

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

BIODIVERSITY NET GAIN ASSESSMENT

Map 1 - Site Location Plan

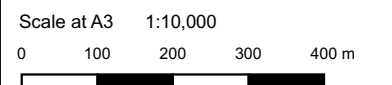
Client: Taylor Wimpey North Thames

Date: August 2025

Status: Draft

**KEY**

 Site Boundary



Prepared by: KM Date: 200625

Last amended by: KM Date: 180825



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A Trinity Consultants Company

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


















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

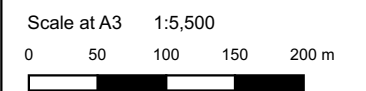
BIODIVERSITY NET GAIN ASSESSMENT

Map 2 - Baseline Habitats

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

**KEY**

-  Site Boundary
- Habitats**
-  Artificial unvegetated, unsealed surface
-  Bramble scrub
-  Developed land; sealed surface
-  Lowland mixed deciduous woodland
-  Mixed scrub
-  Modified grassland
-  Other neutral grassland
-  Other woodland; broadleaved
-  Ponds (non-priority habitat)
-  Ponds (priority habitat)
-  Ruderal/Ephemeral
-  Traditional orchards
-  Vacant or derelict land
-  Vegetated garden
-  Wood-pasture and parkland
-  Willow scrub
-  Bare ground
- Linear Habitats**
-  Non-native and ornamental hedgerow
-  Line of trees
-  Native hedgerow
-  Native hedgerow with trees
- Individual Trees**
-  Existing Very Large Urban Tree
-  Existing Large Urban Tree
-  Existing Medium Urban Tree
-  Existing Small Urban Tree

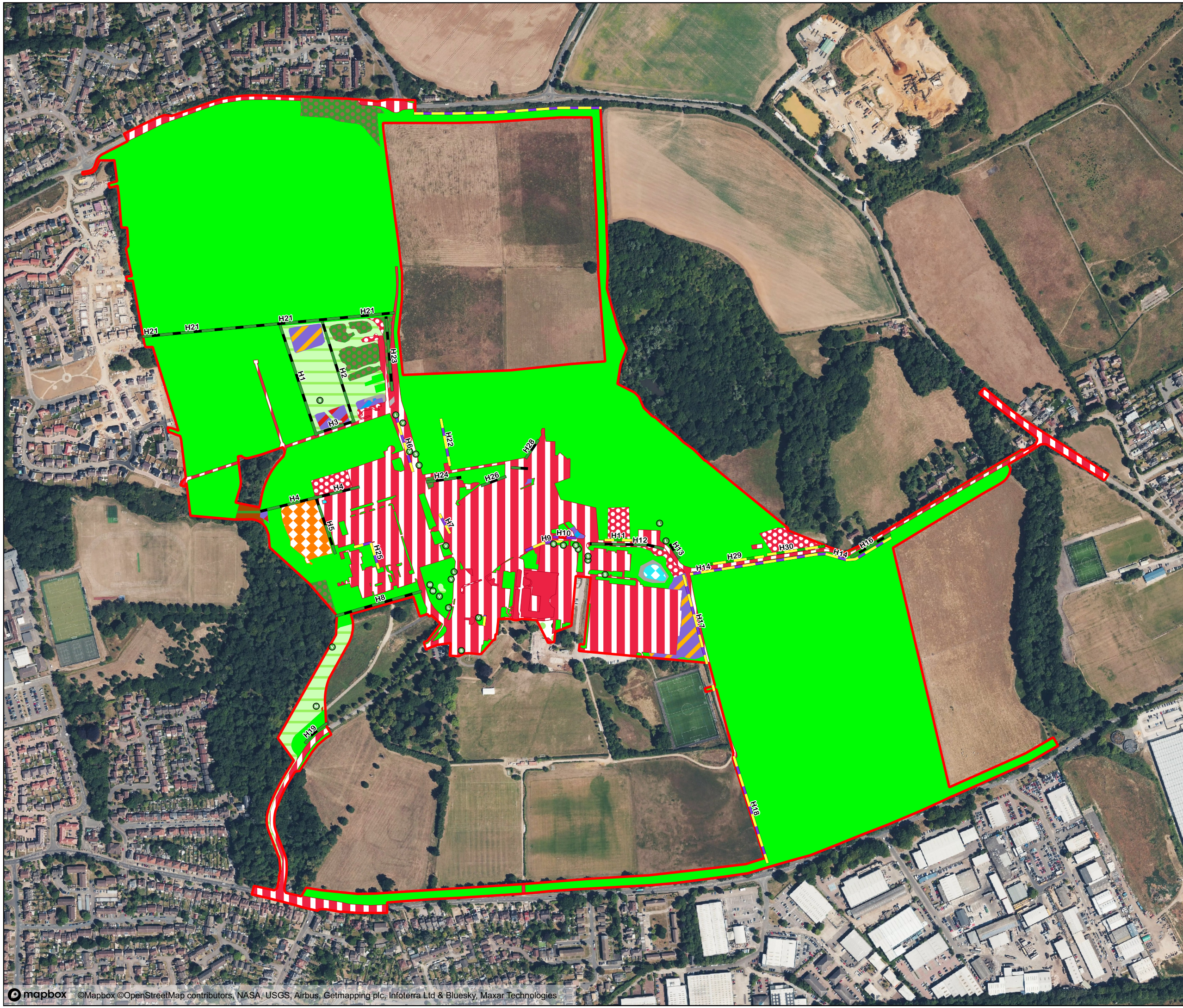


Prepared by: KM	Date: 200625
Last amended by: JP	Date: 031025



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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

Scale at A3 1:5,500

0 50 100 150 200 m



Prepared by: KM

Date: 200625

Last amended by: JP

Date: 031025

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