

Park Lane, Charvil

Biodiversity Net Gain Assessment

Prepared on behalf of Bellway Homes Ltd

July 2026

Park Lane, Charvil

Ecology 8960

Version 05

Prepared by:	Maya Crate	V.1	December 2025
Authorised by:	Louisa Standbrook-Jones MCIEEM	V.1	December 2025
Updated by:	Louisa Standbrook-Jones MCIEEM	V.2	December 2025
Updated by:	Louisa Standbrook-Jones MCIEEM	V.3	May 2026
Updated by:	Alex Hannam MCIEEM	V.4	June 2026
Updated by:	Alex Hannam MCIEEM	V.5	July 2026

Pro Vision

Unit 15A Hazeley Enterprise Park,
Hazeley Road,
Twyford,
Winchester,
Hampshire,
SO21 1QA

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1.0 Executive Summary

- 1.1 Pro Vision Ecology were commissioned in August 2025 to carry out a Biodiversity Net Gain assessment at Park Lane, Charvil. The aim of the assessment was to establish how a net gain within the development could be achieved. An outline planning application (232704) for the site has been granted.
- 1.2 The baseline assessment was carried out by Collington Winter Environmental and has been secured via the S106 agreement associated with the permission. The BNG assessment is therefore based on this baseline with some minor amendments to ensure the baseline covers the entire red line of the application site.
- 1.3 The site comprises a modified grassland field in moderate condition interspersed with small areas of other neutral grassland. A patch of mixed scrub was present on the northwestern boundary, as well as dense willow scrub on the eastern and southeastern boundaries. Two areas of woodland were present within the site boundary one on the eastern boundary and one on the southern boundary.
- 1.4 Two tree lines are present within the site boundary. These will be retained as part of the proposals alongside the creation of a small section of native hedgerow by the proposed sub-station.
- 1.5 The scheme includes enhancements through the open areas of the development which will provide wildflower areas with mown pathways alongside SuDs features which are planted with a range of native species to provide biodiverse features. The boundaries of the site will be enhanced to maintain the green corridors of the site through structural planting which will include areas of scrub and new woodland areas, to expand the existing features.
- 1.6 Due to the baseline of the site and the proposed development size it is not possible to provide net gains on-site. The development will result in a net loss of -2.35 habitat units (-6.79%) and habitat units will be purchased from a habitat bank to ensure that a 1% net gain is achieved for habitat units.
- 1.7 The development will provide a small section of native hedgerow which will provide an uplift of 0.07 hedgerow units (1.41%) providing the required gains in hedgerow units.

2.0 Introduction

Project Background

- 2.1 Pro Vision were commissioned in August 2025 to carry out a Biodiversity Net Gain (BNG) Assessment of the site at Park Lane, Charvil, Berkshire. The site currently has outline planning permission from Wokingham Borough Council for the proposed erection of up to 75 dwellings with only access to be considered via Park Lane. Appearance, Landscaping, Layout and Scale to be matters reserved (232704).
- 2.2 The outline planning permission was supported by a Preliminary Ecological Appraisal (2023) and Biodiversity Net Gain Assessment (2024) by Collington Winter Environmental. The previous biodiversity net gain assessment showed a net loss of 7.94 habitat units (-22.89%) and a net gain of 3.80 hedgerow units (62.66%).
- 2.3 The baseline for the site was secured as part of the Outline Planning application and the Reserve matters must demonstrate how a 1% net gain will be achieved using on-site enhancements and off-site measures.

Brief

- 2.4 To carry out a BNG assessment of the site to determine the opportunities for net gain using the previous baseline information for the site and final development plans.

Relevant Legislation and Planning Policy

- 2.5 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
 - The Conservation of Habitats and Species Regulations 2017 (as amended)
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
- 2.6 The UK Biodiversity Action Plan (BAP) was the Governments response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats still remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.7 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework policy 15 (NPPF, 2024).
- 2.8 The site is located within Wokingham Borough Council. The Wokingham Borough Core Strategy (adopted January 2010) includes the core policy CP7 relating to biodiversity.

CP7 – Biodiversity

Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

Development:

- a) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or*
- b) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or*
- c) That compromises the implementation of the national, regional, county and local biodiversity action plans*

will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:

- i. Mitigation measures can be put in place to prevent damaging impacts; or*
- ii. Appropriate compensation measures to offset the scale and kind of losses are provided*

3.0 Methodologies

Strategic Significance

- 3.1 The Local Nature Recovery Strategy for Berkshire was assessed to ascertain the strategic significance of the site.

Baseline Assessment

Habitats

- 3.2 The baseline for the site was established during the outline planning application and is detailed within the BNG report (Collington Winter Environmental 2024). The original baseline did not cover the entire application boundary, and these areas of missing data were added from the existing data for the site. These were largely related to the northeastern edge of the development where the application boundary follows an existing residential development.

Biodiversity Net Gain Hierarchy

- 3.3 The scheme has been designed in line with the BNG hierarchy:
- Enhance and restore biodiversity on-site (within the red line boundary of a development site).
 - If developers can only achieve part of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site, or buy off-site biodiversity units on the market.
 - If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This must be a last resort. The government will use the revenue to invest in habitat creation in England.

Biodiversity Net Gain

- 3.4 On completion of the fieldwork the habitat information was mapped using Biodiversity Metric QGIS template and areas were imported into the Statutory Biodiversity Metric calculation tool using the GIS Import tool. The metric calculates the baseline biodiversity units for the site based on the following factors:-
- Area
 - Habitat distinctiveness
 - Habitat condition
 - Strategic significance

- 3.5 The proposed habitat creation measures were selected in line with the site conditions and the surrounding habitats, with consideration of the aims of the Local Biodiversity Action Plans. Once inputted the metric provides biodiversity units for the proposed habitats based on the following factors:-
- Area
 - Habitat distinctiveness
 - Habitat condition
 - Strategic significance
 - Time habitat is created
 - Time to target condition
 - Difficulty of creation
- 3.6 The difference between the baseline units and proposed units is then used as a measure of change and is used to assess the number of biodiversity units achieved. Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains, where present on a site.

4.0 Baseline Conditions

Strategic Significance

- 4.1 The original BNG report categorised the site as within a location ecologically desirable but not in local strategy.
- 4.2 Since this baseline information was collected the Berkshire Local Nature Recovery Strategy has been released and this has been used for this assessment. The Biodiversity Net Gain User Guide, states: *“Once an LNRS has been published, the baseline strategic significance values for habitat parcels in that area should always be scored as low”*.
- 4.3 The proposed habitats which align with the LNRS will be shown as formally identified. There is a section of neutral grassland on the southeastern section of the site which meets the grassland restoration strategy and is therefore formally identified. The remaining proposed habitat in this area is a section of willow scrub in moderate condition. Due to the willow scrub being a high value habitat, for the purpose of BNG gains, this habitat is favoured over grassland restoration and therefore will remain the proposed habitat of the scheme.
- 4.4 An area of woodland will also be shown as formally identified due to the proposed creation of woodland, as well as management of woodland and an ancient woodland buffer.

Baseline summary

- 4.5 The habitats that formed the baseline can be found in the Collington Winter Report (2024). The baseline habitats included areas of modified grassland in moderate condition, other neutral grassland, mixed scrub, willow scrub and lowland mixed deciduous woodland. A baseline habitat survey map is provided in **Appendix B**.
- 4.6 The revised BNG baseline is provided below in **Table 2**, this includes revisions to the strategic significance of the site now the LNRS has been published and adjusting the baseline size. The site has a baseline of 34.58 habitat units and 5.21 hedgerow units.

Table 2: Statutory Biodiversity Metric Baseline.

Habitat baseline					
Habitat	Biodiversity Units	Area (ha)	Condition	Distinctiveness	Suggested action
Mixed Scrub	1.35	0.1688	Moderate	Medium	Same broad habitat or a higher distinctiveness habitat required
Willow Scrub	2.51	0.3138	Moderate	Medium	Same broad habitat or a higher distinctiveness habitat required
Other neutral grassland	1.32	0.3303	Poor	Medium	Same broad habitat or a higher distinctiveness habitat required
Other neutral grassland	0.23	0.0282	Moderate	Medium	Same broad habitat or a higher distinctiveness habitat required

Habitat baseline					
Habitat	Biodiversity Units	Area (ha)	Condition	Distinctiveness	Suggested action
Modified Grassland	21.58	5.396	Moderate	Low	Same distinctiveness or better habitat required
Lowland mixed deciduous woodland	7.59	0.6324	Moderate	High	Same habitat required
Hedgerow baseline					
Hedgerow	Biodiversity Units	Length (km)	Condition	Distinctiveness	Suggested action
Ecologically valuable line of trees	2.65	0.201	Good	Medium	Same distinctiveness band or better
Ecologically valuable line of trees	2.56	0.291	Moderate	Medium	Same distinctiveness band or better

5.0 Proposed Habitats

- 5.1 The proposed plans are for a residential development of 75 dwellings with associated open space.
- 5.2 The majority of boundary habitats will be retained following the works, this includes areas of lowland mixed deciduous woodland, mixed scrub and willow scrub. These features are located around the boundaries of the site and create green corridors around the site.
- 5.3 The development has been designed to retain and enhance areas of existing grassland and providing ecological enhancements around the edges to enhance the existing green corridors. The areas adjacent to the off-site woodland include additional woodland planting and scrub to buffer the woodland. The proposed conditions are aimed to be achievable within a residential development of this size.
- 5.4 Details of proposed habitats within the design are provided below and shown in **Appendix C**.

Enhancement of Existing Habitats

Other neutral grassland

- 5.5 Areas of existing modified grassland will be enhanced to moderate condition other neutral grassland. This will be through limiting damaging practices and managing the grassland to create a diverse sward which will allow for more species to flourish and over sowing with a wildflower mix. These areas of grassland will meet moderate condition through aiming for the conditions outlined in **Table 3**.

Table 3: Condition assessment criteria to be met for moderate other neutral grassland.

	Criteria	How it will be achieved
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type.	Areas will be sown with a wildflower mix and enhanced areas will include yellow rattle to decrease the prevalence of coarse grass species and oversown with a wildflower mix
B	Sward height is varied (at least 20% of the sward is less than 7 centimetres and at least 20% is more than 7 centimetres) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed	The grassland will be managed with selective mowing to create a diverse sward
C	Cover of bare ground is between 1% and 5%, including localised areas, for example rabbit warrens	The grassland will be managed, and the level of bare ground will be monitored with new areas created where necessary.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub is less than 5%.	Areas will be managed through mowing to ensure there is no scrub/bracken encroachment onto the grassland

Creation of New Habitats

Other Neutral grassland

- 5.6 Areas of other neutral grassland will be created within the development; this is in the form of public open spaces on the northern and southern boundaries. These will aim to meet a moderate condition score which has been outlined in **Table 3**.

Mixed Scrub

- 5.7 The development will include the creation of mixed scrub within the ecological buffer zone along the southern boundary of the site and western boundary under the existing tree lines. This will strengthen the green corridors along the boundaries. The mixed scrub will be planted with a range of native species. The mixed scrub will achieve good condition through aiming for the conditions outlined in **Table 4**.

Table 4: Condition assessment criteria to be met for mixed scrub.

	Criteria	How it will be achieved
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover	The scrub will be plug planted with a native woody species mix and managed so that no one species dominates the habitat.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present	Management will include sectional cuts which maintain a mixture of age ranges through the shrub habitat with some sections left uncut to provide mature areas
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	The scrub will be managed to prevent invasive species from colonising the habitat.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	The edge areas of the scrub will be managed to provide a well-developed edge through a relaxed management regime of the grassland adjacent to the scrub.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Rides will be cut and managed within the areas of scrub planting

- 5.8 The existing areas of scrub will also be brought into management so that it also attains good condition.
- 5.9 An area of mixed scrub will be planted along the eastern boundary of the site separating the gardens from the development to the east. This habitat is proposed as poor condition as management will be difficult to achieve in this area.

Modified Grassland

- 5.10 New areas of modified grassland will be created in areas of the development to achieve moderate condition, similar to the existing baseline on the site. To achieve a moderate condition the grassland must meet the criteria listed below in **Table 5**.

Table 5: Condition assessment criteria to be met for modified grassland

	Criteria	How it will be achieved
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs	Any created areas will be sown with a wildflower mix while existing areas already meet this criteria.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Areas will be mown to ensure scrub encroachment does not occur
D	Physical damage is evident in less than 5% of total grassland area.	Vehicles will not drive across the areas and management will resow any damaged areas from any inappropriate use of the area.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Management will prevent the colonisation by bracken.
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Management will prevent the colonisation by invasive species which are not present over the wider site.

- 5.11 Areas will be mown to provide footpaths through the open space and these sections will achieve poor condition due to the use of these areas as footpaths which will likely inhibit the establishment of species in the sward.

Sustainable drainage system

- 5.12 The scheme includes the addition of a sustainable drainage systems (SUDS) at the front of the site. This SuDs will be created to achieve good condition following the criteria that has been laid out below in **Table 6**.

Table 6: Criteria to meet good condition sustainable drainage system

	Criteria	How it will be achieved
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Vegetation structure will be varied with aquatic vegetation and edge habitat

	Criteria	How it will be achieved
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Edge habitat will be created with a diverse range of species beneficial to wildlife
C	Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	The habitats will be regularly managed to prevent any colonisation by invasive species.
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife.	Species included in the created habitat will be limited to native wildlife only.
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	The basin has been designed to hold water during points in the year

- 5.13 The scheme also includes bioswales on the western and southern boundaries of the site. These habitats will be created to achieve a moderate condition following the criteria that has been laid out below in **Table 7**.

Table 7: Criteria to meet moderate condition sustainable drainage system and Bioswale

	Criteria	How it will be achieved
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Vegetation structure will be varied with aquatic vegetation and edge habitat
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Edge habitat will be created with a diverse range of species beneficial to wildlife
C	Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	The habitats will be regularly managed to prevent any colonisation by invasive species.
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife.	Species included in the created habitat will be limited to native wildlife only.

Other woodland; broadleaved

- 5.14 Areas of woodland will be created on the southern boundary to extend the existing woodland area, this has been shown to reach a poor condition although it would be hoped a higher condition would be met in the long-term.

Individual trees

- 5.15 The development will include planting 108 small native trees (0.4397 hectares) within the ecological buffers and through the development area. In accordance with the Statutory Biodiversity Metric Use Guide (2025) it has been assumed that the newly planted trees will comprise small native trees. Due to the trees being planted within areas of grassland, it is

considered that the trees will be able to achieve moderate condition through aiming for the conditions outlined in **Table 8**.

Table 8: Condition assessment criteria to be met for individual trees.

	Criteria	How it will be achieved
A	The tree is a native species (or at least 70% within the block are native species).	The planted trees will comprise native species.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	The trees will be individual and therefore automatically pass this criterion.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	The trees will be sensitively managed with no extensive pruning regime. The trees will grow naturally within the grassland area.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	The trees will be planted within the grassland.

Hedgerows

- 5.16 The proposals will result in the retention of the ecologically valuable lines of trees that border the site. One native hedgerow will be planted around the new substation. This will be planted at a poor condition for the purpose of the metric.

6.0 Biodiversity Net Gain Assessment

- 6.1 The Statutory Biodiversity Metric was run based on the measures outlined in **Section 5.0** and is shown in **Table 9**. The proposed plans will result in a net loss of 2.35 habitat units (-6.79%) and a net gain of 0.07 hedgerow units (1.41%).

Table 9: Statutory Biodiversity Metric results.

On-site baseline	Habitat units	34.58
	Hedgerow units	5.21
On-site post intervention	Habitat units	32.23
	Hedgerow units	5.29
Total net unit change	Habitat units	-2.35 (-6.79%)
	Hedgerow units	0.07 (1.41%)

- 6.2 The enhancements are located within the section of the site which will be managed by a management company which will ensure the habitats are maintained and managed for the next 30 years. The details for the future management are provided within the Landscape Ecological Management Plan.
- 6.3 The development currently has a deficit of 2.69 habitat units to reach the required 1% net gain.
- 6.4 The development has been designed to maximise onsite opportunities to enhance biodiversity, but it is not possible to achieve the required net gains and provide a viable development on the site. Therefore, the habitats units will be purchased from a habitat bank ensuring that the final development provides a net gain in habitat and hedgerow units.

7.0 References and Bibliography

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National Planning Policy Framework (2024). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

Appendices

Appendix A: Proposed Plans



- 1 SUDS basin with marginal and reed planting
- 2 Proposed swale with wildflower planting
- 3 Rain garden / swale
- 4 Local Equipped Area Of Play (LEAP)
- 5 Pump station with native hedgerow and scrub mix planting
- 6 Substation with native hedgerow and shrub mix planting

Project:
LAND AT PARK LANE,
CHARVIL

Client:
BELLWAY HOMES (THAMES VALLEY)

Drawing:
OVERALL LANDSCAPE MASTERPLAN

Scale: A0: 1:1000 Date: OCT'25 Drawn: CLB Checked: JH

finc FINE Architects Ltd
61-63 New London Road | Chelmsford | Essex | CM2 0NE
T: +44 (0)1245 933988
W: www.finearchitects.com
E: company@finearchitects.com

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Appendix B: Baseline Habitats

Legend

Red Line Boundary

Ecologically Valuable Line of Trees

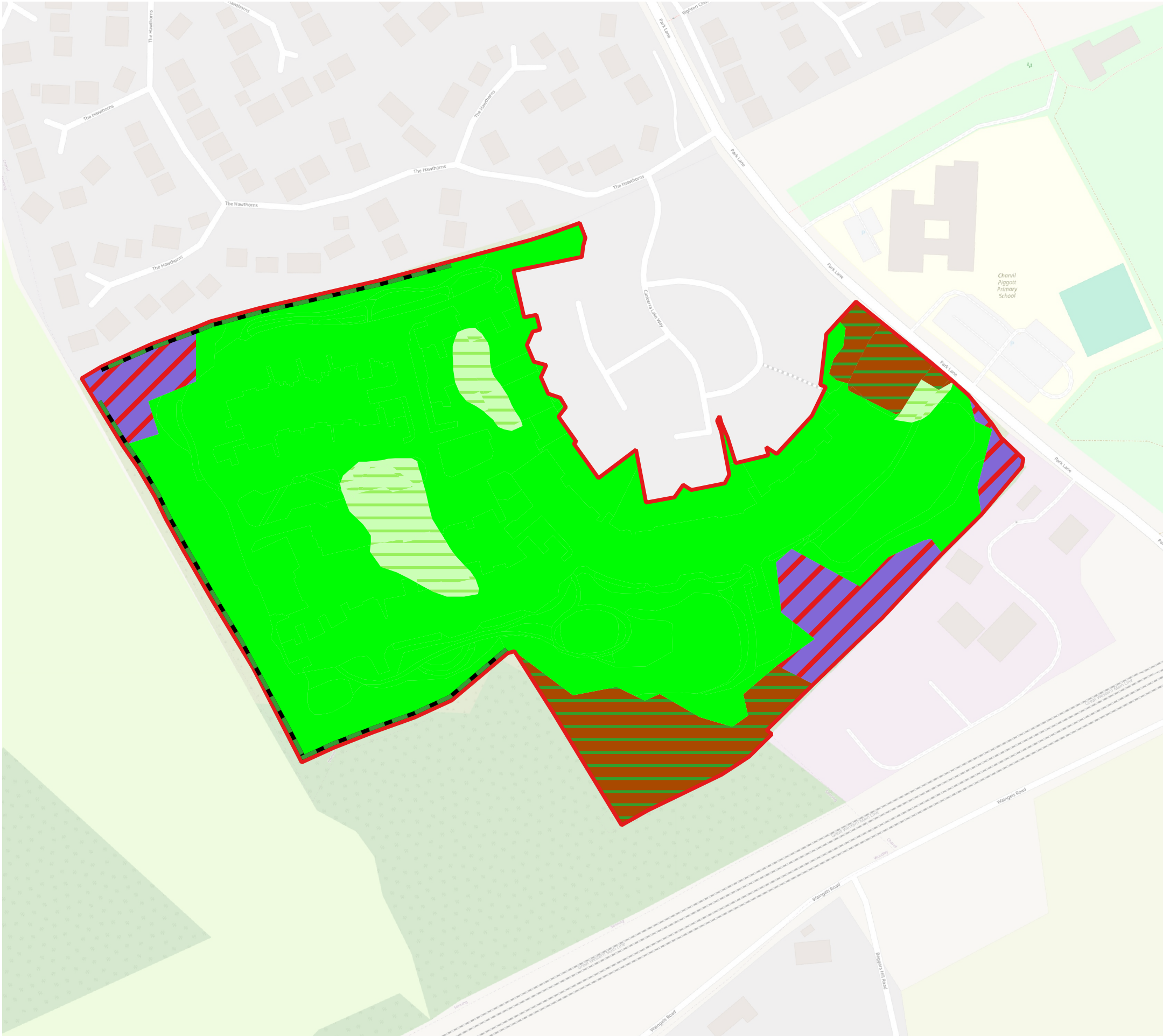
Lowland Mixed Deciduous Woodland

Mixed Scrub

Modified Grassland

Other Neutral Grassland

Willow Scrub



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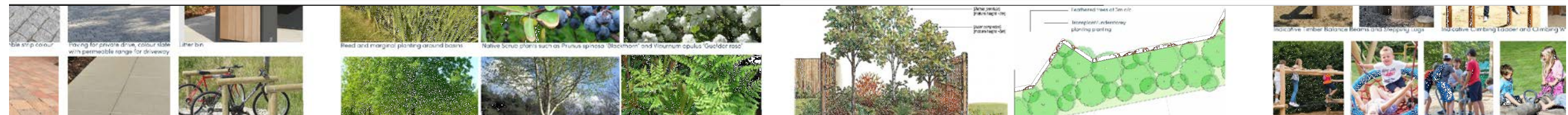
CLIENT:	Bellway Homes	
PROJECT:	Park Lane, Charvil	
DRAWING:	Baseline Habitats	1:2000
NUMBER:	8960-XX-E1-01	A3
ISSUE:	v1	17.12.25

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Appendix C: Proposed Habitats

- Red Line Boundary
- Proposed Tree
- Native hedgerow
- Artificial Unvegetated, Unsealed Surface
- Bioswale
- Introduced Shrub
- Lowland Mixed Deciduous Woodland
- Mixed Scrub
- Modified Grassland
- Other Neutral Grassland
- Other Woodland; Broadleaved
- Sustainable Drainage System
- Vegetated Garden
- Willow Scrub



The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	15/12/25	Drawing Created	MC	LSJ
v2	27/05/26	Updated plan	LSJ	
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v4	02/07/26	Updated plan	LSJ	

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PROJECT:	Park Lane, Charvil	
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