



















LAND OFF SANDPIT LANE AND OAKLANDS COLLEGE, ST ALBANS

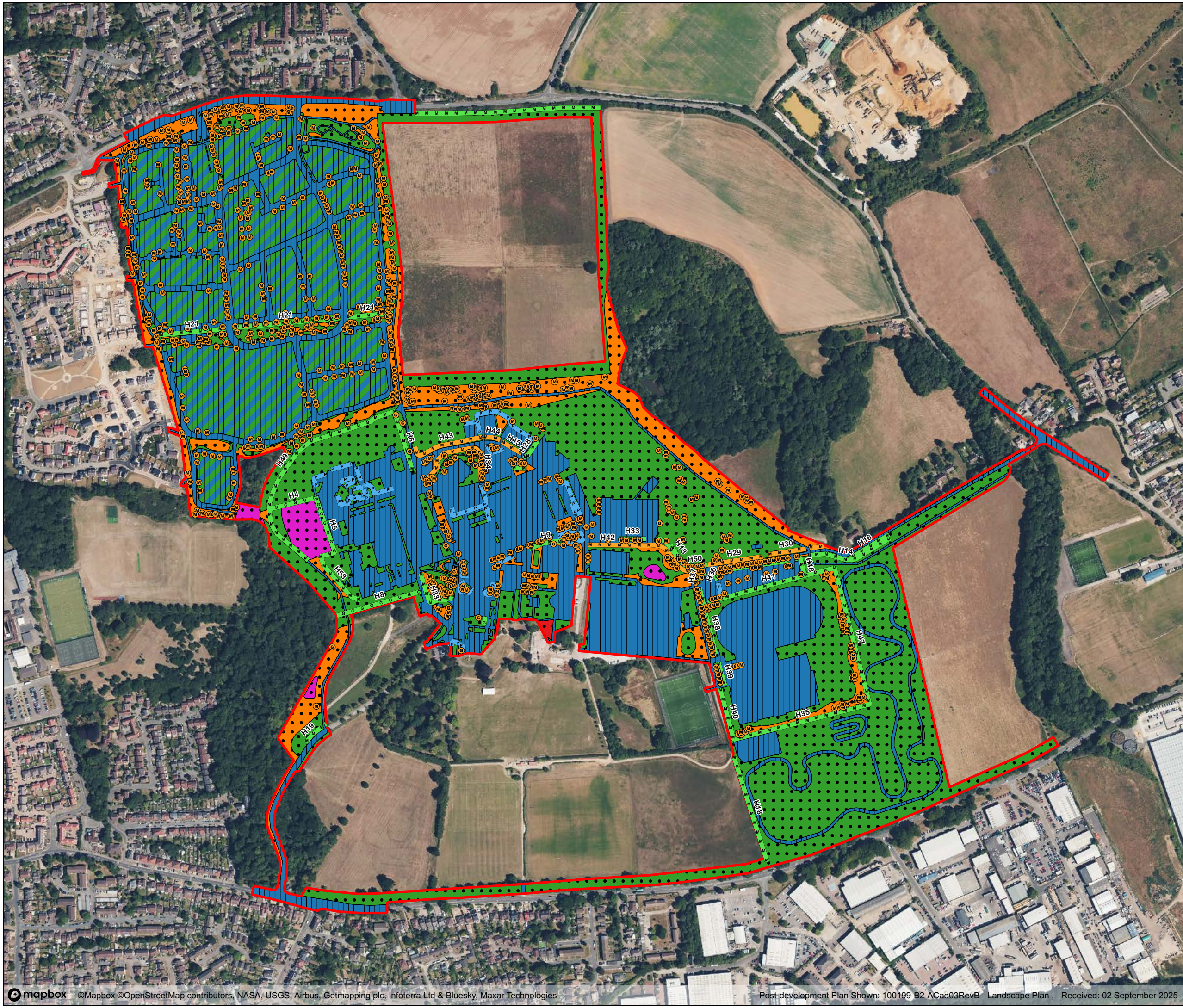
BIODIVERSITY NET GAIN ASSESSMENT

Map 7 - Post-development Condition & Distinctiveness

Client:	Taylor Wimpey North Thames
Date:	October 2025
Status:	Draft

KEY

	Site Boundary		
Condition Habitats		Distinctiveness Habitats	
	Moderate		V.High
	N/A - Other		High
Linear Habitats			Medium
	Good		Low
	Moderate		V.Low
	Poor		Residential Parcel*
Individual Trees		Linear Habitats	
	Good		Medium
	Moderate		Low
			V.Low
		Individual Trees	
			Medium



*Residential Parcels are comprised of an assumed ratio of 30% Developed land; sealed surface and 70% Vegetated gardens.



Prepared by: KM	Date: 200625
Last amended by: JP	Date: 031025

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