

**LAND OFF SANDPIT LANE AND  
OAKLANDS COLLEGE, ST  
ALBANS**

BIODIVERSITY NET GAIN ASSESSMENT

Map 3 - Baseline Condition & Distinctiveness

Client: Taylor Wimpey North Thames

Date: October 2025

Status: Draft

**KEY**

Site Boundary

**Condition**

**Habitats**  
 Good  
 Moderate  
 Poor  
 N/A - Other

**Linear Habitats**

Good  
 Moderate  
 Poor

**Individual Trees**

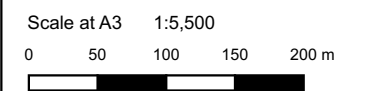
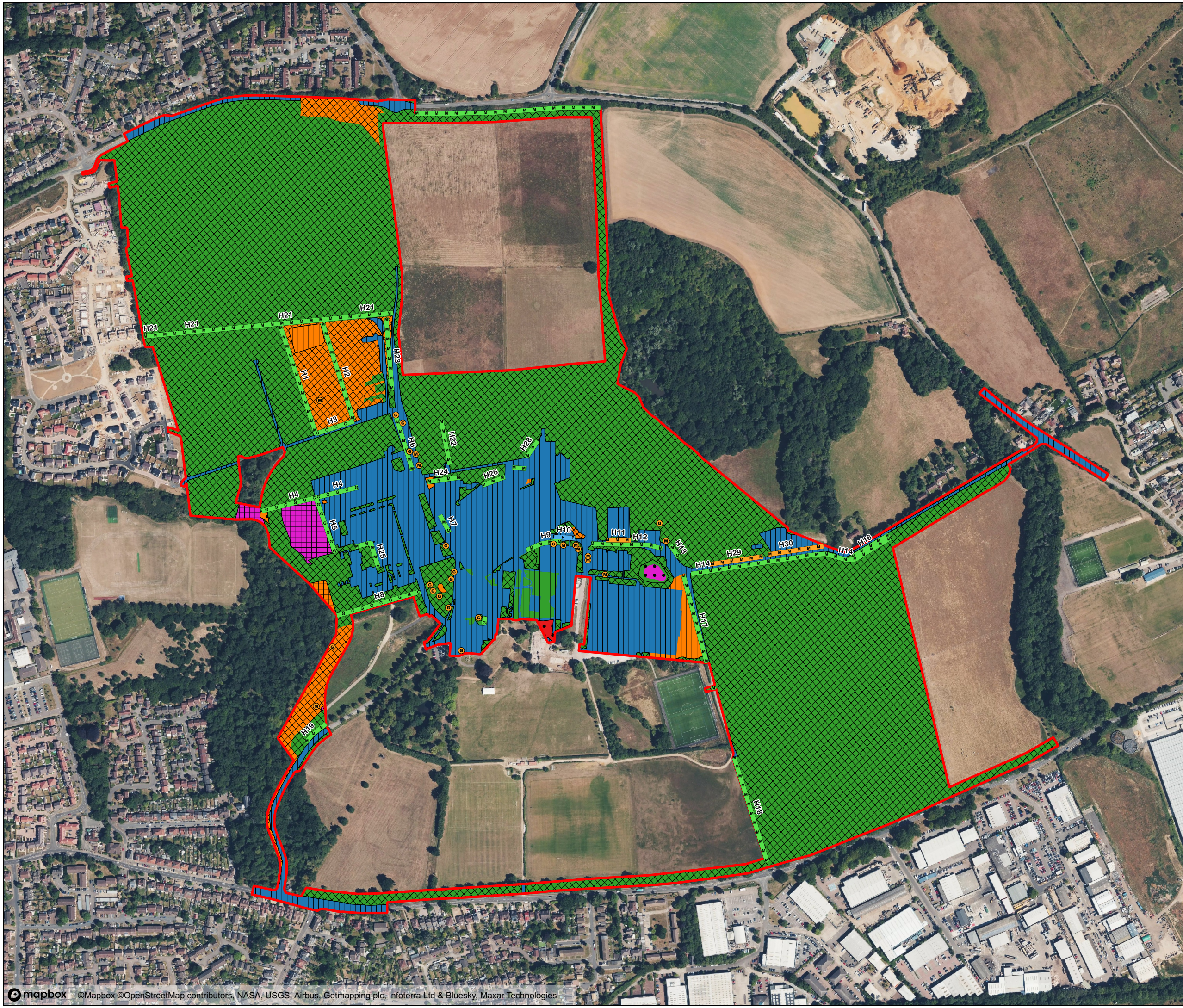
Good  
 Moderate

**Distinctiveness**

**Habitats**  
 V.High  
 High  
 Medium  
 Low  
 V.Low

**Linear Habitats**  
 Medium  
 Low  
 V.Low

**Individual Trees**  
 Medium



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Last amended by: JP Date: 031025

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