







Land off Tattenhall Road

Tattenhall

Biodiversity Net Gain (BNG) Feasibility Report

Prepared For: Gladman Developments

Document Reference: 10797.03.003

Date: May 2025

Version: 2.0

TEP
401 Faraday Street
Birchwood Park
Warrington
WA3 6GA

Tel: 01925 844004
Email: tep@tep.uk.com

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Project Name:	Land off Tattenhall Road
Location:	Tattenhall, Cheshire
Document Title:	Biodiversity Net Gain Feasibility (BNG) Report
Client:	Gladman Developments
Prepared by:	The Environment Partnership Ltd
Office:	Warrington
Document Ref:	10797.03.003

Document history and status:

Version	Date	Description of Issue	Author	Checked	Approved
1.0	20/03/2025	First Issue	SV	PJB	SV/PJB
2.0	30/05/2025	Second Issue	SV	PJB	PJB

The Environment Partnership Ltd is a private limited company registered in England. Registered number 7745159. Registered office: 401 Faraday Street, Birchwood Park, Warrington, WA3 7BH.

© Copyright 2025 The Environment Partnership Ltd. All Rights Reserved.

This document has been prepared by The Environment Partnership Ltd ("TEP") for sole use of our Client in accordance with the provisions of the contract between TEP and the Client. No third party may use or rely upon this document or its content. TEP accepts no liability or responsibility for any such use or reliance thereon by any third party.

TEP is a is a Registered Practice of the Chartered Institute of Ecology and Environmental Management. The content of this document has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Code of Professional Conduct and is compliant with British Standard BS42020:2013 Biodiversity Code of Practice for Planning and Development.

The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

Contents

Page

1.0 INTRODUCTION 1

Commission 1

Background 1

Site Description 1

Objectives 2

Relevant Policy and Legislation 3

2.0 METHODS 5

Ecological and Survey Reference Documents 5

BNG Assessment 7

3.0 BASELINE CONDITIONS 9

On-site Baseline 9

Description of Habitats 10

On-Site Post Development Habitats 12

CHANGE IN ECOLOGICAL VALUE 14

Summary of Biodiversity Impact 14

Trading Rules Summary 14

4.0 RECOMMENDATIONS 15

Figures

Figure 1: Site location figure 2

Figure 2: On-Site Baseline Results 11

Figure 3: Headline Results from Metric 14

Tables

Table 1: Summary of baseline area-based habitats 11

Table 2: Summary of linear-based habitats 11

Annexes

Annex A – The Statutory Biodiversity Metric (Provided as a separate document)

Drawings and Plans

G10797.01.008A: Phase 1 Habitat Survey

G10797.01.009A: Baseline UK Habitats

G10797.01.010A: Baseline Condition and Strategic Significance

G10797.03.011B Proposed Habitats

G10797.03.012B Proposed Condition and Significance

G10797.03.013B Habitat Impact

PS10797.002C Development Framework Plan

1.0 Introduction

Commission

1.1 The Environment Partnership (TEP) were commissioned by Gladman Developments in October 2024 to undertake a Biodiversity Net Gain (BNG) feasibility assessment to support an outline planning application for the proposed development of approximately 110 new dwellings on the settlement edge of Tattenhall, Cheshire hereafter referred to as the "site".

Background

1.2 The purpose of this report is to provide high level assessment on the BNG delivered for any proposed development in support of an outline planning application for the construction of up to 110 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (all matters reserved except for access).

1.3 The Statutory Biodiversity Metric has been used to assess the net gain output.

1.4 TEP have completed a desk study, extended Phase 1 habitat survey and preliminary ecological assessment at the site in October 2024. The relevant reports are as follows:

- Ecological Desk Study (TEP Ref: 10797.03.001, Nov 2024)
- Preliminary Ecological Assessment (TEP Ref: 10797.03.002, Nov 2024).

Site Description

1.5 The footprint of the site boundary measures 6.32ha. The site is located on the edge of Tattenhall, Cheshire in the administrative area of Cheshire West and Chester Council. The location of the site is depicted by the red line shown in Figure 1. The approximate central grid reference of the site is SJ 48887 59319. The site lies on the edge of a residential area, surrounded to the north, east and west by arable and grazing fields.



Figure 1: Site location figure

Objectives

1.6 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are.

1.7 The aims of this report are to:

- Set out the methods used to assess the habitat baseline of the site;
- Set out an indicative value of the habitats present on site;
- Determine if the BNG objective of at least 10% gains, can be delivered as a result of site designs and any proposed offsetting; and
- Identify any outstanding BNG shortfalls and how these can be overcome to deliver the BNG objective

1.8 A Landscape Management Plan (LMP) may also be required to support the planning application, unless the Local Planning Authority has indicated that this document can be conditioned.

Relevant Policy and Legislation

National Policies

1.9 Paragraph 180(d) of the NPPF (2024)[1] states that "Planning policies and decisions should contribute to and enhance the natural and local environment by […] minimising impacts on and providing net gains for biodiversity […]". The Government 25-year Environment Plan states that government will "[…] embed environmental net gain principle for development".

1.10 In July 2019, the government issued revised planning practice guidance[2] (NPPG) with details on how planners can implement "net environmental gain" requirements when assessing development proposals, including new advice on protecting wildlife.

1.11 Revised guidance recently published by the government[3] says that net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain. It states: "Planning conditions or obligations can, in appropriate circumstances, be used to require that a planning permission provides for works that will measurably increase biodiversity".

1.12 In terms of measuring net gain, the guidance states that using a metric is a pragmatic way to calculate the impact of a development and the net gain that can be achieved. It goes on to state that "[…] tools such as the Defra biodiversity metric can be used to assess whether a biodiversity net gain outcome is expected to be achieved".

1.13 The Environment Act 2021 received Royal Assent on 9th November 2021 and includes a mandatory 10% BNG on all Town and Country Planning Act 1990 developments. The 10% BNG requirement became mandated across England in February 2024.

[1] National Planning Policy Framework (2024). Department for Levelling Up, Housing and Communities. *National Planning Policy Framework (publishing.service.gov.uk)*

[2] Natural environment - GOV.UK (www.gov.uk) (accessed June 2024)

[3] Biodiversity net gain - GOV.UK (www.gov.uk) (accessed June 2024)

Local Policies

1.14 There are no specific references to a target requirement of biodiversity net gain within the Local Plan, so it is expected that the mandatory 10% net gain will be adopted for this development.

2.0 Methods

Ecological and Survey Reference Documents

2.1 To support this assessment the following ecological survey reports were reviewed:

- Ecological Desk Study – TEP 2024
- Extended Phase 1 Habitat Survey – TEP 2024
- UKHab Condition Assessment for Habitats – TEP 2024; and
- Arboricultural Data - TEP 2024.

Desk Study

2.1 Information regarding planning policies, historic species records and protected sites was collated from a variety of sources. Statutorily protected sites within the National Site Network (NSN) were searched for within 10km of the site. Other statutorily protected sites were searched for within 5km of the site, and non-statutory designations were searched for within 2km of the site.

2.2 The potential presence of irreplaceable habitats[4] was reviewed using Natural England's Priority Habitat Inventory layers and other open-source data available to view on Magic[5].

Habitat Survey

Phase 1 Habitat Survey

2.1 A Phase 1 habitat survey was undertaken by a suitably qualified and experienced TEP Ecologist (FISC Level 3) in October 2024 using the standard JNCC Phase 1 habitat assessment method (2010)[6]. This method records the habitat types present in and immediately surrounding the site, based on the JNCC descriptions. Plant species are identified in accordance with Stace (2010)[7] and recorded as target notes using the DAFOR scale[8].

4 Irreplaceable habitats include: ancient woodland; ancient and veteran trees; blanket bog; limestone pavements; coastal sand dunes; spartina saltmarsh swards; mediterranean saltmarsh scrub; lowland fens - *https://www.gov.uk/guidance/irreplaceable-habitats*

5 *www.magic.gov.uk*

6 JNCC (2010) Handbook for Phase 1 Habitat Survey: A technique for environmental audit. Joint Nature Conservation Committee, Peterborough.

7 Stace, C. (2010) New Flora of the British Isles. 3rd Ed. Cambridge University Press

8 DAFOR = Dominant, Abundant, Frequent, Occasional & Rare

UK Habitat Classification Survey

2.2 A UK Habitat Classification Survey of the site was undertaken by a suitably qualified TEP ecologist (FISC Level 3) at the same time as the Phase 1 habitat survey, in October 2024. Habitats were assigned using the UK Habitat classification code with reference to the UK Hab conversions provided in the 'Technical Data' button in the calculation tool of the Statutory Biodiversity Metric, the UK Habitat Classification - Habitat Definitions[9] and the UK Habitat Classification Field Key[10].

2.3 Plant species were identified in accordance with Stace (2010)[11] and recorded as target notes using the DAFOR scale[12].

Habitat Condition Assessment

2.4 Condition assessment survey of the area-based habitats within the site were undertaken in conjunction with the UK Habitat Classification Survey, as outlined above. The condition assessments were undertaken using guidance presented in the Statutory Biodiversity Metric - User Guide[13] and the Statutory Biodiversity Metric Condition Assessments[14].

Limitations

2.5 The habitat surveys were undertaken within the optimum survey period of April – October. The level of vegetation growth visible at the time of surveys and the number of identifiable plant species present were sufficient to establish indicative habitat conditions.

[9] UKHab Ltd (2023). UK Habitat Classification Version 2.0 at https://www.ukhab.org

[10] Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). UK Hab Field Key V2.1 at http://www.ukhab.org

[11] Stace, C. (2010) New Flora of the British Isles. 3rd Ed. Cambridge University Press

[12] DAFOR = Dominant, Abundant, Frequent, Occasional & Rare

[13] Department for Environment, Food and Rural Affairs (DEFRA) (2024). The Statutory Biodiversity Metric User Guide. DEFRA, February 2024 at https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf

[14] Department for Environment, Food and Rural Affairs (DEFRA) (2024). The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology. DEFRA, February 2024 at https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fassets.publishing.service.gov.uk%2Fmedia%2F65c60f00cc433b000ca90b33%2FStatutory_Biodiversity_Metric_Condition_Assessments-_Feb24.xlsx&wdOrigin=BROWSELINK

BNG Assessment

2.6 The site has been assessed using the Statutory Biodiversity Metric in line with the Statutory Biodiversity Metric - User Guide[15] (February 2024).

2.7 The Statutory Biodiversity Metric is a tool designed to enable developers to measure the change in biodiversity across their site. It determines if there will be net gain, net loss or no net loss of biodiversity following completion of developments and any subsequent management regime. For the purposes of this BNG Feasibility Assessment, the Statutory Biodiversity Metric was utilised to measure the biodiversity unit value of habitats across the site.

2.8 To calculate the biodiversity unit value across the site, a site survey is undertaken by a suitably qualified ecologist to determine the habitats present, their location, size, and condition. This information is then digitised, and the resulting information inputted into the Statutory Biodiversity Metric.

Determining Strategic Significance

2.9 Strategic significance is determined based on the local significance of habitats in the context of local planning policy and other relevant documentation and strategies.

2.1 As the Local Nature Recovery Strategy (LNRS) for Cheshire is still being produced, strategic significance for this assessment was determined through a thorough desktop review of local planning policy and other relevant documentation. This includes the Cheshire West and Chester Local Plan, Part One (2015) and Part Two (2019) and the Local Plan Online Map.

2.2 For the BNG Assessment particular reference has been paid to the relevant green infrastructure and other ecology specific policies including:

- ENV3 – Green Infrastructure
- ENV4 – Biodiversity and Geodiversity
- STRAT 9 – Green Belt and Countryside
- DM44 – Protecting and Enhancing the Natural Environment; and
- DM45 – Trees, Woodland and Hedgerows.

[15] Department for Environment, Food and Rural Affairs (DEFRA) (2024). The Statutory Biodiversity Metric User Guide. DEFRA, February 2024 at https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf

2.3 The site is allocated under policies DM44 and STRAT9.

2.4 Strategic significance utilises published local strategies and objectives to identify local priorities for targeting biodiversity and nature improvement. Strategic significance will be high if the habitat location is identified in local plans, strategies, or policies and the LNRS. Medium strategic significance should be used where habitat was deemed ecologically desirable for a particular habitat type such as acting as a wildlife corridor or buffer.

Determining Enhancement Options

2.5 Enhancement options for the site have been based on the information obtained during the UK Habitat Classification Survey and Habitat Condition Assessment Survey, presence of existing habitats surrounding survey areas and review of national and local policy and biodiversity strategies. The suitability and feasibility of improving habitat condition and distinctiveness within the survey areas has been assessed in determining potential enhancement options.

Limitations

2.6 Strategic significance for habitats within the site has been determined based on information obtained at the time of assessment issue.

2.7 For the purpose of determining enhancement options, it is assumed that habitats would be able to achieve better condition than those habitats measured at the baseline, with tailored management and appropriate planting and seeding undertaken.

3.0 Baseline Conditions

On-site Baseline

3.1 Area habitat is dominated by modified grassland, with areas of tall ruderal vegetation, mature broadleaved trees and pond.

3.2 Linear habitats include boundary hedgerows.

3.3 Target Notes including photographs are provided in Appendix A, with full details of the condition assessment criteria scores for each of these areas provided in Appendix B. The following drawings are appended to illustrate the site baseline conditions:

- Phase 1 Habitat Survey Results G10797.03.008
- Baseline UK Habitats Drawing G10797.03.009; and
- Baseline Habitat Condition and Strategic Significance Drawing G10797.03.010.

3.4 The condition assessment details which condition each habitat has failed or passed and reasons why. These results can help identify areas to maximise the potential of the sites to deliver biodiversity net gain units by adjusting management regimes and site design to pass certain criteria, achieve a better condition, and therefore better biodiversity value of the habitats on site.

3.5 Area Habitats included within this assessment consist of the following:

- Modified Grassland
- Tall Ruderal
- Pond
- Rural Trees

3.6 Linear habitats included within this assessment consist of the following:

- Hedgerows

Description of Habitats

Area Habitat

3.7 The site comprises one horse grazed pasture, bounded by hedgerows and mature trees. A bunded bank with tall ruderal growth is situated at the western edge of the field with a small ephemeral pond also located to the west.

3.8 Tall ruderal is present at the west of the site on top of a bunded bank. This is dominated with nettle *Urtica dioica* with some willowherb *Epilobium sp*. and spear thistle *Cirsium vulgare*.

3.9 The site has several mature trees to the site borders. These trees are mature and in good condition however, there is one dead tree located to the eastern border. The understorey is generally dominated with nettle and grass species.

3.10 One small sized ephemeral pond was present within the northwest section of the field during the survey.

Linear Habitat

3.11 Hedgerows H1 and H2 lie to the northeast and eastern boundary of the site. Hedgerow H1 lies to the eastern boundary and is a species-rich native hedgerow made up of blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna*, hazel *Corylus avellana* ash *Fraxinus excelsior* and oak *Quercus robur.*

3.12 Hedgerow H2 lies to the northeastern site border and is a continuation of hedgerow H1. This hedgerow is also species-rich and includes field maple *Acer campestre*, hornbeam *Carpinus betulus* and dogrose *Rosa canina* in the composition.

3.13 Hedgerow H3 and H4 are native boundary hedgerows situated to the northwestern and western edges of the site. These hedgerows are both heavily managed and made up of blackthorn. These hedgerows have an understorey of nettle, Yorkshire fog *Holcus lanatus* and perennial ryegrass *Lolium perenne* with occasional broad-leaved dock *Rumex obtusifolius*.

3.14 Hedgerow H5 is located to the southeast of the site boundary separating the field and the Keys Brook. This hedgerow has a similar composition of hawthorn, blackthorn and elder *Sambucus nigra* and is not managed.

3.15 The baseline habitats and biodiversity units are displayed below in Figure 2, for both area-based and linear habitats.

On-site baseline		
	Habitat units	20.03
	Hedgerow units	7.02
	Watercourse units	0.00

Figure 2: On-Site Baseline Results

Table 1: Summary of baseline area-based habitats

Baseline UK Hab Classification	UK Hab Codes	Area (ha)	Baseline Condition	Strategic Significance	Baseline (BU)
Modified grassland	g4	6.20	Poor	Low	12.40
Sparsely vegetated land – Ruderal/ephemeral	s/17	0.03	Poor	Low	0.06
Lakes - Ponds (non-priority habitat)	r1g/12	0.01	Moderate	High	0.11
Rural Trees	16	0.623	Good	Low	7.47
Developed Land; sealed surface	u1b6	0.08	N/A	Low	0.00
				TOTAL AREA-BASED HABITAT UNITS	**20.03**

Table 2: Summary of linear-based habitats

Baseline UK Hab Classification	UK Hab Codes	Length (km)	Baseline Condition	Strategic Significance	Baseline (BU)
Hedgerows					
Species-rich Native Hedgerow – H1	h2a	0.13	Good	High	2.69
Species-rich Native Hedgerow – H2	h2a	0.09	Good	High	1.24
Native Hedgerow – H3	h2b	0.09	Good	High	0.60
Native Hedgerow – H4	h2b	0.16	Good	High	1.10

Native Hedgerow – H5	h2b	0.20	Good	High	1.38
				TOTAL LINEAR-BASED HABITAT UNITS	**7.02**

On-Site Post Development Habitats

3.16 Details regarding post-development habitats are provided in the following drawings and plans:

- PS10797.002C Development Framework Plan
- Proposed Habitats – G10797.03.011B
- Proposed Condition & Significance – G10797.03.012B
- Habitat Impact – G10797.03.013A

3.17 Ecologically valuable habitats present within the site boundaries, including the modified grassland, ruderal/ephemeral and pond are to be lost.

3.18 Hedgerow H1 is to be partially retained. Part of H1 will be removed to allow for access to the site from Tattenhall Road.

3.19 All other boundary hedgerows and trees are to be retained. New hedgerow planting has been incorporated into the development masterplan which will also fill any gaps to the existing hedgerows.

3.20 Area habitats to be provided within the post development proposals include:

- 0.38ha of modified grassland
- 2.14ha of other neutral grassland
- 0.04ha of ponds (non-priority habitat)
- 0.06ha of urban – allotments
- 2.23ha of developed land: sealed surface
- 0.92ha of urban – vegetated garden
- 0.25ha of sustainable drainage system (categorised as other neutral grassland)
- 0.28ha of other woodland; broadleaved
- 47 urban street trees
- 133 rural trees

3.21 Linear habitats to be provided within the post development proposals include:

- 0.141km of native hedgerow

- 0.385km of species rich native hedgerow with trees

3.22 Full details of the conversion from the masterplan to the UK Habitat classification along with the target condition are provided in the Assessor Comments within the completed Statutory Biodiversity Metric (provided under separate cover, TEP Ref x10797.03.002).

Change in Ecological Value

3.23 A biodiversity assessment has been undertaken, using the Statutory Biodiversity Metric calculator, to quantify the change in biodiversity units for the planning application area between the pre-development baseline and post-development.

3.24 Detailed results of the assessment are provided in the Statutory Biodiversity Metric (provided under a separate cover, TEP ref x10797.03.002).

Summary of Biodiversity Impact

3.25 The site area totals 6.32ha. The results are the assumption that all area habitats within the site will be lost, however, if retention/enhancement of existing habitats is proposed, the habitat units are subject to change.

3.26 Figure 3 presents the headline results, taken from the metric and based on the above figures and impacts.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	9.83
	Hedgerow units	3.44
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	49.08%
	Hedgerow units	48.96%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Figure 3: Headline Results from Metric

3.27 Based on the site footprint alone and proposed masterplan, the headline results indicate a net gain of 9.83 habitat biodiversity units (BU) which equates to 49.08% gain in area-based habitats.

3.28 For linear habitats, most of the hedgerows on site are retained and some are created which indicates a net gain of 3.448 linear BU (48.96%).

Trading Rules Summary

3.29 All trading rules have been satisfied.

4.0 Recommendations

4.1 This BNG assessment has been undertaken in support of a full planning application and details of the landscape design have also been provided by TEP. These have been assessed to indicate the condition of habitats that is expected to be achieved following completion of the development.

4.2 To fully meet BNG requirements, a detailed 30-year management and monitoring plan will be necessary. It is assumed that this information can be committed to using a suitably worded condition attached to the application's decision notice.

4.1 The plan will need to include management prescriptions which aim to achieve the specific target condition for each habitat, based on the Statutory Biodiversity Metric condition criteria. The plan will also need to include the methods and reporting processes to be used for monitoring the success of habitat enhancement and creation along with options for remedial intervention where needed if a habitat is not achieving its targeted condition. Roles and responsibilities, along with financial and legal requirements should also be included

4.2 Cheshire West and Chester Council are in the process of producing the Local Nature Recovery Strategy (LNRS) for the area which will include maps of specific priorities for creating or improving habitat for nature and wider environmental goals. It is therefore possible that the strategic significance applied for this feasibility study becomes outdated once the LNRS is produced.

Annex A – The Statutory Biodiversity Metric

(Provided as a separate document)

Drawings and Plans

G10797.01.008A: Phase 1 Habitat Survey

G10797.01.009A: Baseline UK Habitats

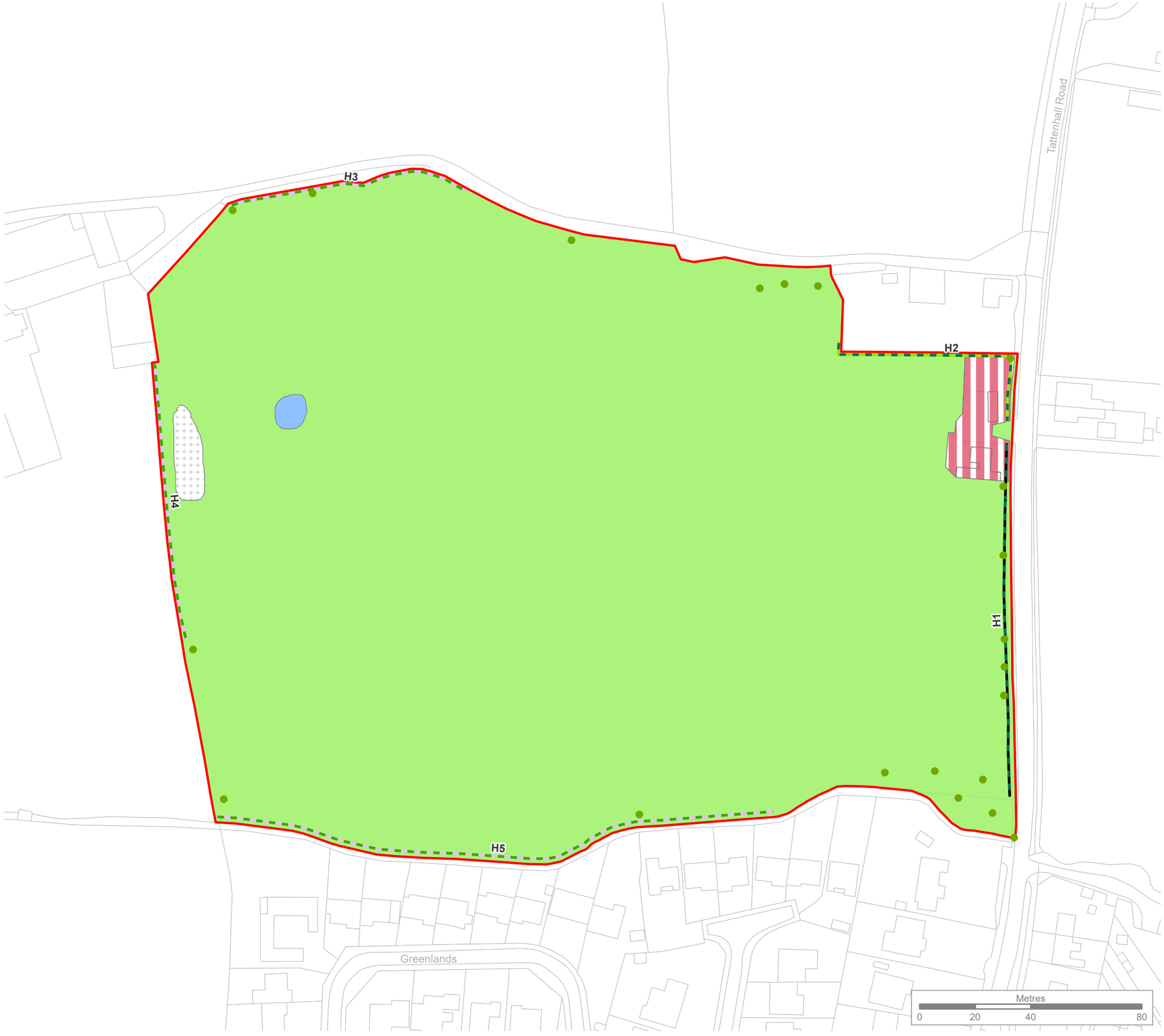
G10797.01.010A: Baseline Condition and Strategic Significance

G10797.03.011B Proposed Habitats

G10797.03.012B Proposed Condition and Significance

G10797.03.013B Habitat Impact

PS10797.002C Development Framework Plan



KEY

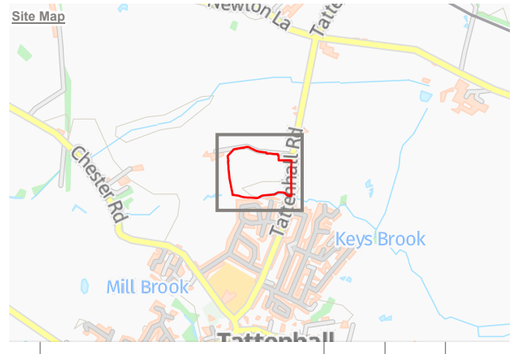
- Site boundary
- Rural tree
- Species-rich native hedgerow
- Native hedgerow
- Species-rich native hedgerow with trees
- Modified grassland
- Ponds (non-priority habitat)
- Ruderal/ephemeral
- Developed land, sealed surface

Note:
The locations of habitats and habitat features are indicative.

Reproduced by permission of Ordnance Survey on behalf of HMSO.

Contains OS data © Crown Copyright and database right 2025. All rights reserved.
Contains data from OS Zoomstack. **Licence number 0100057890**

Site Map



Rev	Description	Drawn	Approved	Date
A	Updates to habitats.	IJ	PB	15/05/2025

THE ENVIRONMENT PARTNERSHIP

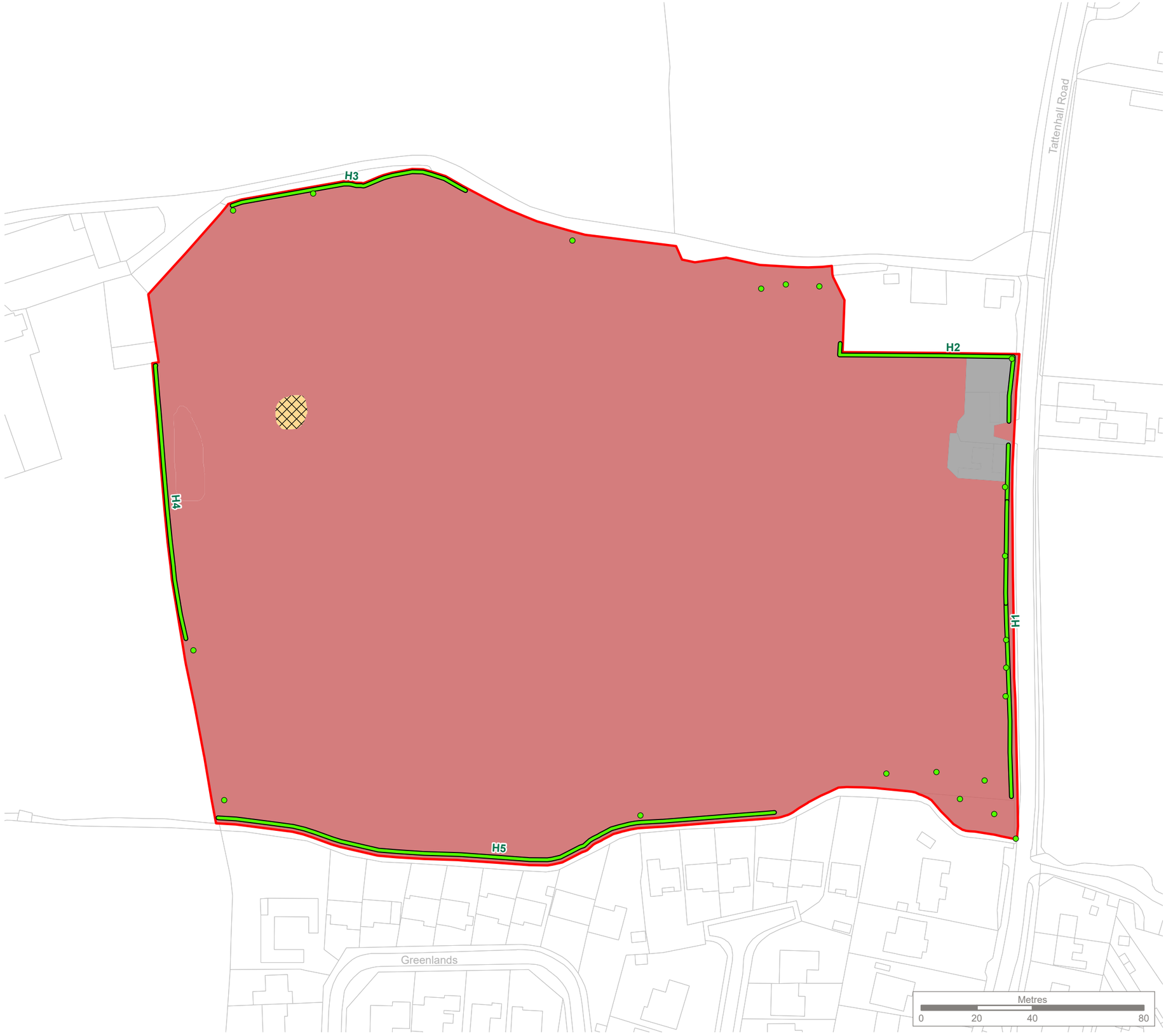
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Tattenhall Road, Tattenhall

Title
Baseline UK Habitats

Drawing Number
G10797.03.009A

Drawn	Checked	Approved	Scale	Date
OH	MK	SV	1:1,400 @ A3	15/05/2025



KEY

Site boundary

Individual Tree Condition

Good

Linear Features Condition

Good

Habitat Condition

Moderate

Poor

Not applicable - other

Strategic Significance

Formally identified in local strategy

All other habitats with strategic significance value of 'area/compensation not in local strategy/no local strategy'

Note:
The locations of habitats and habitat features are indicative.

Reproduced by permission of Ordnance Survey on behalf of HMSO.

Contains OS data © Crown Copyright and database right 2025. All rights reserved.
Contains data from OS Zoomstack. **Licence number 0100057890**

Site Map



Rev	Description	Drawn	Approved	Date
A	Updates to habitats.	IJ	PB	15/05/2025

THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Tattenhall Road, Tattenhall

Title
Baseline Habitat Condition and Strategic Significance

Drawing Number
G10797.03.010A

Drawn	Checked	Approved	Scale	Date
OH	MK	SV	1:1,400 @ A3	15/05/2025



KEY

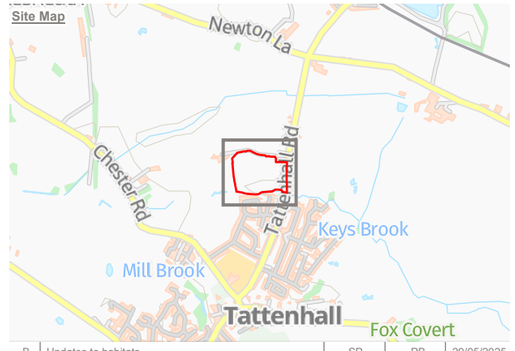
- Site boundary
- Rural tree
- Urban tree
- Native hedgerow
- Species-rich native hedgerow
- Species-rich native hedgerow with trees
- Modified grassland
- Other neutral grassland
- Ponds (non-priority habitat)
- Other woodland, broadleaved
- Allotments
- Developed land, sealed surface
- Sustainable drainage system

Note:
The locations of habitats and habitat features are indicative.

Reproduced by permission of Ordnance Survey on behalf of HMSO.

Contains OS data © Crown Copyright and database right 2025. All rights reserved.
Contains data from OS Zoomstack. **Licence number 0100057890.**
Based on drawing PS10797.002C Development Framework Plan.

Site Map



Rev	Description	Drawn	Approved	Date
B	Updates to habitats.	SP	PB	29/05/2025
A	Updates to habitats.	IJ	PB	15/05/2025

THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Tattenhall Road, Tattenhall

Title
Proposed Habitats

Drawing Number
G10797.03.011B

Drawn	Checked	Approved	Scale	Date
MK	CW	SV	1:1,400 @ A3	29/05/2025



KEY

Site boundary

Individual Tree Condition

Good

Moderate

Linear Features Condition

Good

Habitat Condition

Good

Moderate

Poor

Not applicable - other

Strategic Significance

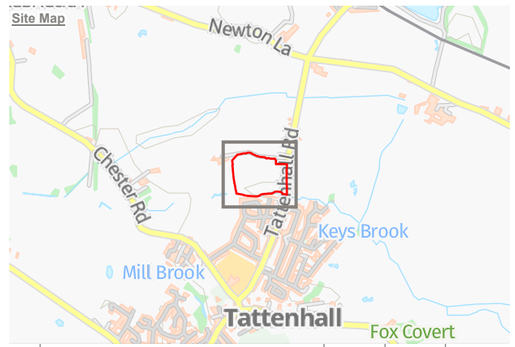
Formally identified in local strategy

All other habitats with strategic significance value of 'area/compensation not in local strategy/no local strategy'

Note:
The locations of habitats and habitat features are indicative.

Reproduced by permission of Ordnance Survey on behalf of HMSO.

Contains OS data © Crown Copyright and database right 2025. All rights reserved.
Contains data from OS Zoomstack. **Licence number 0100057890.**
Based on drawing PS10797.002C Development Framework Plan.



Rev	Description	Drawn	Approved	Date
B	Updates to habitats.	SP	PB	29/05/2025
A	Updates to habitats.	IJ	PB	15/05/2025

THE ENVIRONMENT PARTNERSHIP

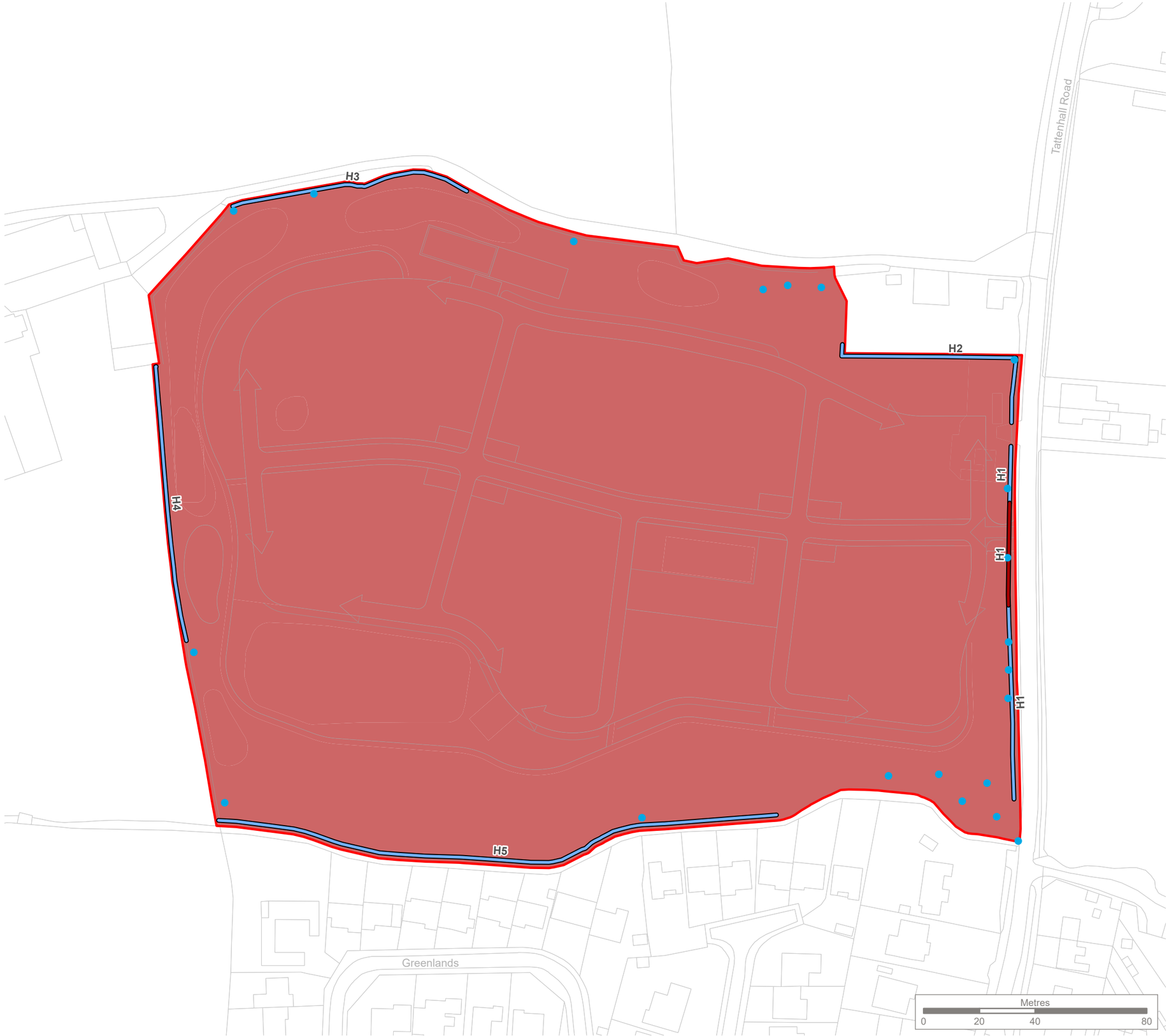
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Tattenhall Road, Tattenhall

Title
Proposed Condition and Strategic Significance

Drawing Number
G10797.03.012B

Drawn	Checked	Approved	Scale	Date
MK	CW	SV	1:1,400 @ A3	29/05/2025



KEY

Site boundary

Individual Tree Impact

Retained

Hedgerow Impact

Retained

Lost

Habitat Impact

Lost

Note:
The locations of habitats impacts are indicative.

Reproduced by permission of Ordnance Survey on behalf of HMSO.

Contains OS data © Crown Copyright and database right 2025. All rights reserved.
Contains data from OS Zoomstack. **Licence number 0100057890.**
Based on drawing PS10797.002C Development Framework Plan.

Site Map



Rev	Description	Drawn	Approved	Date
B	Updates to habitats.	SP	PB	29/05/2025
A	Updates to habitats.	IJ	PB	15/05/2025

THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Tattenhall Road, Tattenhall

Title
Habitat Impact

Drawing Number
G10797.03.013B

Drawn	Checked	Approved	Scale	Date
MK	CW	SV	1:1,400 @ A3	29/05/2025



Key

Existing

- Application Boundary (6.32ha)
- Trees
- Hedgerow
- Waterbody/Watercourse
- High Voltage 11kV Overhead Cables
- Overhead Cables

Proposed

- Vehicle Access
- Residential Development Area (3.11ha) Up to 110 dwellings at 35dph
- Key Nodal Space
- Amenity Green Space (0.35ha)
- Natural/Semi Natural Greenspace with Meadow Grassland incl. Drainage (2.81ha)
- Drainage Attenuation with Wetland Meadow
- Allotments With Parking Provision (0.05ha)
- Woodland Planting
- Tree Planting
- Hedgerow Planting (native species-rich)
- Wildlife Pond
- Footpath
- Play Space
- Foul Pumping Station

0 20 40 60 80 100m

Ordnance Survey, © Crown Copyright 2023. All rights reserved. Licence number 100022432
© Crown Copyright 2025. All rights reserved. Licence number 0100057890
Contains public sector information licensed under the Open Government Licence v3.0.
Aerial: Maxar, Microsoft

Rev	Description	Drawn	Approved	Date
C	Updated internal roads, planting and drainage	EL	NKH	15/05/25
B	Updated drainage	EL	NKH	27/03/25
A	Updated layout in line with client comments	EL	NKH	13/03/25

THE ENVIRONMENT PARTNERSHIP
401 Faraday Street, Birchwood Park, Warrington WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Land West of Tattenhall Road, Tattenhall

Title
Development Framework Plan

Drawing Number
PS10797.002C

Drawn	Checked	Approved	Scale	Date
AL/EL	NKH	NKH	1:2,000 @ A3	12/02/2025

HEAD OFFICE
WARRINGTON

01925 844004
tep@tep.uk.com

MARKET HARBOROUGH

01858 383120
mh@tep.uk.com

GATESHEAD

0191 605 3340
gateshead@tep.uk.com

LONDON

020 3096 6050
london@tep.uk.com

CORNWALL

01326 240081
cornwall@tep.uk.com