirdly restore / rehabilitate losses of biodiversity on site. If not possible and only as a last resort, residual losses are compensated for using offsite habitat enhancement or creation.

1.2 Project Site Description

The Application Site has been split into two separate parts, the Project Site (red line) which envelopes 16.54 ha, and the wider ownership area (blue line) which envelopes 48.55 ha, as shown in Figure 1.1 below. For the purpose of this report, only areas within the red line boundary will be considered.

The separate outline application for the wider ownership area (blue line) is addressed in the Sweco Environmental Statement (ES) Chapter – Biodiversity [2].



Figure 1.1. Indicative red line boundary of the Project site (Detailed Element of Hybrid Application) and blue line boundary of the wider ownership area.

Map data from Google 2025. Bluesky, CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies.

The Project Site occupies an area of approximately 16.54 ha and is located around national grid reference TL 69792 66288, to the west of Kentford.

Habitats on-site include modified grassland, scattered trees, lowland beech and yew mixed woodland, broadleaved mixed and yew woodland, other native hedgerows, introduced shrub, hardstanding and buildings.

The site is surrounded by predominantly arable land with woodland strips and hedgerow boundaries, with the residential town of Kentford to the east.

1.3 Proposed Development

The Project consists of demolition of existing buildings on site, and phased redevelopment to provide residential units alongside a retail/commercial building (Use Class E), conversion of the existing listed stable block to community/ commercial use (Use Class F2/ E), provision of open space, play space, and associated infrastructure and car parking, as shown on Woods Hardwick drawing 19400/1009-G.

The construction phase will comprise of the following:

- Clearance of grassland habitats on site.

- Demolition of existing buildings.
- Conversion of the existing listed stable block.
- Retention and protection of woodland blocks and some hedgerows.

The operational phase will comprise the following:

- Residential homes and associated car park and private gardens.
- Community hub, shops and associated infrastructure.
- Green infrastructure comprising sustainable drainage systems (SuDS), play area including Neighbourhood Equipped Area for Play (NEAP) and Multi-Use Games Area (MUGA) facilities
- Semi-natural areas comprising additional hedgerows and trees, ornamental planting, shrubs, amenity and meadow grasslands.

2 Legislation and Policy Context

2.1 Current UK Legislation

The main pieces of legislation relating to BNG within England are:

- The Environment Act 2021

According to the Act, if activities are carried out on a specific site on or after 30 January 2020, which result in a lower biodiversity value than otherwise would have been achieved (e.g. site clearance), then the biodiversity value should be calculated based on the value of the site prior to the activity commencing.

The reader is referred to the original legislation for definitive interpretation.

2.2 Planning Policy

The recommendations of this report are in line with the key principles of the National Planning Policy Framework [3] and Government Circular 06/05 [4].

Local planning policies relating to ecology are invariably based on the conservation of species protected under the above legislation, including species and habitats of principal importance listed under Section 41 of the NERC Act 2006; and the protection of designated sites. All of these features are considered within the scope of this ecological impact assessment and therefore any recommendations made herein are likely to be in line with this policy.

2.2.1 Suffolk Local Biodiversity Action Plan

The Suffolk Local Biodiversity Action Plan [5], developed by the Suffolk Biodiversity Partnership, sets out eight strategic actions to guide and assess county wide policy and strategic plans, monitoring of planning applications, and share information through seminars and training sessions. Following the publication of the UK Post-2010 Biodiversity Framework (2012), the UK BAP has been replaced by priority habitats and species; a full list of priority habitats and species for Suffolk has been published for consideration for conservation and enhancement at the local level [6].

2.2.2 West Suffolk Local Plan – Draft

The Emerging West Suffolk Local Plan [7] is currently under review and is expected to supersede the current legislation once adopted.

Paragraph 4.2.35 of the West Suffolk Local Plan Submission Draft (Regulation 19) 2024 states that *“Development proposals should seek to conserve and enhance the biodiversity and geological interests of the area and in particular ensure that protected species and habitats including those of principal importance in the UK and locally (priority habitats and species) will be protected and, where possible, enhanced”*.

West Suffolk Council has merged with the former Forest Heath District Council and St Edmundsbury Council (FHDC). As such the adopted Local Plan comprises:

- Forest Heath Core Strategy (2010).
- Site Allocations Local Plan (2019).

- Joint Development Management Policies (2015).

Policy CS 2 of the former FHDC Core Strategy addresses the natural environment and states that *“Areas of landscape, biodiversity and geodiversity interest and local distinctiveness within the District will be protected from harm and their restoration, enhancement and expansion will be encouraged and sought through a variety of measures”*.

Policies DM10, 11, 12, 13 and 14 of the Joint Development Management Policies (2015) address the natural environment and protected species, with paragraph 4.1 stating *“Development proposals should seek to conserve or enhance the biodiversity and geological interests of the area and in particular ensure that protected species and habitats including those set out in UK and local Biodiversity Action Plans (BAPs) will be protected and, where possible, enhanced”*.

3 Methods

3.1 Technical Approach

This assessment has been produced following the CIEEM guidelines for BNG [8]. As such, the work required has been carried out in accordance with the key principles of the National Planning Policy Framework [3] and Government Circular 05/06 [4]. Common names and binomial scientific names of plant species identified are as they appear in Stace [9].

Any provision of biodiversity net gain should demonstrate compliance with the Good Practice Principles for Development [10], including the mitigation hierarchy.

The conclusions and recommendations are in accordance with current legislation and guidance.

3.2 Personnel

All surveyors used to establish baseline information have been trained or were supervised by experienced surveyors with extensive knowledge in the particular survey being undertaken. Surveyor names and qualifications are stated under each survey heading below.

This report was produced by Charlotte Hoskyns BSc (Hons) Graduate Ecologist and Elliott Burns BSc MSc, Senior Ecologist. This report was reviewed by Milly Brinsford BSc (Hons) Senior Ecologist and approved by Richard Webber-Salmon BSc (Hons) MCIEEM who has over 11 years' experience in ecological consultancy and production of ecological impact assessments.

3.3 UK Habitat Classification Survey

A UKHab of the site was undertaken on 04 and 05 April 2024 by Sophie Barrell, Senior Ecologist, MEdol (Hons) MCIEEM FISC level 4. Weather conditions at the time of the survey ranged from overcast with intermittent rain showers to clear, sunny and breezy, with an ambient temperature of approximately 10 to 14°C.

A list of plant species was compiled in accordance with methodology required to establish UK habitat classification types [11] up to level 4. Level 5 was recorded wherever possible, with care to accurately record all habitats of priority importance (if present). Secondary codes were added to polygons where deemed appropriate, taking special care to map mandatory codes for habitat mosaic, complex and origin. Survey was undertaken at the fine scale minimum mapping unit (MMU) of 25 m² (polygons) and 1 m width / 5 m long (lines). Key ecological features below the MMU in either area or length were mapped as points.

Habitats were classified and assessed in terms of their conservation importance. The habitat classification highlights the habitat distinctiveness and whether they reach the criteria for a priority habitat.

These habitats were also assessed using the Statutory Biodiversity Metric condition assessments to determine whether they are in poor, moderate or good condition [12].

Whilst April is generally considered slightly early for grassland identification under UKHab, habitats categorised were verified as correct during follow on surveys conducted throughout the survey season of 2024 when completing phase 2 ecology surveys [1].

3.4 Biodiversity Metric Calculations

The Statutory Biodiversity Metric (hereafter the 'Metric') was used to calculate whether the site will achieve a 10% biodiversity net gain. This was completed following the guidance within the Metric user guide [13].

The information entered into the Metric calculator comprised:

- Broad Habitat.
- Habitat Type (used to determine Distinctiveness).
- Area (ha) OR Length (km).
- Condition (N/A, Poor, Moderate, Good).
- Strategic Significance (whether the location is within the local plan (e.g. within a Biodiversity Opportunity Area) or not).

This data then provided a calculation of the Biodiversity Units (BU) for each habitat parcel which when summed gives the total BU of the site as a whole. The formula is set out below:

$$\text{Baseline Biodiversity Unit} = (\text{Area} \times \text{Distinctiveness} \times \text{Condition}) \times (\text{Strategic Significance})$$

The site baseline was taken to be the habitat types, areas and conditions on site during the UKHab survey and condition assessment undertaken on 04 and 05 April 2024 as described above.

Individual trees are recorded in the Metric in addition to the habitat underneath their canopy. The areas of individual trees have been calculated using the Tree Helper within the Metric.

The Metric is divided into three sections: area-based habitats, hedgerow linear habitats, and watercourse linear features. The overall biodiversity score of the project is taken as the lowest-scoring change of these different habitat groups. There are no watercourses within the development boundary nor are any expected to be impacted by the works in the immediate surroundings and as such, watercourses do not feature within the BNG calculations for this site.

A review of publicly available aerial imagery was undertaken to ensure that site condition appear similar to those after the 30 January 2020.

The habitats to be retained, created and/or enhanced were taken to be the proposed habitats as shown on Woods Hardwick drawing 19400/1009-E and Kirsten Bowden drawings 2025_01_20_Landwades_Landscape Proposals_002_RevB to 2025_01_20_Landwades_Landscape Proposals_007_RevB (see Drawings section). These habitats were also assessed using the Metric condition assessments to determine whether they will reach poor, moderate or good condition post development [12].

3.4.1 Strategic Significance

To establish the site's strategic significance a search of West Suffolk Council's website [14] was undertaken to assess whether a Local Nature Recovery Strategy for Kentford is available. The Multi-Agency Geographic Information for the Countryside (MAGIC) [15] was also used to look at the location of priority habitats on or adjacent to the site and the data search returned by Suffolk Biodiversity Information Services (SBIS) as part of the Preliminary Ecological Appraisal Report, was reviewed for information on statutory or non-statutory designated sites on or adjacent to the site. A combination of all of the above sources was used to ascertain whether the site is likely to be within the future local strategy for habitat creation.

3.5 **Limitations**

Unless stated specifically, drawings and plans are indicative only. As such, the position of features marked on the plans or drawings should not be taken as 100% accurate.

4 Biodiversity Metric Calculations

Full details of the calculations are provided in the Metric issued with this report (Sweco document reference: 65210959-SWE-XX-XX-C-J-0001-C02). Baseline habitats are presented within Sweco drawing 65210959-SWE-XX-XX-D-J-0011 (see Drawings).

4.1 Strategic Significance

A Local Nature Recovery Strategy is yet to be developed for West Suffolk council. The site location was determined to be not in an area of the strategic significance and was classified within the category of 'area/compensation not in local strategy/no local strategy'. This was based on searches within the Emerging West Suffolk Local Plan [7], West Suffolk Council's interactive map [14] which did not include the site within a local strategy and a MAGIC [15], which showed no priority habitats on or adjacent to the site.

4.2 Baseline Biodiversity Value

A review of aerial imagery on Google Earth indicated that the site has been in a similar management regime since 31 January 2020.

Table 4.1 and Table 4.2 summarise the baseline area and hedgerow linear habitats present on site respectively, with their assessed conditions and BU. Full condition assessments results, within the condition assessment tables taken directly from the Metric [12], for each baseline habitat are presented in Appendix A with the exception of the habitats for which condition assessments are not applicable.

Table 4.1. Summary of the Baseline Area Habitats

UKHab Classification	BNG Habitat Type	Condition	Biodiversity Units
Modified Grassland (g4)	Grassland – modified grassland	Poor	9.96
		Moderate	0.12
		Good	19.62
Modified grassland with scattered trees (g4 32)	Grassland – modified grassland	Poor	2.74
		Moderate	0.08
		Good	1.02
Introduced shrub	Introduced shrub	NA	0.08
Developed land, sealed surface	Developed land, sealed surface	NA	0.00
Artificial unvegetated, unsealed surface	Artificial unvegetated, unsealed surface	NA	0.00
Broadleaved, mixed and yew woodland	Woodland – other woodland; mixed	Poor	1.56
Lowland beech and yew woodland	Woodland – lowland beech and yew woodland	Poor	15.72
	Urban – Urban tree	Poor	4.58

UKHab Classification	BNG Habitat Type	Condition	Biodiversity Units
Modified grassland with scattered trees (g4 32)		Moderate	2.87
Lowland beech and yew woodland	Urban – Urban tree – Irreplaceable Habitat	Moderate	N/A – Bespoke Compensation Required

Table 4.2. Summary of the Baseline Linear Habitats

UKHab Classification	BNG Habitat Type	Condition	Biodiversity Units
Non-native hedgerow with trees (h2b)	Non-native and ornamental hedgerow	Poor	0.49
Non-native hedgerow (h2b)	Non-native and ornamental hedgerow	Poor	0.13

A review of the Hayden's Arboricultural Consultants Ltd Tree Survey and Arboricultural Impact Assessment [16] confirmed the absence of ancient individual trees and veteran trees (under the arboricultural definition) onsite. However, numerous trees recorded within the onsite woodland blocks are considered to meet the definition of veteran trees detailed within The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, which includes trees that exhibit one or more of the following:

- significant decay features such as deadwood, hollowing or signs of advanced decay in the trunk or major limbs
- a large girth, depending on and relative to species, site and management history
- a high value for nature, especially in hosting rare or specialist fungi, lichens and deadwood invertebrates

Of these numerous veteran trees onsite, the tree T330 is situated in close proximity to the development and exhibits a large decaying trunk feature with potential to provide high value habitat for nature. Therefore, tree T330 is considered to comprise irreplaceable habitat.

The Site's baseline biodiversity is 58.34 BU for area habitats and 0.62 BU for linear habitats.

4.3 Post-development Biodiversity Value

4.3.1 Habitats to be Retained and Enhanced

As shown on Woods Hardwick drawing 19400/1009-E and Kirsten Bowden drawings 2025_01_20_Landwades_Landscape Proposals_002_RevB to

2025_01_20_Landwades_Landscape Proposals_007_RevB (see Drawings section), efforts have been made to retain and enhance some of the onsite habitats. Details of these areas are provided below:

- A total of 1.53 ha of modified grassland in poor condition will be retained, equating to 3.07 BU.
- A total of 0.001 ha of modified grassland in moderate condition will be retained, equating to 0.01 BU.
- A total of 0.20 ha of modified grassland in good condition will be retained, equating to 1.21 BU.
- A total of 1.14 ha of urban tree in poor condition will be retained, equating to 4.58 BU.
- A total of 0.36 ha of urban tree in moderate condition will be retained, equating to 2.87 BU.
- A total of 0.329 ha of other woodland, mixed in poor condition will be retained and enhanced to moderate condition, delivering 1.59 BU.
- A total of 2.32 ha of lowland beech and yew woodland in poor condition will be retained and enhanced to moderate condition, delivering 15.39 BU.
- No linear habitats will be retained as part of the development.

Whilst there are numerous veteran trees within the woodland blocks, the proposed design is considered to avoid direct impacts to all veteran trees and irreplaceable habitat. However, due to the proximity of T330 to the future development and the likelihood of it falling, the tree was categorised as 'U' by Hayden's Arboricultural Consultants Ltd and recommendations have been provided to fell the tree to ground level.

Following discussion with Hayden's Arboricultural Consultants Ltd and the client, the tree will be retained, however it will required cutting back of the crown and upper growths to stabilise it; whilst tree T330 will not be entirely removed, as the works required will impact an irreplaceable habitat tree T330 has not been considered retained.

Overall, 11.73 BU in area habitats and 0.00 BU in linear habitats will be retained and 15.24 BU in area habitats will be enhanced.

4.3.2 Habitats to be Created

The habitats to be created was taken to be the proposed habitats as shown on Woods Hardwick drawing 19400/1009-E and Kirsten Bowden drawings 2025_01_20_Landwades_Landscape Proposals_002_RevB to 2025_01_20_Landwades_Landscape Proposals_007_RevB (see Drawings section). Post development habitats are presented within Sweco drawing 65210959-SWE-XX-XX-D-J-0012-C02-UKHab Post Dev Results Detailed App (see Drawings).

The created post-development habitats are detailed within Table 4.3 and 4.4 for area and hedgerow linear habitats respectively.

It has been necessary to make assumptions about the condition and distinctiveness of created habitats to complete the Metric. Habitat creation in the Metric is based on a realistic and achievable scenario.

Table 4.3. Summary of the Post-Development Area Habitats

Metric Habitat Type	Target Condition	Biodiversity Units
Urban tree	Moderate/Poor	3.11
Introduced shrub	Condition Assessment N/A	0.35
Sustainable drainage system	Good	0.95
Other neutral grassland	Good	3.40
Vegetated garden	Condition Assessment N/A	4.80
Modified grassland	Moderate	6.16
Developed land; sealed surface	N/A - Other	0.00
Artificial unvegetated, unsealed surface	N/A - Other	0.00
Mixed scrub	Moderate	0.10

Table 4.4. Summary of the Post-Development Linear Habitats

Metric Habitat Type	Target Condition	Biodiversity Units
Non-native and ornamental hedgerow	Poor	0.32
Native hedgerow	Poor	0.26
Non-native and ornamental hedgerow	Poor	0.06
Native hedgerow	Poor	0.59
Native hedgerow	Poor	0.33
Non-native and ornamental hedgerow	Poor	0.07
Native hedgerow	Poor	0.06

Overall, 18.87 BU in area habitats and 1.69 BU in linear habitats will be created.

4.4 Biodiversity Metric Results

The baseline biodiversity units for the Site is 58.34 BU for area habitats and 0.62 BU for linear habitats.

Post-development there will be a total of 47.58 BU for area habitats. This equates to a **net loss of 10.76 BU (– 18.44 %)**. Trading standards for area habitats have not been satisfied. In addition the works around T330, a veteran tree and irreplaceable habitat, will require a bespoke compensation agreement to be made, however with the works

required to avoid removal of the tree, the improvement of the woodlands on site and long term management it is considered likely that this can be addressed.

The provision of 16.69 BU will be required to achieve a 10% net gain for area habitats. In order to meet the Trading Standards, 0.33 BU of this provision will need to comprise high distinctiveness woodland habitat, such as lowland beech and yew woodland.

Post-development hedgerow linear habitat equates to a total of 1.69 BU. This equates to a **net gain of 1.07 BU (+ 171.91 %)**. Trading standards for linear habitats have been satisfied.

The overall net gain of the site is taken to be the lower of these two results. Therefore, the overall biodiversity net gain for the site is taken to be – 18.44 %. The Metric calculations headline results are presented in Appendix B.

4.5 Recommendations

Whilst T330, a veteran tree and irreplaceable habitat won't be removed by the works, it will still require some management to ensure it remains viable. This will comprise the partial removal of its crown and upper growth to ensure its top heavy weight does not cause it to fall. A bespoke compensation agreement will be required outlining this, however it is considered that the retention of the tree and veteran feature, alongside the long term management of the woodlands and other veteran trees, comprises a sufficient approach to address the impacts of the scheme to T330.

There remains the potential for offsite compensation outside of purchasing credits from other suppliers, acquisition of land within the local area for improvement could provide a viable alternative to purchasing credits.

4.6 Purchasing Biodiversity Credits from the Environment Bank

In order to achieve a 10% biodiversity net gain and the required off-site compensation, purchasing Biodiversity Credits from a land bank is an additional option. This would require significant liaison with the Environment Bank to agree a purchase price based on what is required, which is currently outside of the scope of this assessment. This will likely include the following:

- The Environment Bank would need to acquire land in the local area which they are planning to do within the next 12 months. If purchase of land in the local authority jurisdiction cannot go ahead, they would either refund the deposit or carry out compensation within the adjacent LPA (if this were the case, slightly more land would be required).
- The Environment Bank would require a forward purchase agreement. As part of the agreement the Environment Bank take on the responsibility for all the management, monitoring, reports, and leasehold for the next 30 years. The required agreement would involve the Trust purchasing the credits before planning and then the Environment Bank would purchase the land within 12 months (or the deposit refund or provide compensation in the next LPA). The deposit expected for this would be 10% of the value of the biodiversity credits required.

- Credits are usually approximately £28,000 per unit for neutral grassland and £55,000 per unit for high distinctiveness woodland, but this is variable and there may also be a discount if many credits were required. It is estimated that the cost of purchasing 17 habitat units of neutral grassland would cost around £476,000 and 0.5 habitat units of high distinctiveness woodland would cost around £27,500, for a **total cost of £503,500**.
- Going forward the Environment Bank would require sight of the baseline data and the biodiversity calculator and would likely need to liaise with the project ecologists to ensure the ecological management plan is understood and is achievable.

This approach would need be agreed with the local authority.

4.7 Habitat Management

Habitats on site will be maintained for 30 years, as required.

A Habitat Management and Monitoring Plan (HMMP) using the template created by Natural England will be produced for the site, prior to occupation of the site. This will provide further details on the habitats to be created and how they will be managed to ensure the habitats and conditions proposed will be achieved for the scheme.

5 References

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Drawings

19400 1009G Parameter Plan - Land Use Plan

2025_01_20_Landwades_Landscape Proposals_002_RevB

2025_01_20_Landwades_Landscape Proposals_003_RevB

2025_01_20_Landwades_Landscape Proposals_004_RevB

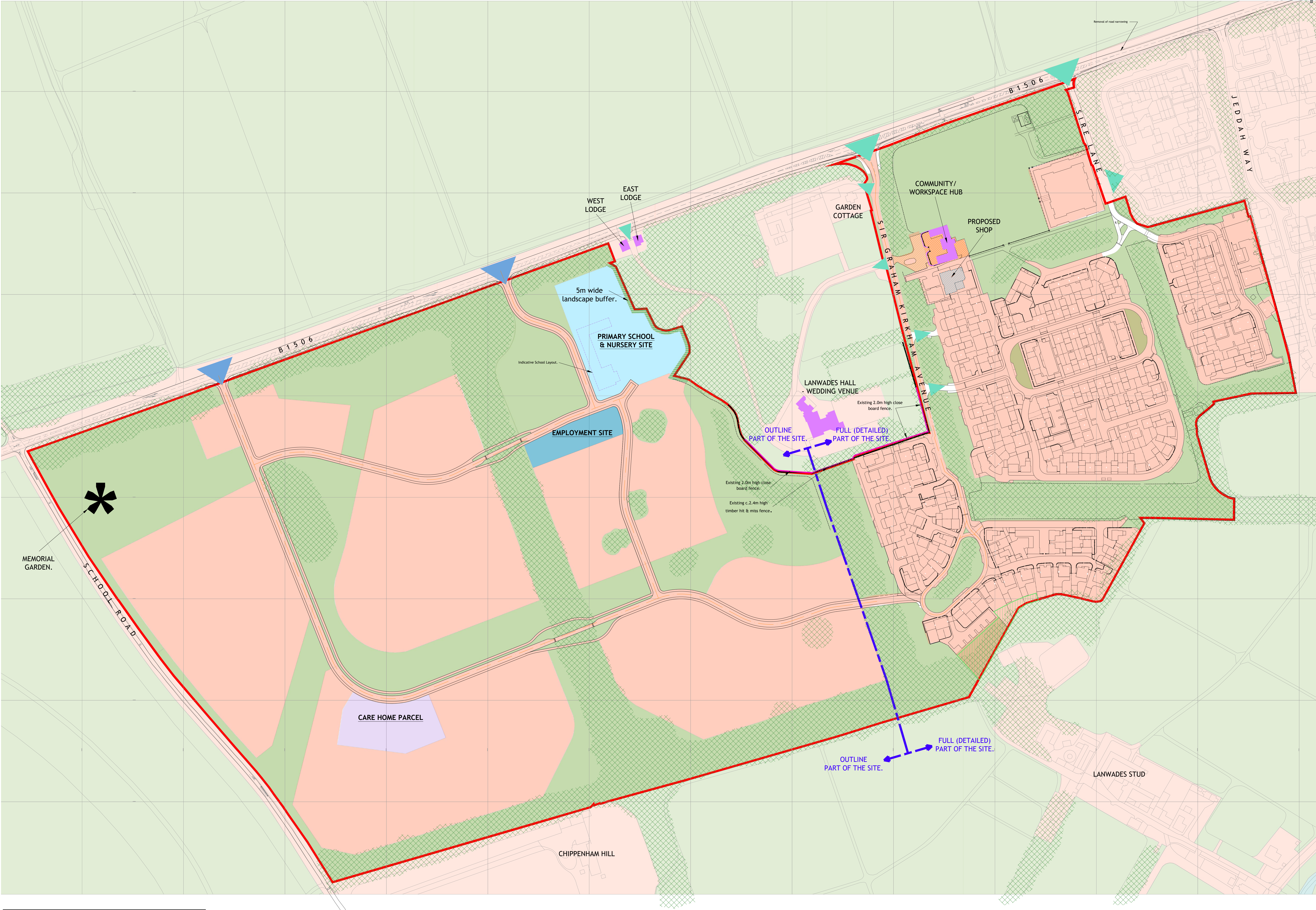
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2025_01_20_Landwades_Landscape Proposals_007_RevB

2025_01_20_Landwades_Landscape Proposals_007_RevB

65210959-SWE-XX-XX-D-J-0011: UKHab Results Detailed App

65210959-SWE-XX-XX-D-J-0012-C02: UKHab Post Dev Results Detailed App



NOTES

- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.
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- Direct scaling off the drawing is permissible for planning purposes only.

Legend:

- Red Line Application Boundary.
- Residential Development Parcels.
- Care Home Parcel.
- School Site (1FFE KS1 & 2 with Reception for a total of 210 pupils).
- Listed Buildings.
- Community Hub Site.
- Community Hub Parking.
- Employment Area.
- Private Woodland Garden.
- Public Open Space.
- Existing Woodland.
- New Access.
- Existing Access.

Extent of Hybrid Application.

Extent of Detailed Extent of Hybrid Application.

G Drawing updated to reflect alterations to the indicative road layout which minimises impact on existing trees. AT JAL 01/05/25

F Updated to reflect new road layout. JPG JAL 01/04/25

E Proposed vehicular access onto School Lane omitted. JAL - 24/03/25

D Client meeting 09/02/25 comments incorporated. JAL - 10/02/25

C Client comments dated 29/01/25 incorporated. JAL - 03/02/25

B Client comments from meeting 27/01/25 incorporated. JAL - 28/01/25

A Client comments dated 23/01/25 incorporated. JAL - 23/01/25

REV	DESCRIPTION	DRN	CHD	DATE
	<input checked="" type="checkbox"/> PRELIMINARY		<input type="checkbox"/> INFORMATION	<input type="checkbox"/> TENDER
	<input type="checkbox"/> CONSTRUCTION		<input type="checkbox"/> AS BUILT	

SCALE 1:1250 @ A0

DATE Jan. 2025

DRAWN JAL

CHK -

DRAWING NO. 19400/1009

REV F

TITLE

Redevelopment of Former Animal Testing Research Facility, Kentford.

DETAILS

Parameter Plan - Land Use Plan.

Woods Hardwick

Architecture | Engineering | Planning | Surveying

BEDFORD : HEAD OFFICE

15-17 Goldington Road

Bedford MK40 3NH

T: +44 (0) 1234 268862

ONLINE: mail@woodshardwick.com

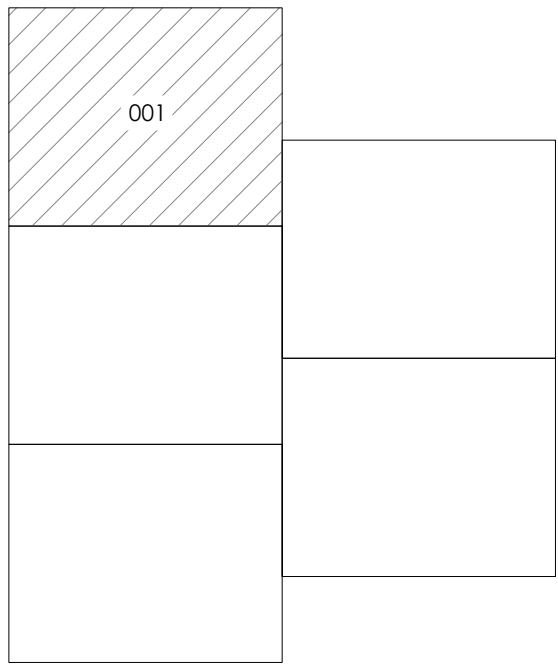
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Birmingham B24 9FE

T: +44 (0) 121 6297784

woodshardwick.com



- Note:
- Please refer to the Landscape Strategy document for further information on the play equipment. The numbers on the items refer to the proposed pieces of equipment.

REVISION		DESCRIPTION
REV	DATE	
A	26.02.2025	Landscape updates and updates.
B	26.02.2025	Plotting updates due to layout changes.
 <div> <p>Kirsten Bowden CHARTERED LANDSCAPE ARCHITECT</p> <p>T 07760 807241 E kirsten.bowden@btinternet.com W www.kirstenbowden.co.uk</p> </div>		
<p>Site</p> <p>Landwades Redevelopment, Kenford, Suffolk.</p>		
<p>Client</p> <p>Lochalior Investments Ltd.</p>		
<p>Drawing Title</p> <p>Landscape Proposals - Sheet 1 of 5</p>		
<p>Drawn by: KB</p>		<p>Purpose of Issue: Planning</p>
<p>Date 19.12.2024</p>		<p>Scale 1:250 @ A0</p>
<p>Job Number/Drawing No. 2024_26/002</p>		
		<p>Rev B</p>



KEY

Soft Works

Planting-Hedges

Planting-Shrubs

Grass-
Proposed regularly mown grass

Grass - EPI Pond
Edge Mixture

Grass - EMI Basic General
Purpose Meadow Mixture

Grass - EMB Meadow
Mixture for Wetlands

Existing Woodland

Bulbs

Existing vegetation

Existing Tree

Tree-proposed

Shrub-proposed

Climber-
proposed

Hard Works

Black top wearing surface for vehicular areas
designed to engineers detail. Colour: Black.

Black top wearing surface for pedestrian areas
designed to engineers detail. Colour: Black.

Block Pave Parking: Charcon Piccolo Setts, 200 x
50mm (Smoke) laid in an offset stretcher pattern..

Block Pave Roadway: Charcon Woburn Infilla
(Graphite). 134 x 134mm laid in a herringbone pattern.

Paved Path: Charcon Moorale Textured (Natural),
450 x 450mm. Laid in an offset stretcher pattern.

Black Pave Strip: Charcon Countysetts (dark grey)
100 x 220mm laid in an offset horizontal pattern.

Gravel Driveways: Gravel roadways using a reinforced
cellular paving system (CellPave or similar approved).

Woodland Paths: Gravel pathways set into a cellular system
(Techcell or similar approved) - No Dig construction.

Existing Gravel: Existing gravel surface to be retained.

Grassed Cellular Areas: Charcon Grassgrid (or similar
approved). Concrete cellular structure set into ground on
a sub-base and grassed for vehicular overrun areas.

Rubber Pave Surface: Green - To applicable BS EN 1177
standards to meet safety and Critical Fall Height ratings.

Play Area Bark: To conform to BS EN 1177. Areas to be
edged with pressure treated timber within grassed areas.

Timber horizontal featherboarded 1.8m.

Timber post and rail fence 1.2m high.

Timber kneerail
fence 400mm high.

Black metal estate style fence, 900mm high.

Bench - without back.

Bench - with back.

Pressure treated timber
post - 800mm tall.

Gate.

1.8m Brick wall with pillars.

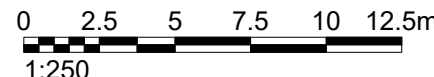
Bike Rack.

Bin

Dog Bin

Note:

Please refer to the Landscape Strategy document for further information on the play equipment. The numbers on the items refer to the proposed pieces of equipment.



REVISION	DATE	DESCRIPTION
REV	DATE	DESCRIPTION
A	22.02.2025	Layout changes and updates.
B	26.02.2025	Planting updates due to layout changes

Kirsten Bowden
CHARTERED LANDSCAPE ARCHITECT
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W. www.kirstenbowden.co.uk

Site Landwades Redevelopment, Kentford, Suffolk.	
Client Lochalort Investments Ltd.	
Drawing Title Landscape Proposals - Sheet 2 of 5	
Drawn by: KB	Purpose of Issue: Planning
Date 19.12.2024	Scale 1:250 @ A0
Job Number/Drawing No. 2024_26/003	
Rev B	



KEY

Soft Works

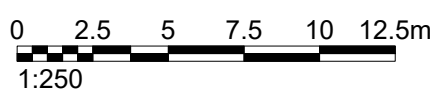
- Planting-Hedges
- Planting-Shrubs
- Grass-Proposed regularly mown grass
- Grass - EP1 Pond Edge Mixture
- Grass - EM1 Basic General Purpose Meadow Mixture
- Grass - EM8 Meadow Mixture for Wetlands
- Existing Woodland
- Bulbs
- Existing vegetation
- Existing Tree
- Tree-proposed
- Shrub-proposed
- Climber-proposed

Hard Works

- Black top wearing surface for vehicular areas designed to engineers detail. Colour: Black.
- Black top wearing surface for pedestrian areas designed to engineers detail. Colour: Black.
- Black Pave Parking: Charcon Woburn Infilla (brindle). Mixed block sizes laid in a stretcher pattern.
- Front Door Paths: Charcon Piccolo Setts, 200 x 50mm (Smoke) laid in an offset stretcher pattern.
- Black Pave Roadway: Charcon Woburn Infilla (Graphite), 134 x 134mm laid in a herringbone pattern.
- Paved Path: Charcon Moordale Textured (Natural), 450 x 450mm. Laid in an offset stretcher pattern.
- Black Pave Slip: Charcon Countrysetts (dark grey) 100 x 220mm laid in an offset horizontal pattern.
- Gravel Driveways: Gravel roadways using a reinforced cellular paving system (CellPave or similar approved).
- Woodland Paths: Gravel pathways set into a cellular system (Techcell or similar approved) - No Dig construction.
- Existing Gravel: Existing gravel surface to be retained.
- Grassed Cellular Areas: Charcon Grassgrid (or similar approved). Concrete cellular structure set into ground on a sub-base and grassed for vehicular overrun areas.
- Rubber Play Surface: Green - To applicable BS EN 1177 standards to meet safety and Critical Fall Height ratings.
- Play Area Bark: To conform to BS EN 1177. Areas to be edged with pressure treated timber within grassed areas.
- Timber horizontal featherboarded 1.8m.
- Timber post and rail fence 1.2m high.
- Timber kneerail fence 400mm high.
- Black metal estate style fence, 900mm high.
- Bench - without back.
- Pressure treated timber post - 800mm tall.
- 1.8m Brick wall with pillars.
- Bin
- Bench - with back.
- Gate.
- Bike Rack.
- Dog Bin

Note:

Please refer to the Landscape Strategy document for further information on the play equipment. The numbers on the items refer to the proposed pieces of equipment.



Play Equipment (PE) and Tim Trail Equipment (TT)

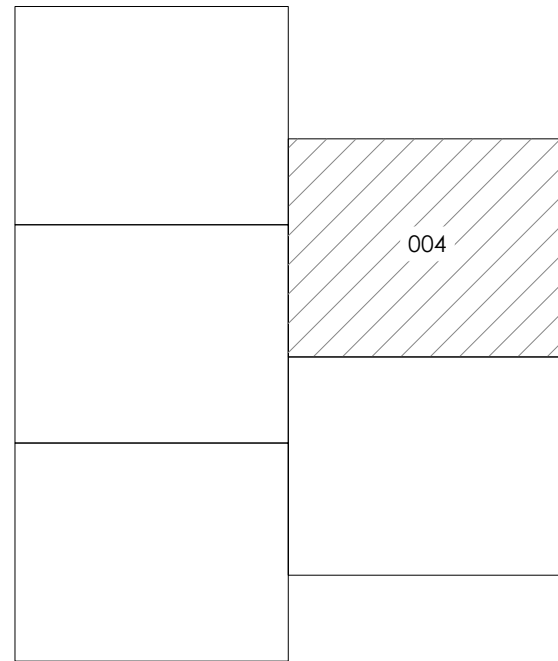
PE/1 Multi-deck Tower
PE/2 Crawling Pyramid
PE/3 Balance Plus
PE/4 Double Web Climber
PE/5 Balance Path with Rope
PE/6 Swing Combination
PE/7 Balance Bar
PE/8 Balance Post
PE/9 Wobble Bridge

TT/10 Over and Under Bars
TT/11 Parallel Bars
TT/12 Pull Up Bar Square
TT/13 Sit Up Bench
TT/14 Triple Balance Bars

PE/2 PE/3 PE/4 PE/5 PE/6 PE/7 PE/8 PE/9

TT/10 TT/11 TT/12 TT/13 TT/14

REVISION		DESCRIPTION	
REV	DATE		
A	26.02.2025	Layout changes and updates.	
B	26.02.2025	Planting updates due to layout changes.	
		Kirsten Bowden CHARTERED LANDSCAPE ARCHITECT T. 0770 60241 E. kirsten.bowden@hotmail.co.uk W. www.kirstenbowden.co.uk	
Site		Landwades Redevelopment, Kentford, Suffolk.	
Client		Lochalort Investments Ltd.	
Drawing Title		Landscape Proposals - Sheet 3 of 5	
Drawn by: KB		Purpose of Issue: Planning	
Date 19.12.2024		Scale 1:250 @ A0	
Job Number/Drawing No. 2024_26/004		Rev B	



KEY
Soft Works

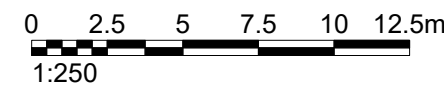
- Planting-Hedges
- Planting-Shrubs
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- Grass - EP1 Pond Edge Mixture
- Grass - EM1 Basic General Purpose Meadow Mixture
- Grass - EM8 Meadow Mixture for Wetlands
- Existing Woodland
- Bulbs
- Existing vegetation
- Existing Tree
- Tree-proposed
- Shrub-proposed
- Climber-proposed

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- Timber kneerail fence 400mm high.
- Black metal estate style fence. 900mm high.
- Bench - without back.
- Bench - with back.
- Pressure treated timber post - 800mm tall.
- Gate.
- 1.8m Brick wall with pillars.
- Bike Rack.
- Bin
- Dog Bin

Note:

Please refer to the Landscape Strategy document for further information on the play equipment. The numbers on the items refer to the proposed pieces of equipment.



Play Equipment (PE) and Tree Trail Equipment (TT)

PE/1 Multi-deck Tower
PE/2 Climbing Panel
PE/3 Balance Plus
PE/4 Double Web Climber
PE/5 Balance Post with Rope
PE/6 Swing Combination
PE/7 Balance Bar
PE/8 Balance Post
PE/9 Wobble Bridge

TT/10 Over and Under Bars
TT/11 Parallel Bars
TT/12 Pull Up Bar Square
TT/13 Sit Up Bench
TT/14 Triple Balance Bars

Note:

Please refer to the Landscape Strategy document for further information on the play equipment. The numbers on the items refer to the proposed pieces of equipment.

PE/1

PE/2

PE/3

PE/4

PE/5

PE/6

PE/7

PE/8

PE/9

TT/10

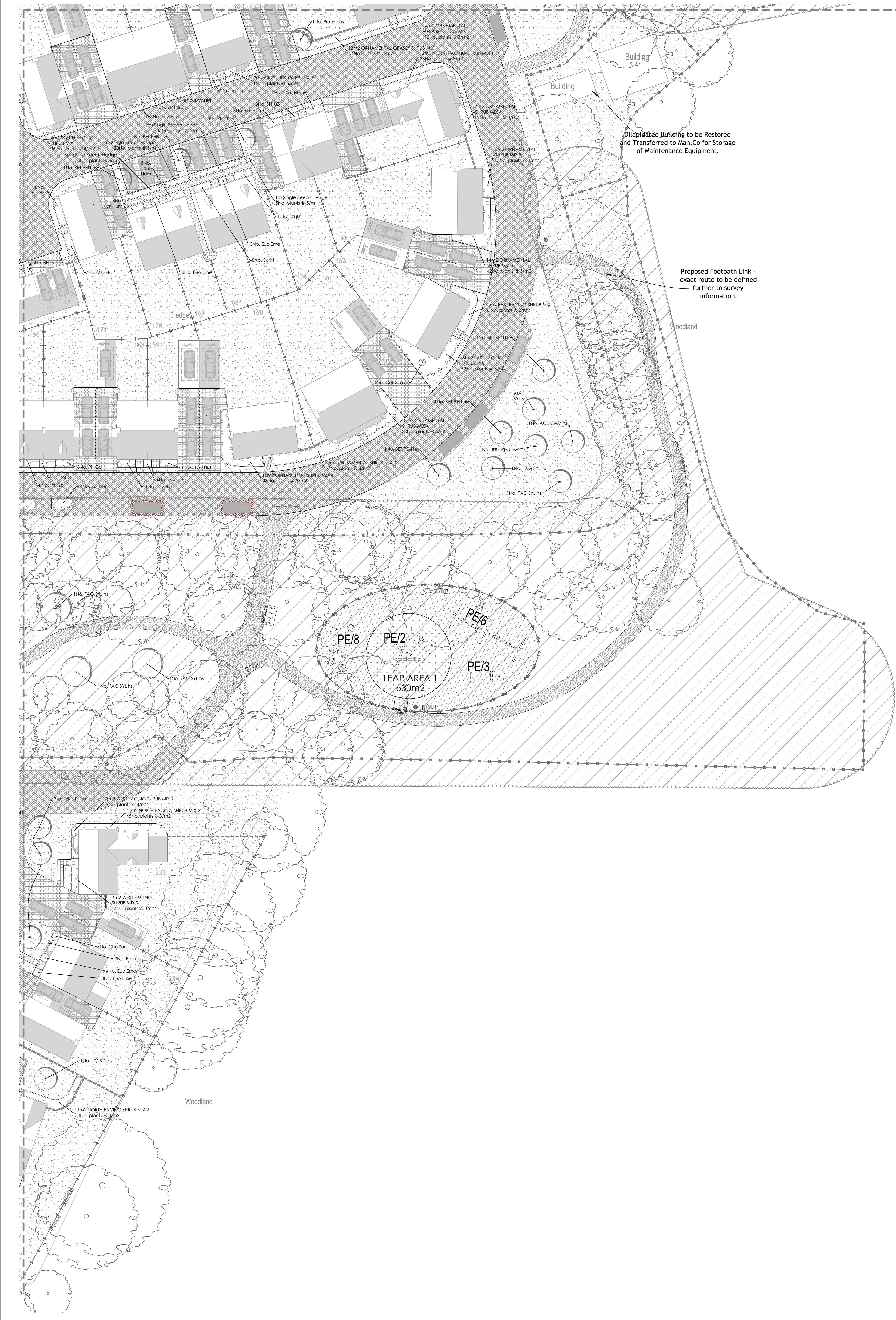
TT/11

TT/12

TT/13

TT/14

REVISION	REV	DATE	DESCRIPTION
A	1	26.02.2025	Landscape Strategy document for further information on the play equipment. The numbers on the items refer to the proposed pieces of equipment.
	2	26.02.2025	Planting updates due to layout changes
<div><div></div><div>Kirsten Bowden CHARTERED LANDSCAPE ARCHITECT T. 07760 80241 E. kirsten.bowden@hotmail.co.uk W. www.kirstenbowden.co.uk</div></div>			
Site Landwades Redevelopment, Kentford, Suffolk.			
Client Lochalort Investments Ltd.			
Drawing Title Landscape Proposals - Sheet 4 of 5			
Drawn by: KB		Purpose of Issue: Planning	
Date 19.12.2024		Scale 1:250 @ A0	
Job Number/Drawing No. 2024_26/005			Rev B



KEY

Soft Works

Planting-Hedges

Planting-Shrubs

Grass-
Proposed regularly mown grass

Grass - EP1 Pond
Edge Mixture

Grass - EM1 Basic General
Purpose Meadow Mixture

Grass - EM8 Meadow
Mixture for Wetlands

Existing Woodland

Bulbs

Existing vegetation

Existing Tree

Tree-proposed

Shrub-proposed

Climber-
proposed

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standards to meet safety and Critical Fall Height ratings.

Play Area Bars: To conform to BS EN 1177. Areas to be
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Timber horizontal featherboarded 1.8m.

Timber post and rail fence 1.2m high.

Timber kneerail
fence 400mm high.

Black metal estate style fence, 900mm high.

Bench - without back.

Bench - with back.

Pressure treated timber
post - 80mm tall.

Gate.

1.8m Brick wall with pillars.

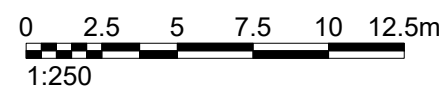
Bike Rack.

Bin

Dog Bin

Note:

Please refer to the Landscape Strategy document for further information on the play equipment. The numbers on the items refer to the proposed pieces of equipment.



Play Equipment (PE) and Tim Trail Equipment (TT)

PE/1 Multi-deck Tower

PE/2 Climbing Pyramid

PE/3 Balance Plus

PE/4 Double Web Climber

PE/5 Balance Posts with Rope

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TT/11 Parallel Bars

TT/12 Pull Up Bar Square

TT/13 Sit Up Bench

TT/14 Rope Balance Bars

PE/1

PE/2

PE/3

PE/4

PE/5

PE/6

PE/7

PE/8

PE/9

TT/10

TT/11

TT/12

TT/13

TT/14

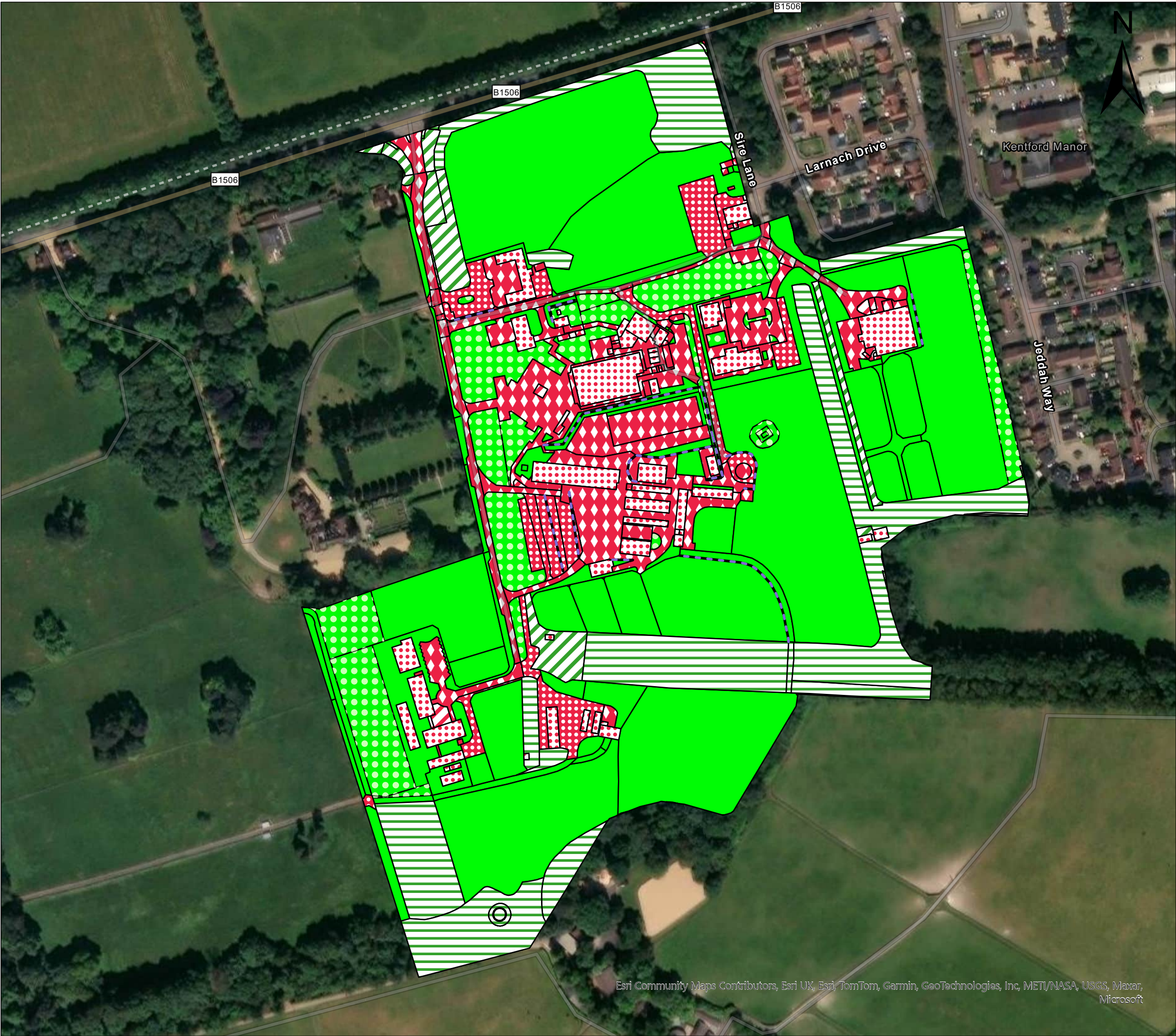
Note:

Please refer to the Landscape Strategy document for further information on the play equipment. The numbers on the items refer to the proposed pieces of equipment.

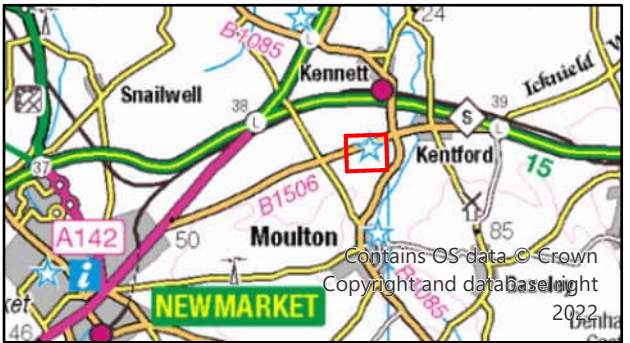
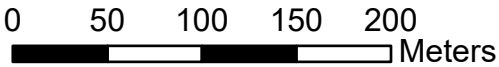
REVISION			DESCRIPTION
REV	DATE		
A	26.02.2025		Layout changes and updates.
B	26.02.2025		Planting updates due to layout changes.


Kirsten Bowden
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T: 07790 80241
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Site Landwades Redevelopment, Kentford, Suffolk.	
Client Lochalort Investments Ltd.	
Drawing Title Landscape Proposals - Sheet 5 of 5	
Drawn by: KB	Purpose of Issue: Planning
Date 19.12.2024	Scale 1:250 @ A0
Job Number/Drawing No. 2024_26/006	
Rev B	



- Legend**
- h2a6 - Other native hedgerow
 - g4 - Modified grassland
 - g4 32 - Modified grassland with scattered trees
 - u1 847 - Introduced shrub
 - u1b5 - Buildings
 - u1b6 - Other developed land
 - u1c - Artificial unvegetated unsealed surface
 - w1 - Broadleaved, mixed and yew woodland
 - w1c - Lowland beech and yew woodland



C01	07.05.2025	FIRST ISSUE	EH	CF	JS
Rev	Date	Amendment Details	Dr'n	Chk'	App'
Sweco UK Limited, North Kiln, Felaw Maltings, 46 Felaw Street Ipswich, IP2 8PN Tel: +44 (0) 147 323 1100 www.sweco.co.uk			<div>SWECO</div> 		
Client					
LOCHAILORT INVESTMENTS LTD					
Project Title					
LANWADES WOODLAND PARK					
Drawing Title					
UK HABITAT CLASSIFICATION MAP - DETAILED APPLICATION					
Drawing No.					
65210959-SWE-XX-XX-D-J-0011					
Sheet Size A3	Scale 1:4,000	Sweco Ref 65210959	Revision C01		
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Legend

Red Line Boundary

UK Habitat Code

g3c - other neutral grassland

g4 - modified grassland

Secondary code 848 - sustainable drainage system

u1b - developed land. sealed surface

u1c - artificial unvegetated unsealed surface

u1d - suburban mosaic of developed/natural surface

g4 32 - modified grassland with scattered trees

w1 - broadleaved, mixed and yew woodland

w1c - lowland beech and yew woodland

0100200 Metres

C01	04.04.2025	For Information	EB	JS	RWS
Rev.	Rev. Date	Drawing Suitability	Drawn	Checked	Appr'd

Sweco UK Limited
North Kiln, Felaw Maltings, 46 Felaw Street
Ipswich
IP2 8PN
Tel: +44 1473 231100
Web: www.sweco.co.uk

SWECO

Client

LOCHAILORT INVESTMENTS LTD

Project

ANIMAL HEALTH TRUST, KENTFORD, WEST SUFFOLK

Drawing Title

UK HABITAT CLASSIFICATION MAP - POST DEVELOPEMT EAST SCHEME

Status Desc.	FOR ISSUE	Status	S2
Project No.	65210959	Scale	1:2,500
Drawing No.	65210959-SWE-XX-XX-DR-J-0012	Sheet Size	A3

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Basemap Source © Google 2025: Maxar Technologies

Appendix A – Habitat Condition Assessment Results

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)													
UK Habitat Classification (UKHab) Habitat Type													
Grassland - Modified grassland													
Habitat Description													
Modified grassland, including amenity grassland and pasture paddocks for horse grazing													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location	On-site and off-site	Survey date and Surveyor name		04/05/24 and 05/05/24 SB									
		Survey reference (if relating to a wider survey)		N/A									
Limitations (if applicable)	N/A	Habitat parcel reference											
		Amenity	Modified grass, long	Amenity grass with scat trees	Amenity	Paddock / pasture	Amenity	Amenity	Paddock / pasture				
		Grid reference											
Condition Assessment Criteria		Grass 1	Grass 2	Grass 3	Grass 4	Grass 5	Grass 6	Grass 7	Grass 8			Notes (such as justification)	
		Criterion passed (Yes or No)											
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Y	Y	N	Y - 6 max	N	N	Y	Y				
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.	N	Y	N	N	Y	N	N	Y				
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Y	Y	N	Y	Y	Y	Y				
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.	N	Y	N	Y	Y	N	Y	N				
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	N	Y	N	Y	Y	Y	Y	Y				
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Y	Y	Y	Y	Y	Y	Y				
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	Y	N	Y	Y	Y	Y	Y				
Essential criterion achieved (Yes or No)		Y	Y	N	Y	N	N	Y	Y				
Number of criteria passed		4	7	2	4	6	4	6	6				
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√											
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		Y					Y	Y				
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	Y			Y								
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)			Y		Y	Y						
Suggested enhancement interventions to improve condition score													

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: INDIVIDUAL TREES Habitat Type												
Habitat Types												
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.												
Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.												
Habitat Description												
Scattered trees within modified grassland												
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.												
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.												
On-site or off-site, site name and location	On-site and off-site	Survey date and Surveyor name		04/05/24 and 05/05/24 SB								
		Survey reference (if relating to a wider survey)		N/A								
Limitations (if applicable)	N/A	Habitat parcel reference										
		Scat trees 1	Scat trees 2	Scat trees 3								
		Grid reference										
Condition Assessment Criteria		Horse chest nut	Mix	Beec h domin								
		Criterion passed (Yes or No)										
A	The tree is a native species (or at least 70% within the block are native species).	N	N	Y								
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y								
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	N	Y								
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.	N	Y	Y								
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N								

F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	N	N								
Number of criteria passed			2	4								
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/√										
Passes 5 or 6 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)	Y		Y								
Passes 2 or fewer criteria	Poor (1)		Y									
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score ²												

Condition sheet: HEDGEROW Habitat Types														
Habitat Type														
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch														
Habitat Description														
Other native hedgerow														
ukhab – UK Habitat Classification														
On-site or off-site, site name and location	On-site and off-site			Survey date and Surveyor name	04/05/24 and 05/05/24 SB									
Limitations (if applicable)	N/A			Survey reference (if relating to a wider survey)	N/A									
Condition Assessment Details														
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.														
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.														
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.														
Hedgerow favourable condition attributes														
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Habitat parcel reference											
			Grid reference											
			H1	H2	H3									
Core groups - applicable to all hedgerow types				Criterion passed (Yes or No)										Notes (such as justification)
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	N - Almost 1.5m	N	Y								
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	N	N	N								

[illegible]

E2.	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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	N															
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The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees		
Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		Poor
Condition categories for hedgerows with trees		
Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		1- Poor

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – DEFRA (2007) *Hedgerow Survey Handbook. A standard procedure for local surveys in the UK*. [online] Available on:

[layout \(hedgelink.org.uk\)](http://layout.hedgelink.org.uk/)

Footnote 2 – STALEY, J.T. ET AL. (2020) *Definition of Favourable Conservation Status for Hedgerows*. [online] Available on:

[Definition of Favourable Conservation Status for Hedgerows - RP2943 \(naturalengland.org.uk\)](https://naturalengland.org.uk/rp2943/)

Footnote 3 – Wildlife and Countryside Act 1981 (as amended).

Footnote 4 – CHEFFINGS, C. M. et al. (2005) *The Vascular Plant Red Data List for Great Britain*. Species Status 7: 1-116. [online] Available on:

[The Vascular Plant Red Data List for Great Britain \(Species Status No. 7\) | JNCC Resource Hub](https://jncc.gov.uk/resource-hub/the-vascular-plant-red-data-list-for-great-britain-species-status-no-7/)

Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). *Definitions: wild, native or alien?* [online] Available on:

[Definitions: wild, native or alien? – Botanical Society of Britain & Ireland \(bsbi.org\)](https://bsbi.org/definitions/wild-native-or-alien/)

Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) *Online Atlas of the British and Irish Flora*. [online] Available on:

[Acknowledgements | Online Atlas of the British and Irish Flora \(brc.ac.uk\)](https://brc.ac.uk/acknowledgements/)

Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNS) (2022) Available on:

[Home » NNS \(nonnativespecies.org\)](https://nonnativespecies.org/)

Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from:

[Keepers of time: ancient and native woodland and trees policy in England \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/101111/ancient-woodland-and-trees-policy-in-england.pdf)

and

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://gov.uk/government/uploads/system/uploads/attachment_data/file/101111/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions.pdf)

[illegible]

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 .	1												
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												
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 .	1												
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1												
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	2												
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	1												
Total Score (out of a possible 39)					25												
Condition Assessment Result		Condition Assessment Score		Result Achieved													
Total score >32 (33 to 39)		Good (3)															
Total score 26 to 32		Moderate (2)															
Total score <26 (13 to 25)		Poor (1)		Y													
Suggested enhancement interventions to improve condition score																	

Appendix B – Headline Results

Headline Results

Scroll down for final results ▲

Return to results menu

On-site baseline	Habitat units	58.34	
	Hedgerow units	0.62	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	47.58	
	Hedgerow units	1.69	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-10.76	-18.44%
	Hedgerow units	1.07	171.91%
	Watercourse units	0.00	0.00%

On-site net gain is less than target set ▲

Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-10.76
	Hedgerow units	1.07
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-10.76
	Hedgerow units	1.07
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-18.44%
	Hedgerow units	171.91%
	Watercourse units	0.00%

Total net gain achieved is less than target set ▲

Trading rules satisfied?

No - Check Trading Summaries ▲

Unacceptable loss of irreplaceable habitat recorded - no bespoke compensation for losses has been agreed ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	58.34	64.18	16.59
Hedgerow units	10.00%	0.62	0.68	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲