

**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



Scale at A3 1:10,000

0 100 200 300 400 m



Prepared by: KM

Date: 200625

Last amended by: KM

Date: 180825

ECOSA

Ecological Survey & Assessment

A Trinity Consultants Company

ECOSA Ltd., Ten Hogs House, Manor Farm Offices,

Flexford Road, North Baddesley, Hampshire SO52 9DF

Telephone: 02380 261065 Email: info@ecosa.co.uk

Web: www.ecosa.co.uk

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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

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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OAKLANDS COLLEGE, SANDPIT LANE, ST. ALBANS, HERTFORDSHIRE

ECOLOGICAL IMPACT ASSESSMENT

Map 3 - Ground Level Tree Assessment Survey

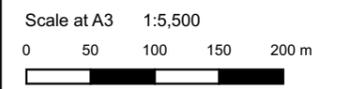
Client:	Taylor Wimpey North Thames
Date:	September 2025
Status:	Draft

KEY

- Site Boundary
- Wider Ownership Boundary

GLTA Survey

- FAR - Further Assessment Required
- PRF - At least one PRF identified



Prepared by: KM	Date: 270225
Last amended by: KM	Date: 110925



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