

Colchester City Council

Emerging Allocations Biodiversity Assessment



Client

Colchester City Council

Date:

November 2024



Essex County Council

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Place Services is a leading public sector provider of integrated environmental assessment, planning, design and management services. Our combination of specialist skills and experience means that we are uniquely qualified to help meet the requirements of the planning process.

Our Natural Environment Team has expertise of arboriculture, biodiversity, countryside management and ecology. This multidisciplinary approach brings together a wide range of experience, whether it is for large complex briefs or small discrete projects. We aim to help our clients protect and improve the natural environment through their planning, regulatory or land management activities. This approach ensures that not only our clients will fulfil their legal duties towards the natural environment, but they do so in a way that brings positive benefits to wildlife and people.

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1.0	25 th Nov 2024	Neil Harvey	Interim draft for initial comment
1.1	28 th Nov 2024	Neil Harvey	Final draft
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Client		Colchester City Council	
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1. Introduction

- 1.1. As part of the Local Plan review process, Place Services were provided with a list of all of the submitted sites that passed the initial stage of the Strategic Land Availability Assessment (SLAA). An initial consideration of all of those sites was provided to Colchester City Council to assist with the process of identifying potential allocation sites. The results of the initial assessment are included as Appendix A.
- 1.2. This assessment considers each of the emerging allocations identified at the next stage of the SLAA process from the point of view of any discernible ecological constraints that may affect the delivery of the expected numbers of dwellings identified. This includes an assessment of the likely Biodiversity Net Gain (BNG) requirements and the capacity of the sites to achieve them.
- 1.3. Each of the emerging allocations is represented by a table that presents information to assist the further consideration of the sites. An explanation of the information presented under each heading is set out below.

Site name and reference

- 1.4. As provided by Colchester City Council. One site, Welshwood Park, does not have a site reference number.

Site map

- 1.5. Maps are provided illustrating the boundaries of the sites, as provided by Colchester City Council (22nd October 2024). The map key is as follows:
 - Blue hatch – potential allocated site
 - Green hatch – other nearby potential allocated sites
 - Orange shade – designated Site of Special Scientific Interest (SSSI)
 - Purple/pink shade – designated Local Wildlife Sites (LoWS)
 - Red line – Local Planning Authority boundary
- 1.6. Please note that only the LoWS that have been assessed to be ecologically connected to the allocations are shown.

Harm Scoring

- 1.7. Harm scores have been assessed according to a set of criteria agreed with Colchester City Council, as follows:

Significant Harm

- Within a statutory designated site
- Adjacent to a statutory designated site and development likely to have a negative impact on its features of interest
- Within or adjacent to a non-statutory designated site and development likely to have a significant negative impact on its extent or condition
- Irreplaceable habitats present and would be negatively impacted by development

- Priority Habitats present and would be negatively impacted by development

Harm

- Ecologically connected to a statutory designated site; development has impact pathways that could have a negative impact on its features of interest
- Within or adjacent to a non-statutory designated site; development likely to have a negative impact on its extent or condition
- Site supports habitats of nature conservation significance; development likely to have a negative impact
- Site is strategically important in relation to the local ecological network and development would restrict its contribution to strategic aims

Little/no harm

- Development would not negatively impact any ecological designations
- No habitats of nature conservation significance on site
- Site is not strategically important

Description of Habitats

- 1.8. The habitats present on each site have been determined as far as possible using aerial photos and street side images from various sources and are described using terminology consistent with the Statutory Biodiversity Metric.
- 1.9. In some cases, it has not been possible to confidently discern 'Modified grassland' from 'Other neutral grassland'. This is a significant difference, as these two habitats have different distinctiveness, which has a considerable impact on habitat unit value and determines whether or not trading rules will apply. Any uncertainty is highlighted, with alternate consequences provided.

Condition assessment

- 1.10. Where possible, condition has been estimated in line with the Statutory Biodiversity Metric criteria using available imagery and applying professional experience. Full condition assessment requires the consideration of different sets of criteria for each habitat type, involving specific survey methodologies that could not be completed during this study. Some habitats have no condition assessment in the Metric, including arable fields, gardens and hardstanding.
- 1.11. In the Metric condition is recorded as poor, moderate or good with intermediate categories of fairly good and fairly poor, which are not used here. Habitat condition is important within the metric, as improving condition is one of the main ways in which unit gains are obtained.

Likely mitigation/compensation requirements

- 1.12. Information is provided about the mitigation and compensation requirements likely to be encountered in the development of each site, drawing on available site information and in line with normal best practice in ecological survey and impact assessment. This highlights where sites are likely to be suitable for protected species, which would trigger the need for appropriate surveys to be carried out in advance of any planning application. Habitats and

features that would require compensatory measures prior to any consideration of BNG are also identified.

1.13. It should be noted that all residential development is likely to have to provide on-site mitigation and a financial contribution under the Essex Coast RAMS scheme, to mitigate for the recreational impacts that new residents will contribute to on internationally designated coastal sites, as identified by Natural England.

Potential for delivering BNG onsite (habitat enhancement or creation)

1.14. The ability of the development of each site to meet the statutory requirement of 10% BNG is considered in principle, although full details of the baseline site conditions and the development proposals will be needed before an accurate calculation is possible. This assessment has been based upon the following assumptions:

- Residential unit numbers will be levels set by Colchester City Council for the purposes of testing the allocations
- Residential developments will use a density of 30 units per hectare
- The “developed” parts of residential developments will consist of 45% buildings and sealed surface infrastructure, 35% gardens and 20% functional greenspace (SUDS, formal recreation, allotments, etc.)
- Non developed areas will be used for BNG habitat creation and enhancement

Strategic relevance

1.15. The strategic relevance of each site from a biodiversity point of view has been assessed using the categories high, moderate and low, as set out below.

High

- sites that include areas designated for their nature conservation value (SSSIs and LoWS), or that have strong ecological connections to them
- sites with the potential to make a significant contribution to the local ecological network at a strategic level, either by providing connectivity between designated sites, or because of environmental factors that make them particularly suitable for the creation of specific habitat types
- sites within identified opportunity areas for biodiversity

Moderate

- sites that are adjacent or close to designated sites that might suffer an adverse impact as a result of their development
- sites with the potential to make a contribution to the local ecological network, but one that is not considered significant at a strategic level

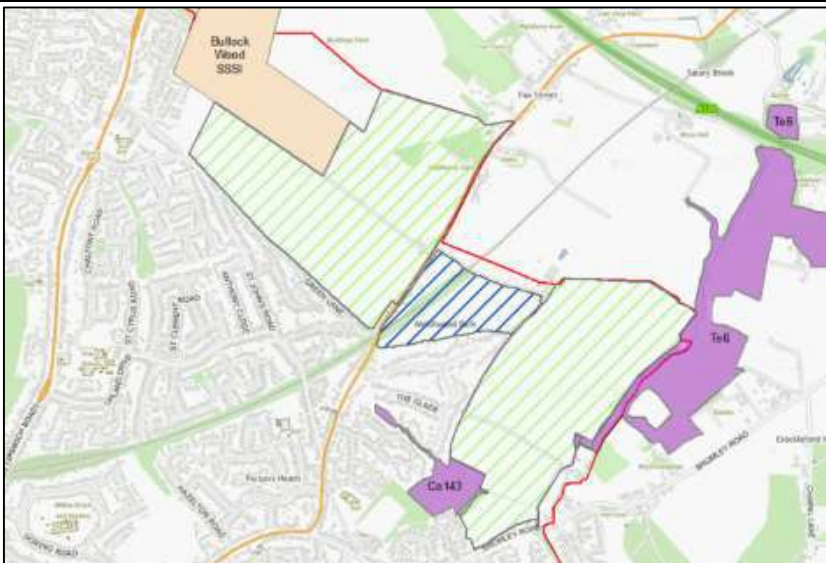
Low

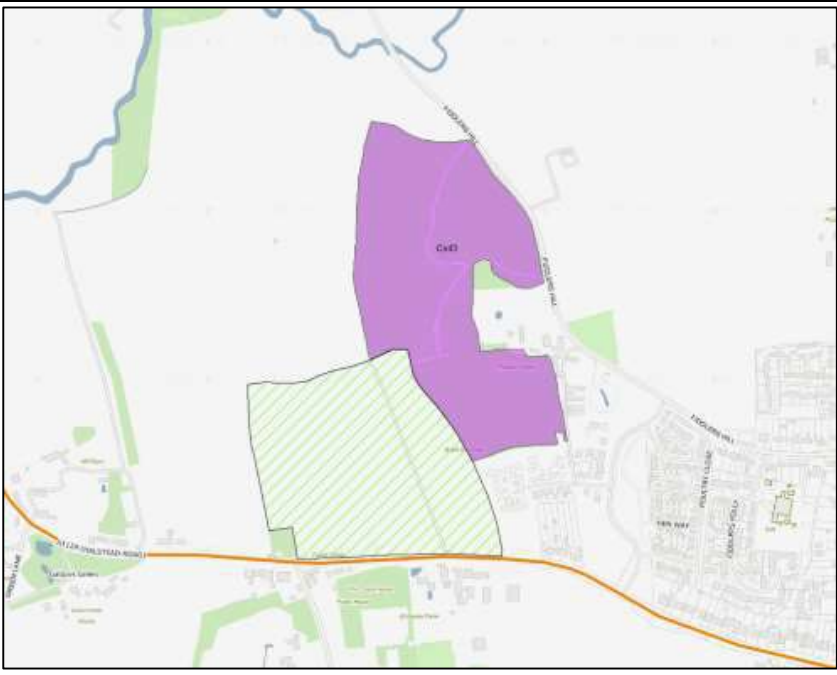
- sites with no ecological connection to designated sites
- sites of no relevance to the local ecological network
- sites that fall within an existing pattern of development

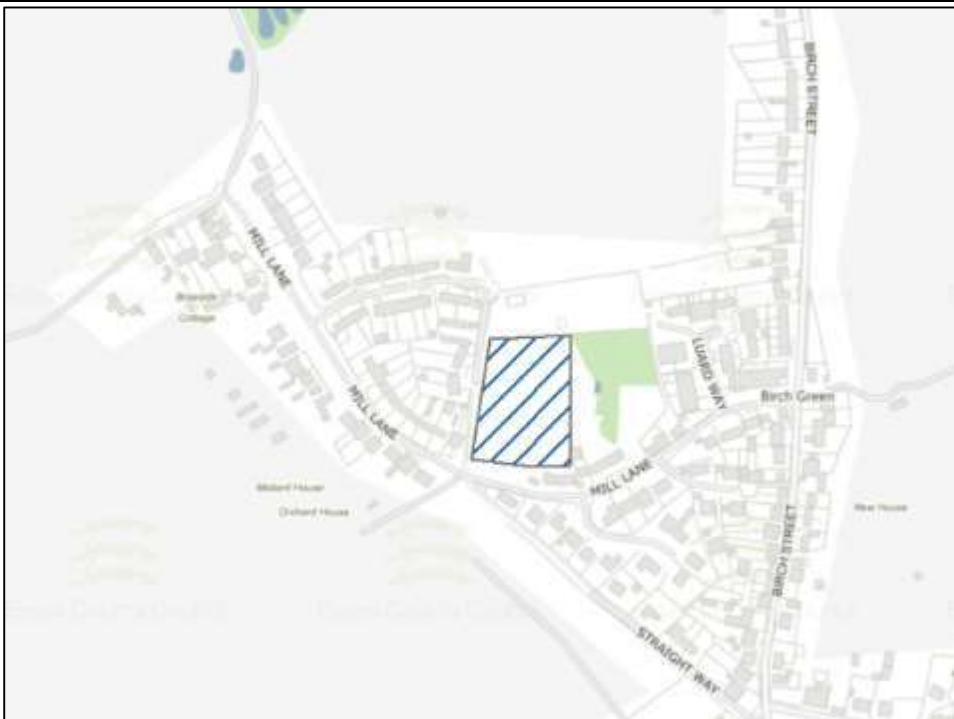
Any factors that could suggest that more than 10% net gain is necessary


1.16. Consideration is given to any site factors that could justify the need for a higher percentage of net gain than the 10% statutory requirement. This could apply to particularly large sites that could have more ecological impact at a landscape level, or sites that are identified as being of higher strategic significance for biodiversity, including those that include areas designated for their nature conservation value.


2. Site Assessments


Site name and reference:	Welshwood Park, Colchester (no reference)
Site map	
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Harm scoring with justification	
Little/no harm – the habitats present are of low ecological value. Although the site includes linear woodland on both sides of the railway line, this is assumed to be outside of the allocation for practical purposes.	
Description of habitats	
Arable; hedgerows; mature trees.	
Condition assessment	
Arable n/a; hedgerows poor.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Retain hedgerows and mature trees • Site may be suitable for Skylark and other farmland birds 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline habitat value, it is likely that 10% net gain could be achieved, although no dwelling numbers have been provided for this site alone. Onsite measures should focus on buffering the railway margins to strengthen connectivity.	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
<p>The site supports low value habitats at present with limited impacts likely and so higher BNG requirement cannot be justified.</p> <p>It is noted that this site is proposed together with allocations 10256 and 10616 for 2000 dwellings in total, with no indication of the expected spread of dwellings between the three sites. This combined allocation would affect the Bullock Wood SSSI and two LoWS (Co143 and Te6), with other features of ecological significance (mature/veteran trees, hedgerows, watercourse) and is considered to have high strategic relevance. The combined site would have the potential to deliver significant ecological enhancement, including improved connectivity between the SSSI and the LoWS, and so could be expected to deliver more than 10% net gain.</p>	


Site name and reference:	10090 Land north of Halstead Road, Aldham
Site map	
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Harm scoring with justification	
Harm - Site has low ecological value, but is adjacent to Co43 Fiddlers Wood, which consists of Ancient Wood Irreplaceable Habitat and Priority Habitat. The development is likely to have a significant impact on the site's condition through increased recreational disturbance, noise and lighting.	
Description of habitats	
A single arable field with boundary hedgerows in places.	
Condition assessment	
Hedgerows poor'	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Site may be suitable for Skylark and other farmland birds • Adjacent LoWS Ancient woodland to be buffered during construction and protected from recreational pressure associated with new housing • No BNG trading rule limitations 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
There would be an estimated 1.5ha of land available onsite for mitigation/enhancement and this is unlikely to be sufficient to generate 10% BNG in habitat units. Appropriate habitats for creation would be woodland, scrub and grassland as a buffer to the adjacent woodland. However, 10% gain in hedgerow units should be achievable by planting new boundary hedgerows in gaps and enhancing the condition of existing hedgerows.	
Strategic relevance	
Low – site is not well connected to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
The site supports low value habitats at present with limited impacts on adjacent LoWS and so higher BNG requirement cannot be justified.	


Site name and reference:	10121 Land at Birch Green, Birch
Site map	
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Harm scoring with justification	
Little/no harm – The habitat present is of limited ecological value.	
Description of habitats	
A grass field (Other neutral grassland) with boundaries of hedgerows and trees, some of which are non-native	
Condition assessment	
Grassland poor to moderate; hedgerows poor	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Protected species may be present (including reptiles and GCN (1 pond 25m east)) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>There would be an estimated 0.35ha of land available onsite for mitigation/enhancement and enhancing the condition of the remaining grassland is unlikely to be sufficient to generate 10% BNG in habitat units or to meet trading rules. Net gain in hedgerow units could be achieved on site by enhancing the condition of the existing hedgerows.</p>	
Strategic relevance	
Low – no connection to any designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
<p>The site supports relatively low value habitats at present with no impacts on any designated sites or higher value habitats, so higher BNG requirement cannot be justified.</p>	


Site name and reference:	10122 The Old School, Great Horkesley
Site map	
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Harm scoring with justification	
Little/no harm – There is limited biodiversity value in the habitats present and no connection to any designated site.	
Description of habitats	
The site is already developed, with buildings, hardstanding, and vegetated garden containing trees, hedgerows and some modified grassland.	
Condition assessment	
N/a	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Protected species may be present (including bats in buildings) Mature trees to be retained 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline value, 10% BNG could be delivered on site if mature trees are retained, and some 'Medium' distinctiveness habitat is created.	
Strategic relevance	
Low – no connection to any designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value, and the impacts are minimal, so a higher level of BNG cannot be justified.	


Site name and reference:	10165 Land North of Woolmer Green
Site map	
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Harm scoring with justification	
Harm – The site includes a small amount of woodland considered Priority habitat in the national inventory, although the classification and status of that habitat should be verified on site.	
Description of habitats	
Part of a large arable field with some boundary hedgerows and a small area of trees and shrubs surrounding ponds.	
Condition assessment	
Hedgerows moderate; woodland poor to moderate	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Protected species may be present (including GCN - three ponds on site and several nearby) Site may be suitable for Skylark and other farmland birds Ponds and woodland to be retained and buffered No BNG trading rules issues provided that woodland and ponds are retained 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
The site is of sufficient size that it should be possible to achieve 10% BNG in habitat units on site, although should GCN be present, some terrestrial habitat may be required as mitigation for impacts to them. BNG provision should include a mosaic of grassland scrub and trees and be located around existing ponds (including offsite ponds) and woodland.	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
Existing habitats are of low value and predicted impacts are minimal, so no higher level of BNG can be justified.	


Site name and reference:	10170 Land Adjacent to 124 School Road, Copford
Site map	
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Harm scoring with justification	
Little/no harm – Habitat of low biodiversity value and not connected to any designated sites.	
Description of habitats	
'Other neutral grassland'.	
Condition assessment	
Poor	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Protected species may be present (including reptiles and GCN – pond to west of site) Small Sites Metric can be used BNG trading rules will require habitat units to be grassland of at least 'Medium' distinctiveness 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>The ability to deliver 10% BNG on site will depend on the layout of houses and gardens and the amount of land made available for biodiversity habitat. Any retained grassland habitat could be enhanced to 'Good' condition, but it would take half the site to be retained to achieve 10% gain, and nearly as much if converted to the higher value 'Lowland Meadows' habitat.</p>	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
<p>This is a small site with relatively low biodiversity value habitats, so there is no justification for requiring more than 10% BNG</p>	

Site name and reference:	10226 Land East of School Road, Copford
Site map	
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Harm scoring with justification	
<p>Harm - Site has low ecological value, but is adjacent to Co44 Pits Wood, which consists of Ancient Wood Irreplaceable Habitat and Priority Habitat. The development is likely to have a significant impact on the site's condition through increased recreational disturbance, noise and lighting.</p>	
Description of habitats	
<p>Part of a large arable field that may include small sections of boundary hedgerows.</p>	
Condition assessment	
<p>N/a</p>	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Adjacent LoWS Ancient woodland to be buffered during construction and protected from recreational pressure associated with new housing • Site may be suitable for Skylark and other farmland birds • Protected species may be present (including GCN – two ponds within 250m) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>It should be possible to deliver 10% BNG on site even if there is a requirement for habitat creation for the mitigation of any protected species impacts. BNG measures should be focused on creating a buffer of habitat around the adjacent LoWS, including additional woodland, scrub and grassland.</p>	
Strategic relevance	
<p>Low – no direct links to other designated sites, although the Roman River valley is a short distance to the east.</p>	
Any factors that could suggest that more than 10% net gain is necessary	
<p>The site's habitats are of low biodiversity value, with only minor impacts predicted and so there is no justification to expect a higher level of gain.</p>	

Site name and reference:	10226a Land East of School Road, Copford
Site map	
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Harm scoring with justification	
Harm - Site has low ecological value, but is adjacent to Co44 Pits Wood, which consists of Ancient Wood Irreplaceable Habitat and Priority Habitat. The development is likely to have a significant impact on the site's condition through increased recreational disturbance, noise and lighting.	
Description of habitats	
Arable.	
Condition assessment	
N/a	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Adjacent LoWS Ancient woodland to be buffered during construction and protected from recreational pressure associated with new housing • Site may be suitable for Skylark and other farmland birds • Protected species may be present (including GCN – two ponds within 250m) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
It should be possible to deliver 10% BNG on site even if there is a requirement for habitat creation for the mitigation of any protected species impacts. BNG measures should be focused on creating a buffer of habitat around the adjacent LoWS, including additional woodland, scrub and grassland.	
Strategic relevance	
Low – no direct links to other designated sites, although the Roman River valley is a short distance to the east.	
Any factors that could suggest that more than 10% net gain is necessary	
The site's habitats are of low biodiversity value, with only minor impacts predicted and so there is no justification to expect a higher level of gain.	

Site name and reference:	10229 Land north of Colchester Road, West Bergholt
Site map	
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Harm scoring with justification	
Little/no harm – a homogenous area of set-aside arable with limited habitat value.	
Description of habitats	
A field of former arable (2020) with native hedgerows along the NE and SE boundaries.	
Condition assessment	
Arable n/a; hedgerows good	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Site may be suitable for Skylark and other farmland birds • Buffer/protect hedgerows 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
The site has the size and low Area Habitat baseline value such that it should be possible to deliver 10% BNG on site. There is potential for new hedgerow creation on the NW boundary.	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

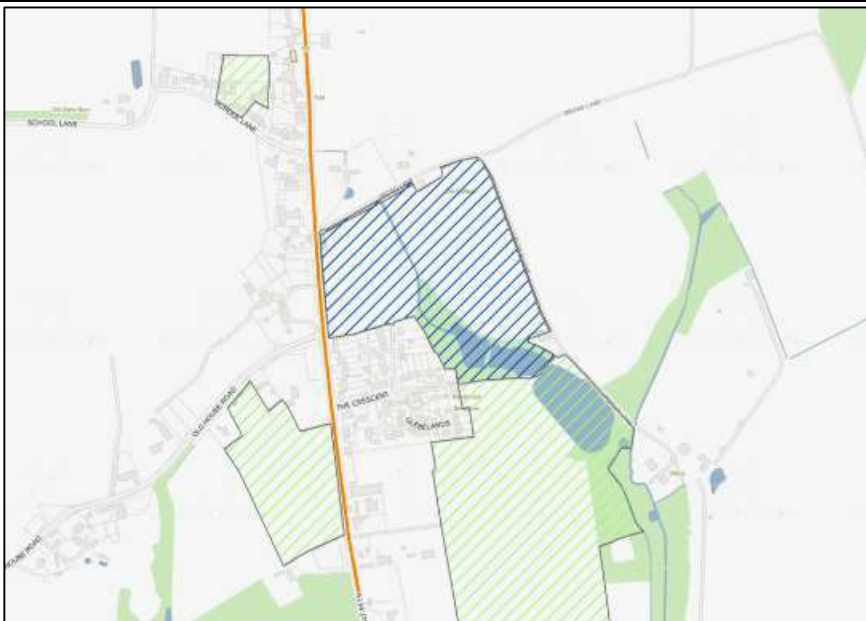
Site name and reference:	10239 Gosbecks Business Park, Colchester
Site map	 <p>Reproduced by permission of Ordnance Survey® on behalf of the Controller of Her Majesty's Stationery Office. ©Crown Copyright. Licence number LA100019602</p>
Harm scoring with justification	
Little/no harm – the site holds less than a hectare of trees, hedges and poor condition grassland, all isolated from the wider landscape by roads and recent development.	
Description of habitats	
Amenity grassland; trees mainly screening along Gosbecks Rd; boundary hedgerows; developed land, sealed surface (roads/car parking/hard-standing); buildings (relatively modern with mostly corrugated cement-fibre sheet roofs).	
Condition assessment	
Grassland poor; hedgerows moderate	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Protected species may be present (roosting bats and nesting birds) Mature trees to be retained Hedgerows to be retained 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline value, 10% BNG could be delivered on site if mature trees and hedges are retained, and some 'Medium' distinctiveness habitat is created.	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	


Site name and reference:	10256 Buildings Farm, Colchester
Site map	
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Harm scoring with justification	
Harm – the site sits adjacent to Bullock Wood SSSI. Development is likely to have a significant impact on the SSSI's condition through increased recreational disturbance, noise and lighting.	
Description of habitats	
Arable fields, native hedgerows with and without trees, and individual trees.	
Condition assessment	
Arable n/a; hedgerows poor	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Buffer the SSSI Ancient woodland, secure improved management and protect from recreational disturbance • Retain mature trees and hedgerows • Site may be suitable for Skylark and other farmland birds 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline value, it is expected that 10% gain could be achieved on site, although no number of dwellings has been provided for this site alone. BNG measures should focus on woodland creation to expand and buffer the SSSI together with enhancing and creating connectivity. The wider site is suitable for a range of habitat creation measures that should include acid grassland.	
Strategic relevance	
Moderate; the site is adjacent to a SSSI and presents an opportunity for its enhancement.	
Any factors that could suggest that more than 10% net gain is necessary	
<p>The site's habitats are of low biodiversity value. Negative impacts are predicted for the adjacent designated site but are potentially mitigable to minor/neutral significance, with no physical impact. Insufficient justification to expect a higher level of BNG gain.</p> <p>It is noted that this site is proposed together with allocation 10616 and the allocation known as "Welshwood Park" for 2000 dwellings in total, with no indication of the expected spread of dwellings between the three sites. This combined</p>	


Report title:


Colchester City Council
Emerging Allocations Biodiversity Assessment


allocation would affect the Bullock Wood SSSI and two LoWS (Co143 and Te6), with other features of ecological significance (mature/veteran trees, hedgerows, watercourse) and is considered to have high strategic relevance. The combined site would have the potential to deliver significant ecological enhancement, including improved connectivity between the SSSI and the LoWS, and so could be expected to deliver more than 10% net gain.


Site name and reference:	10257 Woodlands Farm
Site map	
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Harm scoring with justification	
Harm – the woodland within the allocation site boundaries is Priority Habitat, and adjacent development could result in degradation.	
Description of habitats	
Arable, agricultural grassland, woodland, hedgerows, other standing water (reservoirs).	
Condition assessment	
Arable n/a; woodland moderate; hedgerow poor to moderate; grassland poor	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retention and buffering of Priority Habitat woodland. Protected species may be present (including bats and reptiles) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
BNG measures should focus on buffering of the woodland, enhancing its condition and naturalising the reservoirs. Arable and poor condition grassland areas are suitable for a wide range of habitat creation measures. There is likely to be sufficient space for habitat creation to allow for 10% net gain on site.	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
Existing habitats are of low value or impacts are feasibly avoidable, and so predicted impacts are minimal. No higher level of BNG can be justified.	


Site name and reference:	10258 Black Brook Farm, Great Horkesley
Site map	
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Harm scoring with justification	
Harm – the woodland within the allocation site boundaries is Priority Habitat, and adjacent development could result in its degradation.	
Description of habitats	
The site contains arable, horticulture, agricultural grassland, woodland, hedgerows, and other standing water (reservoirs).	
Condition assessment	
Woodland moderate; hedgerow poor to moderate; grassland poor	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retention and buffering of Priority Habitat woodland Protected species may be present (including bats and reptiles) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
BNG measures should focus on buffering of the woodland, enhancing its condition and naturalising the reservoirs. Arable and poor condition grassland areas are suitable for a wide range of habitat creation measures. There is likely to be sufficient space for habitat creation to allow for 10% net gain on site.	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
Existing habitats are of low value or impacts are feasibly avoidable, and so predicted impacts are minimal. No higher level of BNG can be justified.	


Site name and reference:	10261 Land adjacent Bonnie Blue Oak, Tiptree, Colchester
Site map	
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Harm scoring with justification	
Little/no harm – habitats present are of low value.	
Description of habitats	
Modified grassland.	
Condition assessment	
Poor.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Protected species may be present (including reptiles) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
BNG measures should focus on enhancing the distinctiveness and condition of retained areas of grassland. With a low baseline value, it should be possible to deliver 10% gain onsite.	
Strategic relevance	
Low – no connection to any designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	


Site name and reference:	10262 Highlands, Tiptree, Colchester
Site map	
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Harm scoring with justification	
Harm – site development is likely to require full or partial loss of c.105m Priority Habitat hedgerow as well as medium distinctiveness grassland habitat.	
Description of habitats	
Other neutral grassland, hedgerow, mature trees, developed land - sealed surface (hard-standing and buildings).	
Condition assessment	
Grassland moderate; hedgerow moderate	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Habitat loss (hedgerow and potentially grassland) Protected species may be present (including reptiles) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
As a smaller site with a potentially higher baseline area habitat and hedgerow values, delivering 10% BNG may require off-site units.	
Strategic relevance	
Low – no connection to any designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have biodiversity value, but that value is likely only on a local/parish level. A higher level of BNG cannot be justified.	


Site name and reference:	10265 Land at Moat Road, Fordham
Site map	
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Harm scoring with justification	
Harm – development would impact an area of rough grassland with developing scrub that is well-connected (adjacent) to a large woodland.	
Description of habitats	
Other neutral grassland with scattered scrub, native hedgerow suspected along the boundaries.	
Condition assessment	
Grassland, scrub and hedgerow conditions all moderate	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Compensation may be needed for habitat loss (grassland) • Protected species may be present (including reptiles) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
Onsite BNG measures will have to be focussed on enhancing the condition of any retained grassland in order to meet trading rules, otherwise offsite habitat units are likely to be needed to achieve 10% BNG.	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have biodiversity value, but that value is likely only on a local/parish level. A higher level of BNG cannot be justified.	


Site name and reference:	10266 Land south of Malting Green Road, Layer-de-la-Haye, Colchester
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Modified grassland (horse paddocks) with a boundary of native hedgerow with trees; buildings and gardens.	
Condition assessment	
Grassland poor; hedgerow moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Protected species may be present (including bats and reptiles) Hedgerows should be retained 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline value, it should be possible to achieve 10% gain on site. BNG measures should focus on enhancing the distinctiveness and condition of retained areas of grassland and enhancing hedgerows.	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	


Site name and reference:	10291 Land opposite Wick Road, Langham, Colchester
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Modified grassland (part of a large paddock); hedgerows.	
Condition assessment	
Grassland poor; hedgerow moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Low chance of protected species (reptiles) • Retain hedgerows 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline value, it should be possible to achieve 10% gain onsite provided that hedgerows are retained (outside of garden areas). Measures should be focussed on enhancing the distinctiveness and condition of retained areas of grassland and hedgerow.	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	


Site name and reference:	10508 Land east of Plummers Road, Fordham, Colchester
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Modified grassland (part of a larger field); boundary hedgerows are likely to be part of the adjacent properties.	
Condition assessment	
Poor.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Low chance of protected species 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline value, it should be possible to achieve 10% gain onsite. The site is suitable for a range of habitat creation measures, with no habitat particularly relevant to the site's context.	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	


Site name and reference:	10526 Land between White Hart Lane and Manor Road, West Bergholt
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Modified grassland and horticulture (commercial orchard).	
Condition assessment	
Grassland poor	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Low chance of protected species being present (including reptiles) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline value, it should be possible to achieve 10% net gain onsite. A range of habitat creation measures is possible, with no habitat particularly relevant to the site's context.	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

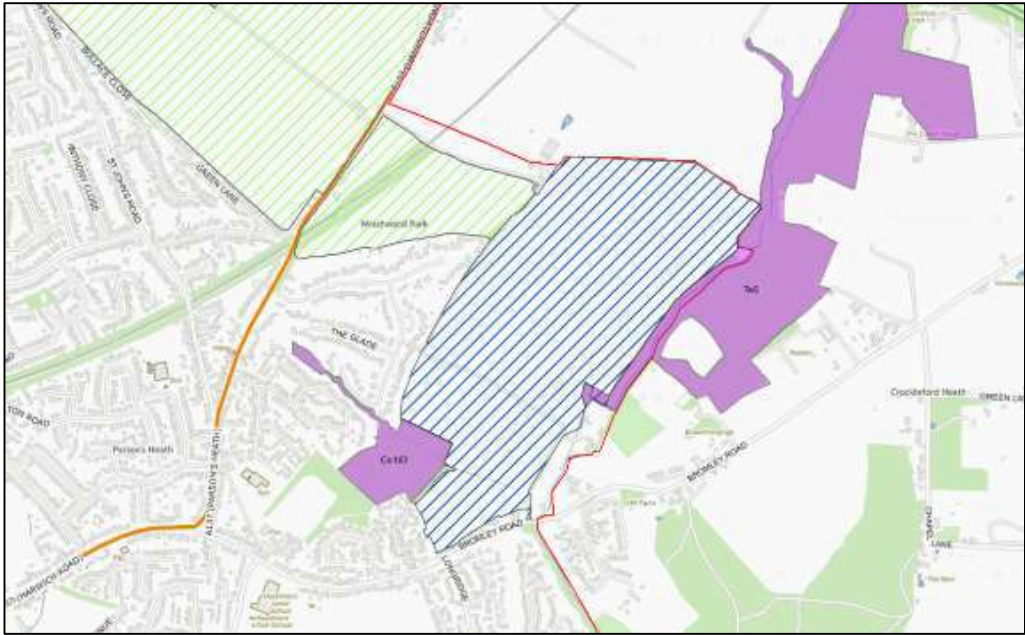
Site name and reference:	10535 Land off New Road, Aldham
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Modified grassland; boundary hedgerows/scrub are outside of mapped site.	
Condition assessment	
Grassland poor	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Low chance of protected species • Compensation for loss of hedgerow for site access 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline value, it should be possible to achieve 10% onsite, even with a requirement for hedgerow units. The site would be suitable for a range of habitat creation measures, with no habitat particularly relevant to the site's context.	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

Site name and reference:	10547 Land south of Long Road West, Dedham
Site map	
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Harm scoring with justification	
Little/no harm – the site has some natural habitat value but is isolated.	
Description of habitats	
Other neutral grassland; hedgerows with trees along the north, west and south boundaries, including some mature.	
Condition assessment	
Grassland poor to moderate; hedgerows moderate to good.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Protected species may be present (including reptiles) Retain hedgerows and mature trees Compensate for hedgerow losses, e.g. for site access 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>With a higher baseline value from medium distinctiveness grassland and little remaining habitat given the proposed number of dwellings, it is likely to be difficult to achieve 10% onsite, requiring offsite compensation. Retained hedgerows would have to be outside of garden areas or will need to be compensated by offsite units. BNG measures should be focussed on retaining and enhancing the condition of grassland, although smaller retained areas will lack ecological function.</p>	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present are likely to have some biodiversity value but a higher level of BNG cannot be justified.	


Site name and reference:	10567 Land west of The Causeway, Great Horkesley
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Arable field (part of) containing an isolated mature tree; hedgerows along the north, east, and south boundaries.	
Condition assessment	
Arable n/a; hedgerows moderate	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Low potential for protected species • Site may be suitable for Skylark and other farmland birds • Retain mature trees and hedgerows 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline habitat value, it should be possible to achieve 10% gain onsite, including hedgerow units (if hedgerows remain outside of gardens). The site is suitable for range of habitat creation measures, with no habitat particularly relevant to the site's context.	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	


Site name and reference:	10600 Picketts Farm, Fingringhoe
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Other neutral or Modified grassland; roadside hedgerow	
Condition assessment	
Grassland poor; hedgerow moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Low likelihood of protected species • Retain roadside hedgerow or compensate for loss 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>Small Sites Metric could be used. If the baseline value is low (Modified grassland), then it should be possible to achieve 10% onsite, including any hedgerow units requirement (hedgerows must be outside of gardens). If the baseline value is higher (Other neutral grassland) it will be necessary to retain as much grassland as possible and to focus BNG measures on enhancing the condition of the grassland to meet trading rules.</p>	
Strategic relevance	
<p>Low – site overlooks Upper Colne Marshes SSSI, but there is no significant ecological connection, as site is within a developed context (albeit agricultural)</p>	
Any factors that could suggest that more than 10% net gain is necessary	
<p>The habitats present have low to moderate biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.</p>	


Site name and reference:	10611 Land east of School Road, Copford
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value. Although the site is adjacent to Co44 Pits Wood LoWS, the potential for a significant impact is considered to be low given the number of proposed dwellings.	
Description of habitats	
Arable field (part of) with an area recently (2020) sown to grassland; roadside hedgerow; watercourse on or just beyond the northern boundary [a pond is shown on some maps at the western end of the watercourse but may no longer exist].	
Condition assessment	
Arable n/a; grassland poor; hedgerow poor; watercourse condition poor to moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Low chance of protected species being present (GCN records in surrounding area) • Low chance that site may be suitable for Skylark and other farmland birds • Measures to prevent adverse recreational pressure on LoWS Co44 will be required • Buffer watercourse 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline value and a small number of proposed dwellings, it should be possible to achieve 10% gain onsite. BNG measures should focus on any requirement for watercourse units if the red line boundary is within 10m. The rest of the site is suitable for range of habitat creation measures including hedgerows, with no habitat particularly relevant to the site's context.	
Strategic relevance	
Low – no direct ecological connection to nearby designated site.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	


Site name and reference:	10616 Land north of Bromley Road, Colchester
Site map	
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Harm scoring with justification	
Harm – the site is adjacent to and between two LoWS (Te6 and Co143) and includes a tributary of Salary Brook.	
Description of habitats	
Arable fields; hedgerows; mature trees (possible veterans); a watercourse crosses the site towards the southern end and another borders the eastern boundary of the allocation.	
Condition assessment	
Arable n/a; hedgerows moderate to good; watercourse moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Protected species may be present (including reptiles, Dormouse and bats – Barbastelle Bat is known to use the corridor of Salary Brook) Retain hedgerows and mature/veteran (irreplaceable) trees Site may be suitable for Skylark and other farmland birds Protect and buffer watercourse 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
Although it has some high value ecological features (watercourses and hedgerows), the baseline habitat value is low and so it is likely that 10% net gain could be achieved on site, including any hedgerow required units. Measures should focus on the requirements for gain in water course units, while also buffering the two LoWS. The eastern part of the site slopes down to Salary Brook and is likely to be suitable for the creation of acid grassland.	
Strategic relevance	
High – adjacent to two LoWS; the valley of Salary Brook has been identified as a strategic opportunity area for biodiversity.	
Any factors that could suggest that more than 10% net gain is necessary	
The site's area habitats are of low biodiversity value, but the hedgerows and watercourse are of high value. Negative impacts are possible for the adjacent designated sites if wildlife connectivity were to be impacted, but this is a potentially mitigable issue. Insufficient justification to expect a higher level of BNG gain.	


It is noted that this site is proposed together with allocation 10616 and the allocation known as “Welshwood Park” for 2000 dwellings in total, with no indication of the expected spread of dwellings between the three sites. This combined allocation would affect the Bullock Wood SSSI and two LoWS (Co143 and Te6), with other features of ecological significance (mature/veteran trees, hedgerows, watercourse) and is considered to have high strategic relevance. The combined site would have the potential to deliver significant ecological enhancement, including improved connectivity between the SSSI and the LoWS, and so could be expected to deliver more than 10% net gain.


Site name and reference:	10617 Lakelands Crescent, Western Approach, Stanway
Site map	
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Harm scoring with justification	
Harm – the site is contiguous with Co62 Stanway Pit LoWS and includes habitats that are complimentary to its value.	
Description of habitats	
Other neutral grassland (or possibly Lowland dry acid grassland) and Mixed scrub.	
Condition assessment	
Grassland moderate to good; scrub moderate to good.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Buffer adjacent LoWS • Protected species may be present (including reptiles and Great Crested Newt) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
The Small Sites Metric could be used. The site's baseline habitat value will be moderate to high, meaning that achieving 10% gain is not likely to be possible, requiring off-site habitat units to be secured. Any onsite measures should focus on acid grassland and open mosaic habitats that compliment those of the LoWS.	
Strategic relevance	
Low – intimately connected to adjacent LoWS, but a small site that was not included in the designation.	
Any factors that could suggest that more than 10% net gain is necessary	
As a small site and with no significant impacts likely to the adjacent LoWS no higher percentage of BNG can be justified.	


Site name and reference:	10618 View Park, Abberton Road, Fingringhoe
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Grassland (Other neutral or Modified – includes gardens and paddocks), hedgerows, mature trees, buildings (dwelling and two detached outbuildings).	
Condition assessment	
Grassland poor to moderate; hedgerow moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Protected species may be present (including reptiles, bats (roosts in buildings) and Great Crested Newt (ponds within site and 50m to east)) Retain hedgerows and mature trees 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>Baseline value and the ability to deliver 10% onsite will depend on grassland classification and the amount of the existing properties and gardens that are to remain. If the baseline value is low, and with sufficient land available for enhancement, it is likely that 10% gain can be delivered on site, including any hedgerow units needed. If the baseline value is higher, then 10% gain on site will be difficult and trading rules will apply limiting habitat creation options. BNG measures should be focused on enhancing the condition of any higher distinctiveness grassland and enhancing the distinctiveness and condition of any retained area of grassland and enhancing the condition of hedgerows.</p>	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
<p>The habitats present have low to moderate biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.</p>	
Site name and reference:	10621 Land at St Ives Road, Peldon


Site map
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Harm scoring with justification
Harm – site development would result in the loss of an established grassland and would likely require some Priority habitat hedgerow for access.
Description of habitats
Other neutral grassland; hedgerows; mature trees.
Condition assessment
Grassland moderate; hedgerow moderate to good.
Likely mitigation/compensation requirements
<ul style="list-style-type: none"> Protected species may be present (including reptiles and Great Crested Newt (several ponds close to the site)) Retain hedgerows and mature trees
Potential for delivering BNG onsite (habitat enhancement or creation)
With a small site and a higher baseline value, it is unlikely that the 10% gain could be achieved within the trading rules. Onsite measures should focus on enhancing the condition of any retained area of grassland. Hedgerow units net gain may be difficult on-site if significant hedge loss required for access.
Strategic relevance
Low – not connected to any designated sites
Any factors that could suggest that more than 10% net gain is necessary
The habitats present are estimated to have low – moderate biodiversity value and the potential for impacts is considered modest. A higher level of BNG cannot be justified.


Site name and reference:	10627 Land east of Dawes Lane, West Mersea
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Arable field (part of); Modified or Other neutral grassland; hedgerow between the arable and grassland fields.	
Condition assessment	
Grassland poor to moderate; hedgerow moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Protected species may be present (including reptiles) Site may be suitable for Skylark and other farmland birds Retain hedgerow Low possibility of the site being functionally linked to the nearby estuary SSSIs 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
If grassland is Modified, site baseline will be low, and 10% gain could be achieved on site with no difficulty. Even with a higher baseline form Other neutral grassland, the number of dwellings is sufficiently low for 10% gain to be achieved, although BNG measures would need to be focussed on grassland retention or creation to meet trading rules.	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	


Site name and reference:	10629 Rowhedge Road, Colchester
Site map	
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Harm scoring with justification	
Significant harm – the site sits within Co137 Hythe Brownfield LoWS and contains Priority Habitat that is likely to be adversely impacted. The site is also close to Upper Colne Marshes SSSI.	
Description of habitats	
Lowland dry acid grassland; open-mosaic habitat; mixed scrub.	
Condition assessment	
Acid grassland moderate to good condition; other habitats poor to moderate condition.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Priority Habitat losses (acid grassland and open mosaic) would have to be compensated • Protected species may be present (including reptiles) • Specific invertebrate mitigation/compensation (for Priority Species) may be needed 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a high baseline value from high distinctiveness habitats, it is unlikely that 10% gain could be achieved onsite, even though the number of dwellings suggests only half of the site would be developed, due to trading rules. For loss of Priority Habitats, the Metric requires the same habitat to be created or a bespoke compensation arrangement, either of which would require offsite measures. Onsite measures should be focused on retaining and enhancing the condition of Priority Habitats.	
Strategic relevance	
High – site is entirely designated as LoWS and is in an area identified as a strategic opportunity for biodiversity	
Any factors that could suggest that more than 10% net gain is necessary	
Development of a site which is entirely designated as LoWS with high strategic relevance could justify delivering a higher level of BNG gain, which could be set within a bespoke compensation arrangement.	

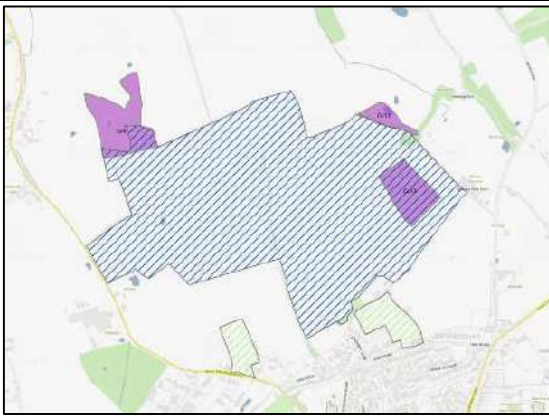
Site name and reference:	10629a Rowhedge Road, Colchester
Site map	
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Harm scoring with justification	
Significant harm – the site sits within Co137 Hythe Brownfield LoWS and contains Priority Habitat that is likely to be adversely impacted. The site is also close to Upper Colne Marshes SSSI.	
Description of habitats	
Lowland dry acid grassland; open-mosaic habitat; mixed scrub.	
Condition assessment	
Acid grassland is estimated to be in moderate to good condition; other habitats are estimated to be in poor to moderate condition.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Priority Habitat losses (acid grassland and open mosaic) would have to be compensated • Protected species may be present (including reptiles) • Specific invertebrate mitigation/compensation (for Priority Species) may be needed 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a high baseline value from high distinctiveness habitats, it is unlikely that 10% gain could be achieved onsite, even though the number of dwellings suggests a small proportion of the site would be developed, due to trading rules. For loss of Priority Habitats, the Metric requires the same habitat to be created or a bespoke compensation arrangement, either of which would require offsite measures. Onsite measures should be focused on retaining and enhancing the condition of Priority Habitats.	
Strategic relevance	
High – site is entirely designated as LoWS and is in an area identified as a strategic opportunity for biodiversity.	
Any factors that could suggest that more than 10% net gain is necessary	
Development of a site which is entirely designated as LoWS with high strategic relevance could justify delivering a higher level of BNG gain.	


Site name and reference:	10634 Land at Kelvedon Road, Messing
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Arable field (part of); two young trees on the northern boundary.	
Condition assessment	
Arable n/a	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Site may be suitable for Skylark and other farmland birds 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline habitat value, it should be possible to deliver 10% gain on site without difficulty. The site would be suitable for a range of habitat creation measures, with no habitat particularly relevant to the site's context.	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

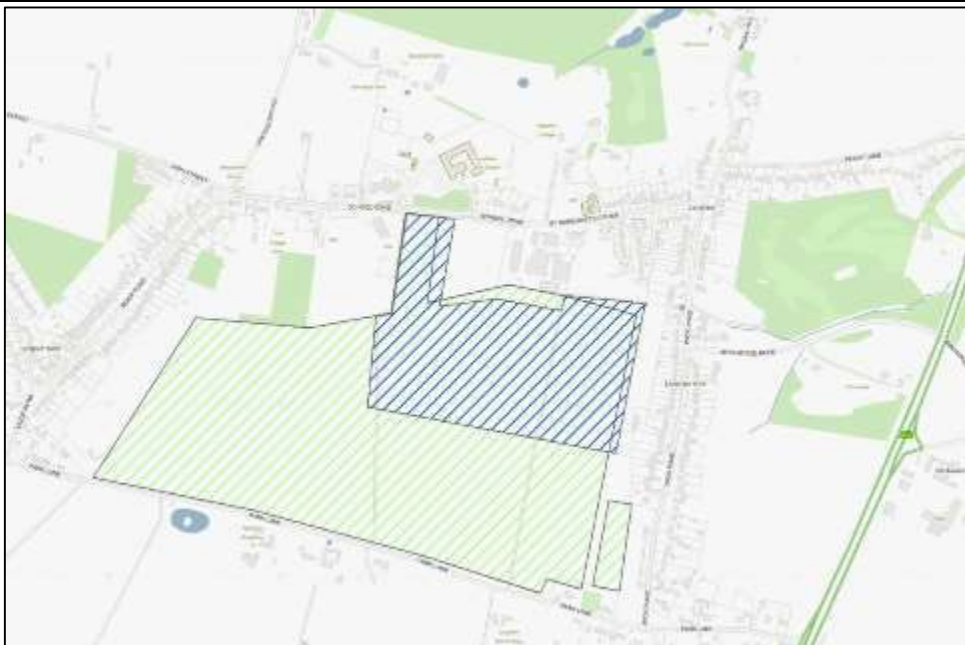
Site name and reference:	10649 Land west of Station Road, Wakes Colne and Chappel
Site map	
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Harm scoring with justification	
Harm – the site is adjacent to Co15 Acorn Wood LoWS, which could be impacted by an increase in recreational pressure and disturbance. A hedgerow between the two fields may be important for ecological connectivity between the woodland and the River Colne.	
Description of habitats	
Arable fields; hedgerows.	
Condition assessment	
Arable n/a; hedgerow moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Buffer and protect LoWS woodland, and secure improved management • Protected species may be present (including bat activity along hedgerow) • Site may be suitable for Skylark and other farmland birds • Retain hedgerows 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
The proposed dwelling numbers are very low compared to the area of the allocation, and so with a low habitat baseline, it will be possible to deliver 10% gain without difficulty. Measures should be focussed on buffering and extending the adjacent LoWS and strengthening north to south connectivity. The site is on the north valley slope of the Colne valley with patches of superficial sand and gravel deposits, which might make parts of it particularly suitable for grassland creation.	
Strategic relevance	
Moderate – directly connected to a designated site and with local connectivity to an important ecological corridor.	
Any factors that could suggest that more than 10% net gain is necessary	
The site's area habitats are of low biodiversity value. Although there is an existing connectivity function, mitigation could be accommodated within proposals. Insufficient justification to expect a higher level of BNG gain.	


Site name and reference:	10652 Land north of A1124
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Arable	
Condition assessment	
N/a	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Site may be suitable for Skylark and other farmland birds • 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>The site has minimal baseline habitat value and good potential for habitat creation, so 10% gain should be achieved on site without difficulty. Onsite measures should include strengthening north to south connectivity. The site is on the north valley slope of the Colne valley with patches of superficial sand and gravel deposits, which might make parts of it particularly suitable for grassland creation.</p>	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
<p>The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.</p>	

Site name and reference:	10656 Land north of Halstead Road, Eight Ash Green
Site map	
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Harm scoring with justification	
Harm – the majority of the site has low ecological value, but there is woodland Priority Habitat within the site, Ancient Woodland adjacent to it and a watercourse along the northern boundary.	
Description of habitats	
Arable; recent grassland; hedgerows; lowland mixed deciduous woodland; watercourse (tributary to River Colne) along the northern boundary.	
Condition assessment	
Woodland, watercourse and hedgerows all moderate; grassland poor.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Buffer and protect adjacent Ancient Woodland (irreplaceable habitat), from recreational and other disturbance • Retain and buffer woodland Priority Habitat within site • Protect and buffer watercourse • Protected species may be present (including bat activity) • Low chance that site may be suitable for Skylark and other farmland birds 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>With the proposed number of dwellings it is unlikely that 10% net gain could be achieved if the woodland habitat remains in the allocation. Woodland habitat of high distinctiveness in the baseline would mean that like for like gains would have to be achieved, which is not thought to be possible. Without the woodland habitat in the baseline, it should be possible to achieve 10% gain on site, provided that the necessary watercourse measures can be accommodated. On site measures should focus on buffering the woodland and providing watercourse enhancements, with other medium distinctiveness habitat (e.g. Other neutral grassland) likely to be necessary.</p>	
Strategic relevance	
Low – the site is not connected to any designated sites, although the woodland habitat present would meet LoWS selection criteria if reviewed.	
Any factors that could suggest that more than 10% net gain is necessary	
The site's arable area habitat is of low biodiversity value. The woodland and watercourse are of high value but negative impacts to these habitats can be avoided. Insufficient justification to expect a higher level of BNG gain.	


Site name and reference:	10657 Land North Oak Road, Tiptree
Site map	
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Harm scoring with justification	
<p>Harm – the site contains a large element of the Co13 Eden Wood LoWS and overlaps a portion of the Co6 Inworth Wood LoWS (both woodland Priority Habitat). The adjacent parts of both sites are Ancient Woodland (irreplaceable habitat). It also contains an internal network of Priority habitat hedgerows, including a 'green lane'.</p>	
Description of habitats	
<p>Arable (including game cover), lowland mixed deciduous woodlands; hedgerows (boundary and internal); recently planted woodland</p>	
Condition assessment	
<p>Arable n/a; mature woodland and hedgerows moderate to good condition; plantation woodland poor to moderate condition.</p>	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Retain, protect and buffer LoWS, and secure improved management • Retain hedgerows (including Green Lane) • Protected species may be present (including bat activity and roosts, Dormouse and Great Crested Newt (several ponds on or near the site)) • Site may be suitable for Skylark and other farmland birds 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>This is a large sight with a proportionally small number of proposed dwellings, which should mean that 10% gain could be achieved without difficulty. Onsite measures should include enhancement of the existing woodland (if possible) and their expansion to provide gain for any woodland Priority Habitat within the baseline. Other measures should focus on maintaining and improving connectivity through and beyond the site, particularly between the LoWS. The site includes pockets of superficial sands and gravels, which could be particularly suitable for the creation of acid grassland or heathland.</p>	
Strategic relevance	
<p>Moderate – The site is intimately linked to two LoWS and provides opportunities for their expansion and improved connectivity</p>	
Any factors that could suggest that more than 10% net gain is necessary	
<p>The site's main area habitats are of low biodiversity value, but certain of the hedgerows are of high connectivity value and there are LoWS present within the site boundaries. A higher level of BNG gain could be applied to ensure that LoWS protection and enhancement measures offered a substantial benefit to the local ecological network.</p>	

Site name and reference:	10664 Land north of Park Lane, Langham
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Arable; hedgerows, mixed scrub (small patch only)	
Condition assessment	
Arable n/a; hedgerow moderate; scrub poor to moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retain Hedgerows Site may be suitable for Skylark and other farmland birds Low chance of the site being functionally linked to nearby internationally designated coastal sites. 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>The number of dwellings being considered is proportionately low, and so it should be possible to achieve 10% gain on site without difficulty. Onsite measures should include enhancement of existing hedgerows. The site is suitable for a wide range of habitat creation measures, but soil conditions may favour the creation of higher distinctiveness grasslands, including some of a calcareous character.</p>	
Strategic relevance	
Low – No connection to any designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
<p>The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.</p>	

Site name and reference:	10666 Land south of School Road, Langham
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Arable; hedgerows.	
Condition assessment	
Arable n/a; hedgerow moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retain Hedgerows Site may be suitable for Skylark and other farmland birds Low chance of the site being functionally linked to nearby internationally designated coastal sites. 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>The number of dwellings being considered is proportionately low, and so it should be possible to achieve 10% gain on site without difficulty. Onsite measures should include enhancement of existing hedgerows. The site is suitable for a wide range of habitat creation measures, but soil conditions may favour the creation of higher distinctiveness grasslands, including some of a calcareous character.</p>	
Strategic relevance	
Low – No connection to any designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
<p>The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.</p>	

Site name and reference:	10676 Land North of Boxted Straight Road
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value. Although there is a small block of woodland Priority Habitat beyond the northern boundary, it can easily be protected during development.	
Description of habitats	
Arable; hedgerows.	
Condition assessment	
Arable n/a; hedgerow poor to moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Site may be suitable for Skylark and other farmland birds 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline value, it should be possible to achieve 10% gain onsite. Measures should be focused on buffering woodland Priority Habitat to the north and more recent woodland to the west. Soil conditions may favour the creation of higher distinctiveness grasslands.	
Strategic relevance	
Low – no connection to any designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

Site name and reference:	10682 Land to the east of Cross Lane, West Mersea
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Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Arable field; hedgerows; watercourse on eastern boundary.	
Condition assessment	
Arable n/a; hedgerow poor to moderate; watercourse poor.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Site may be suitable for Skylark and other farmland birds • Low chance of the site being functionally linked to nearby internationally designated coastal sites. 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline value, it should be possible to achieve 10% gain on site, even allowing for the need for hedgerow and watercourse units. Onsite measures should focus on watercourse measures as a priority, with a range of other habitat creation options available. Grassland creation is less likely to result in higher distinctiveness habitat.	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	
Site name and reference:	10686 Land at Earls Colne Road, Great Tey

Site map



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Harm scoring with justification

Little/no harm – the site has limited natural habitat value.

Description of habitats

Arable; hedgerows

Condition assessment

Arable n/a; hedgerow moderate.

Likely mitigation/compensation requirements

- Site may be suitable for Skylark and other farmland birds
- Low chance of protected species being present (including Great Crested Newts (pond nearby))

Potential for delivering BNG onsite (habitat enhancement or creation)


With a low baseline value, it should be possible to achieve 10% net gain on site with no difficulty. Soil conditions may be suitable for the creation of chalky boulder clay grassland if nutrient status can be reduced.

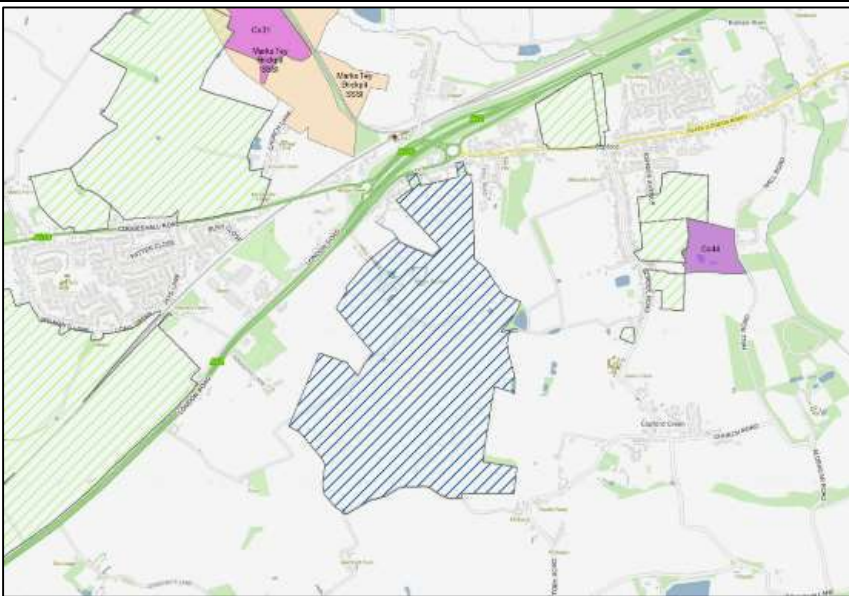
Strategic relevance


Low – no connection to designated sites.


Any factors that could suggest that more than 10% net gain is necessary

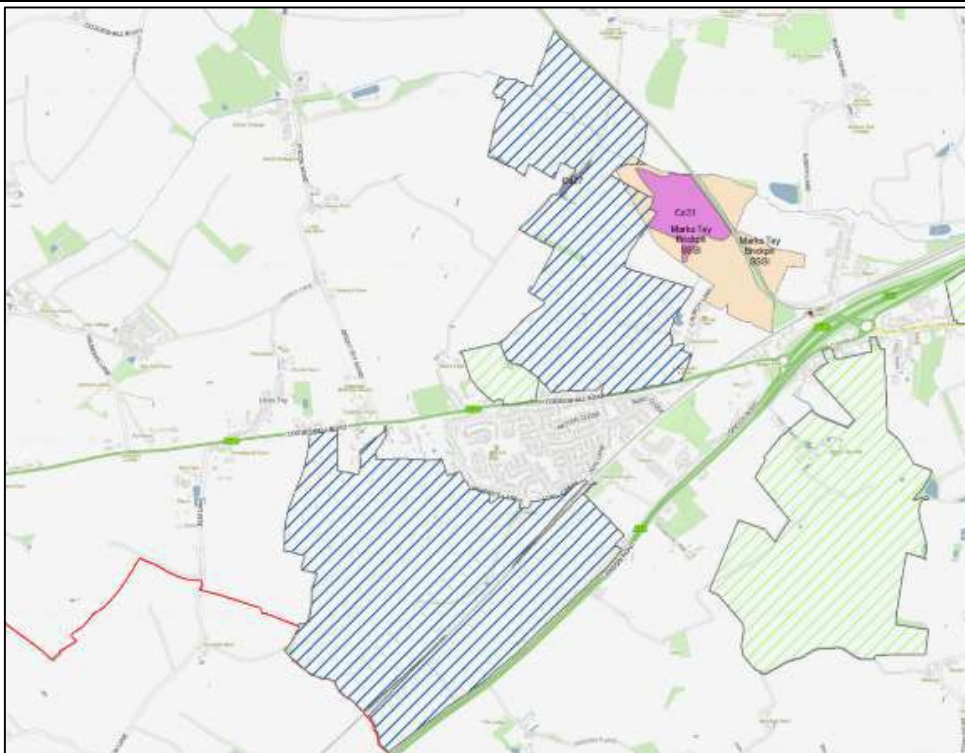
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.

Site name and reference:	10687 Land south of Berechurch Hall Road, Colchester
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value, although it is close to the Roman River SSSI.	
Description of habitats	
Arable; hedgerows.	
Condition assessment	
Arable n/a; hedgerow poor to moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Measures to mitigate the impacts of recreational disturbance to the Roman River Valley SSSI Site may be suitable for Skylark and other farmland birds 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
The site has a low baseline value and so, based on the consideration of 500 dwellings, it should be possible to achieve 10% net gain onsite. If the higher value of 800 dwellings is considered, it is very unlikely that any gain would be possible. Onsite measures should focus on improving east to west connectivity, between two areas identified as strategic priorities for biodiversity – Gosbecks to the west and Friday Woods to the east.	
Strategic relevance	
Moderate – the site provides a link between biodiversity opportunity areas at Gosbecks and Friday Woods and so could improve connectivity within the local ecological network.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified for the lower dwelling numbers scenario. If the higher number of dwellings is considered, the lost opportunity for connectivity and the reliance on offsite measures could be used as a justification for a higher percentage gain requirement. .	

Site name and reference:	10690 Land south and east of Marks Tey Hall, Hall Chase, Marks Tey
Site map	
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Harm scoring with justification	
Little/no harm – the vast majority of this large site has low ecological value, although there are small areas of grassland and several ponds on or adjacent.	
Description of habitats	
Arable fields, hedgerows, mature trees, grassland (Other neutral or Modified), scrub, ponds, developed land sealed surface (hardstanding and buildings).	
Condition assessment	
All habitats moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retain hedgerows and mature trees Retain any grassland of Medium or higher distinctiveness Site is likely to be suitable for Skylark and other farmland birds Protected species may be present (including bat roosting (in trees and buildings) and activity, Dormouse) Great Crested Newt are known to be present at Marks Tey Hall, with other ponds on or near the site 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a generally low baseline value over a large site, it should be possible to achieve 10% gain on site, including any requirement for hedgerow units. A core of onsite measures should be located together to provide a substantive area for biodiversity, with associated connectivity through and beyond the site. There are opportunities to maintain and enhance the known Great Crested Newt population over and above any mitigation requirements. The site is on chalky boulder clay, which should influence the design and creation of new habitats.	
Strategic relevance	
Low – not connected to any designated sites, although the size of the area provides strategic opportunities.	
Any factors that could suggest that more than 10% net gain is necessary	
The site's mainly arable habitat is of low biodiversity value. The strategic nature of the development and the impact it will have at a landscape scale could justify the need for a higher percentage of BNG.	

Site name and reference:	10691 Land north of Coach Road, Great Horkesley
Site map	
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Harm scoring with justification	
Little/no harm – the site mainly contains habitats of low value. However, the site boundaries do include a strip of Green Infrastructure linked to the adjacent Braeburn Rd housing development.	
Description of habitats	
Arable; hedgerows.	
Condition assessment	
Arable n/a; hedgerow poor to moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retain existing Green Infrastructure habitat Retain hedgerows 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline value, it should be possible to achieve 10% gain onsite. The site would be suitable for various habitat creation measures, with no habitat particularly relevant to the site's context.	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

Site name and reference:	10746 The Car Boot Field, London Road, Marks Tey
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Modified grassland, artificial unvegetated unsealed surface, hedgerow.	
Condition assessment	
Grassland poor; hedgerow moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retain hedgerows Low chance of protected species being present (including reptiles and Great Crested Newt (pond to east)) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline habitat value, it is likely that 10% gain could be achieved on site without difficulty. Onsite measures should include enhancement of retained grassland, but the site is also suitable for a range of other habitat creation measures.	
Strategic relevance	
Low – no connection to designated sites, although the Roman River emerges from beneath the A12 a short distance to the east.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

Site name and reference:	10747 Tey Green – land north, south, southwest and west of Marks Tey
Site map	
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Harm scoring with justification	
<p>Harm/Significant harm – this is a large site covering a wide area, and the degree of harm will depend on the extent and design of development within the indicated site boundaries.</p> <p>The land north of the A120 overlaps the Marks Tey Brickpit SSSI (geological interest), wholly contains the Co27 Stonefield Strip LoWS, is adjacent to the Co31 Marks Tey Brickpit LoWS, and contains woodland Priority Habitat, a watercourse (Roman River) and multiple ponds.</p> <p>The larger land south of the A120 unit includes an extensive hedgerow network, but otherwise is almost entirely arable fields of low ecological value, and this part allow would be considered to result in little/no harm.</p>	
Description of habitats	
Arable; Other neutral grassland (Roman River floodplain); hedgerow; mature trees, lowland mixed deciduous woodland, ponds, watercourse	
Condition assessment	
Arable n/a; grassland, woodland, hedgerow and watercourse habitats all moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Protect Roman River • Retain hedgerows and mature trees • Protect Geological SSSI • Buffer and protect LoWS, and secure improved management • Buffer and protect woodland Priority Habitat • Protected species may be present (including bat roosting (trees) and activity; Dormouse, Great Crested Newt, 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>With a generally low baseline value over a large site in proportion to the assessed, it should be possible to achieve 10% gain on site, including any requirement for hedgerow units. A core of onsite measures should be located together</p>	


to provide a substantive area for biodiversity, with associated connectivity through and beyond the site. This core should include the corridor of the Roman River (enhanced to provide the required watercourse unit uplift), and LoWS Co27 and the woodland Priority Habitat, appropriately buffered and connected. Much of the site would be suitable for the creation of chalky boulder clay grassland.


Strategic relevance


Moderate – intimately connected to designated sites and the size of the area provides strategic opportunities.


Any factors that could suggest that more than 10% net gain is necessary


The site's mainly arable habitat is of low biodiversity value. The strategic nature of the development and the impact it will have at a landscape scale, including on some designated sites, could justify the need for a higher percentage of BNG.


Site name and reference:	10752 Land west of Oxley Parker Drive, Mill Road, Colchester
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value and is isolated from the wider landscape.	
Description of habitats	
Other neutral grassland, native hedgerow, line of non-native trees	
Condition assessment	
Other neutral grassland condition estimated as poor to moderate; hedgerows conditions estimated poor to moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retain hedgerows Protected species may be present (including reptiles) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
The site has a moderate baseline value due to the medium distinctiveness grassland habitat, but development is being considered on only a third of the site, which means that 10% gain could be achieved if the grassland on the remainder of the site is retained and its condition enhanced sufficiently.	
Strategic relevance	
Low – no connections to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have moderate biodiversity value, but the potential for impacts is minimal, so a higher level of BNG cannot be justified.	


Site name and reference:	10755 Land north of the Fire Station, Colchester Road, Wivenhoe
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Arable; recent grassland (Other neutral or Modified, c. 2021); hedgerows; mature trees (including possible veterans).	
Condition assessment	
Arable n/a; grassland poor to moderate; hedgerow moderate	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retain hedgerows and mature/veteran trees The site may be suitable for Skylarks and other farmland birds The site may be functionally linked to the nearby internationally designated site 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>If the recent grassland on site has been sown and is therefore Modified, then the baseline habitat value is low and achieving 10% gain onsite should be easily possible by creating a range of habitats. If the grassland has established naturally from the abandonment of arable cultivation, it would be considered Other neutral grassland with a higher baseline habitat value. However, it should still be possible to achieve 10% gain onsite if trading rules are met by retaining or creating medium distinctiveness grassland. The site is on superficial deposits of sand and gravel and so will be particularly suitable for the creation of Lowland Dry Acid Grassland if nutrient levels can be reduced (e.g. by topsoil stripping).</p>	
Strategic relevance	
Low – no direct connection to designated sites, although a functional link to the Colne Estuary SSSI would increase strategic relevance	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is low, so a higher level of BNG cannot be justified.	
Site name and reference:	10758 Land west of The Folley, Layer de la Haye


Site map
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Harm scoring with justification
Harm – the site contains habitat with anticipated biodiversity value.
Description of habitats
Other neutral grassland (derived from abandoned arable); hedgerows, woodland (eastern boundary strip), mature trees.
Condition assessment
The grassland moderate; hedgerow moderate to good; woodland poor to moderate.
Likely mitigation/compensation requirements
<ul style="list-style-type: none"> Protected species may be present (including reptiles) Retain woodland Retain hedgerows and mature trees
Potential for delivering BNG onsite (habitat enhancement or creation)
With a moderate baseline habitat score it will be difficult to achieve 10% gain in habitat and hedgerow units onsite and so it is likely that offsite compensation will be required. Onsite measures should focus on enhancing woodland and grassland habitat. The site is on superficial sands and gravels that should make the site suitable for the creation of Lowland Dry Acid Grassland if nutrient levels can be lowered.
Strategic relevance
Low – no connection to designated sites.
Any factors that could suggest that more than 10% net gain is necessary
The habitats present are expected to have low to moderate biodiversity value, and the potential for other impacts is probably mitigable. A higher level of BNG cannot be justified.


Site name and reference:	10759 The Furze, Layer de La Haye
Site map	
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Harm scoring with justification	
Harm – site development would impact an area of higher biodiversity value, although it is isolated from other semi-natural habitat.	
Description of habitats	
Scrub/young woodland; grassland; mature trees; hedgerow.	
Condition assessment	
Scrub, grassland and hedgerow conditions all moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retain hedgerows and mature trees Protected species may be present (including reptiles) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
Given the modest size of the site and a higher baseline habitat value, it is unlikely that 10% gain can be achieved onsite, requiring offsite compensation to be secured. Onsite measures should be focused on enhancing the condition of retained habitat.	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
Although the habitats present are expected to have moderate biodiversity value the potential for significant impacts is low and so a higher level of BNG cannot be justified.	

Site name and reference:	10761 Land off Bakers Lane, Braiswick
Site map	
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Harm scoring with justification	
Harm – the site includes the Co94 Lexden Dyke LoWS (Ancient Woodland irreplaceable habitat) and Priority Habitat woodland.	
Description of habitats	
Arable, woodland, hedgerows, mature trees.	
Condition assessment	
Arable n/a; woodland moderate, hedgerow moderate to good.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Retain and buffer the LoWS and Priority habitat and secure improved management • Retain hedgerows and mature trees • Protected species may be present (Including bats (tree roosts and activity) and Dormouse) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
Despite the presence of woodland Priority Habitat, with the dwelling numbers being considered, it should be possible to achieve 10% gain onsite. Onsite measures should be focussed on buffering and expanding the LoWS and woodland habitat with new planting including structured edge habitat. The site is on London Clay and so likely to be less suitable for the creation of higher distinctiveness grassland.	
Strategic relevance	
Moderate – The site is intimately linked to Ancient Woodland LoWS habitat and so provides an opportunity to expand that habitat.	
Any factors that could suggest that more than 10% net gain is necessary	
Provided that the designated site and Priority Habitat are preserved, the impacts would be low and a higher level of BNG gain couldn't be justified.	


Site name and reference:	10765 Land north of London Road, Copford
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Modified grassland, artificial unvegetated unsealed surface, hedgerow.	
Condition assessment	
Grassland poor; hedgerow moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retain hedgerows Low chance of protected species being present (including reptiles and Great Crested Newt (pond to east)) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline habitat value, it is likely that 10% gain could be achieved on site without difficulty. Onsite measures should include enhancement of retained grassland, but the site is also suitable for a range of other habitat creation measures.	
Strategic relevance	
Low – no connection to designated sites, although the Roman River emerges from beneath the A12 a short distance to the east.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	


Site name and reference:	10767 Land northeast of Coach Road, Great Horkesley
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Arable; hedgerows.	
Condition assessment	
Arable n/a; hedgerow good.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retain and protect hedgerows. 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline value, it should be possible to achieve 10% gain onsite. The site would be suitable for various habitat creation measures, with no habitat particularly relevant to the site's context.	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	


Site name and reference:	10935 Land north of Ivy Lodge Road, Great Horkesely
Site map	
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Harm scoring with justification	
Little/no harm – the site has limited natural habitat value.	
Description of habitats	
Scrub, mature trees and hedgerows.	
Condition assessment	
Scrub poor to moderate; hedgerow moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Retain hedgerows and mature trees • Protected species may be present (including reptiles) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
The site has limited space for retaining and enhancing any significant quantity of scrub habitat, and so achieving 10% gain in habitat units on site will be difficult within Metric trading rules, which is also true for hedgerow units. Onsite measures should be focused on retaining scrub habitat or restoring to grassland.	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have modest biodiversity value and the potential for other impacts is low and so a higher level of BNG cannot be justified.	

Site name and reference:	10941 Land accessible via Chesterwell (Colchester Golf Club Site 2)
Site map	
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Harm scoring with justification	
Little/no harm – the site contains habitats of limited value.	
Description of habitats	
The current habitat is indeterminate; the site was formerly arable but abandoned by 2005 and left to develop naturally into grassland with scrub before almost complete site clearance in 2022. Mature trees (within site and on boundaries); hedgerows; water course (southeast corner).	
Condition assessment	
Hedgerows conditions estimated as moderate; watercourse condition is estimated as poor.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Retain hedgerows and mature trees • Retain and protect watercourse • Protected species may be present (including reptiles and bats (tree roosts and activity)) • 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
The baseline value is uncertain due to recent changes in habitat and because no road access route is shown, which would have to be included in calculations. Given the number of dwellings being considered, 10% gain may be possible onsite provided that the baseline habitat value is low. Onsite measures should be based around watercourse gain requirements, which is likely to mean focussing on habitats of moderate or higher distinctiveness. The watercourse used to extend across the site and this line could be restored. The northern end of the site is on superficial deposits of sand and gravel, which are particularly suitable for the creation of higher distinctiveness grassland.	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

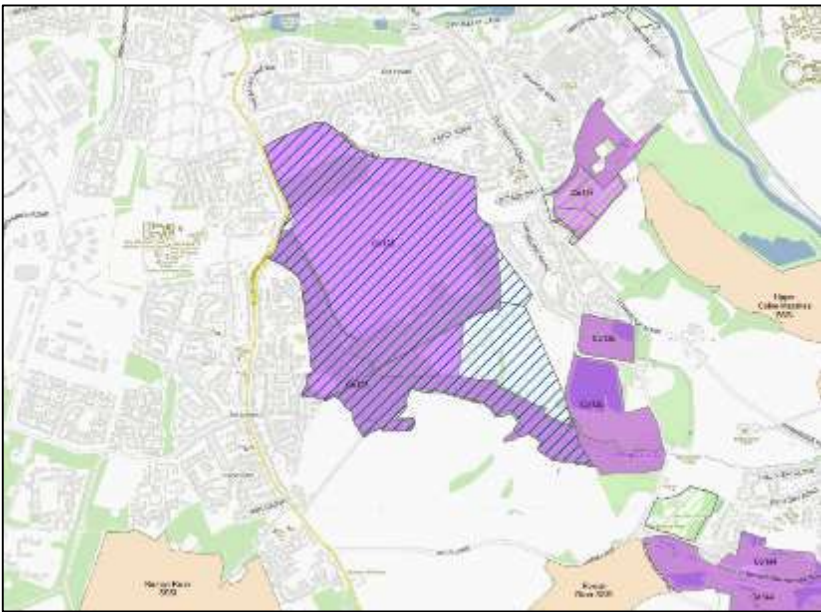
Site name and reference:	10950 Vineyard Gate Development, Osborne Street, Colchester
Site map	
<p>Reproduced by permission of Ordnance Survey® on behalf of the Controller of Her Majesty's Stationary Office. ©Crown Copyright. Licence number LA100019602</p>	
Harm scoring with justification	
Little/no harm – the site lacks natural habitat.	
Description of habitats	
Developed land (sealed surface and buildings, very small areas of introduced shrub); street trees.	
Condition assessment	
N/a	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Low chance that protected species may be present (including roosting bats) Retain trees where possible 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
There will be a very small habitat unit value derived from the existing trees within the site, but 10% gain should be comfortably possible by retaining the majority of the existing trees and adding more.	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The site lacks biodiversity value and the potential for impacts is negligible, so a higher level of BNG cannot be justified.	

Site name and reference:	10951 St Runwald Car Park (not in GIS)
Site map	 <p>Reproduced by permission of Ordnance Survey® on behalf of the Controller of Her Majesty's Stationery Office. ©Crown Copyright. Licence number LA100019602</p>
Harm scoring with justification	
Little/no harm – the site is in an urban location with no natural habitats.	
Description of habitats	
Developed land (sealed surface); small areas of introduced shrub.	
Condition assessment	
N/a	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Very low chance of protected species (bats in adjacent buildings) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
The site will meet the <i>de minimis</i> exemption to BNG.	
Strategic relevance	
Low.	
Any factors that could suggest that more than 10% net gain is necessary	
The site should be considered exempt from BNG.	


Site name and reference:	10952 Braiswick, Colchester Road, Colchester
Site map	
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Harm scoring with justification	
Harm – the site offers a valuable mosaic of natural habitats.	
Description of habitats	
Scrub; Other neutral grassland; gardens.	
Condition assessment	
Scrub and grassland conditions estimated as poor to moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Protected species may be present (including reptiles and bat roosts (buildings) and activity) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a moderately high baseline habitat value, it is unlikely that 10% net gain can be achieved on site, meaning that offsite units would be needed in compensation. Onsite measures should be focussed on retaining and enhancing the condition of existing grassland and scrub.	
Strategic relevance	
Low – no connection to any designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low to moderate biodiversity value and the potential for impacts is likely to be mitigable. A higher level of BNG cannot be justified.	

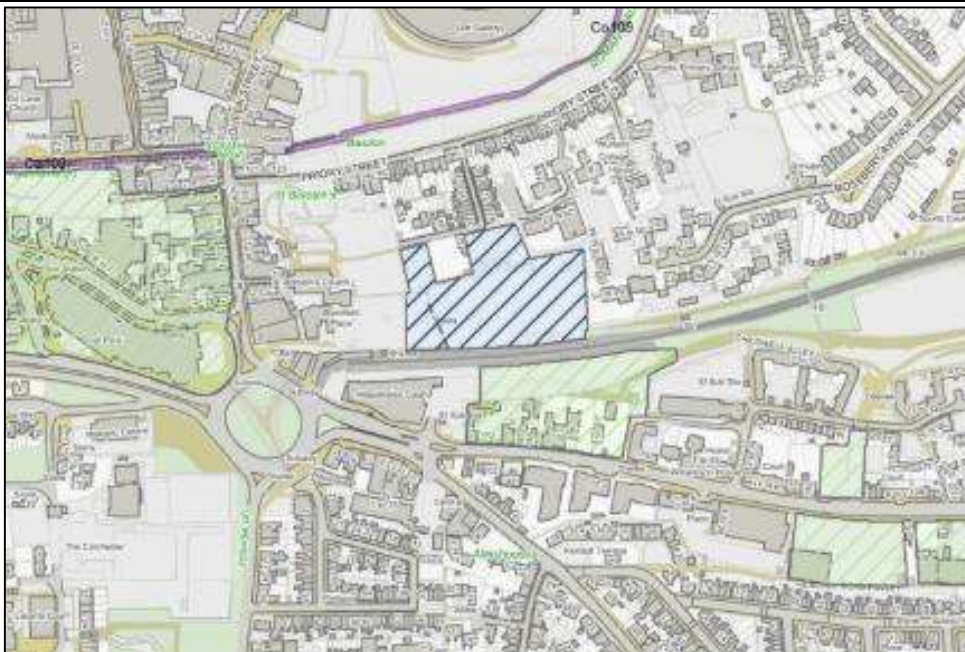
Site name and reference:	10953 Middlewick, Mersea Road, Colchester
Site map	
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Harm scoring with justification	
Significant harm – the site contains almost all of the Co122 Middlewick Ranges LoWS and the Co128 Birch Brook LoWS, as well as woodland and acid grassland Priority Habitats.	
Description of habitats	
Lowland Dry Acid Grassland; Other neutral grassland; Wet Woodland; Lowland Mixed Deciduous Woodland; watercourse (Birch Brook); scrub; mature trees (including potential veterans).	
Condition assessment	
Woodland moderate; scrub moderate to good; the grassland moderate to good.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Retain LoWS habitat and secure improved management • Retain and protect Birch Brook watercourse • Retain woodland and acid grassland priority habitat • Bespoke mitigation necessary for any impacts to acid grassland and woodland habitats • Protected and Priority Species are known to be present (including reptiles, Skylark, Nightingale, bats (roosting and activity), etc.) • Mitigation required for important invertebrate population 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>Despite the proportionately low number of dwellings being considered (relative to the site area), it will not be possible to achieve 10% gain onsite due to the high baseline habitat value and the trading rules associated with high distinctiveness habitats, which applies to virtually the whole site. Habitat required for protected species mitigation can only contribute to achieving net zero in Metric calculations, not to delivering gain. The requirement for gain in watercourse units may not be achievable on site either.</p> <p>Onsite measures should focus on the retention and enhancement of all possible habitat.</p>	

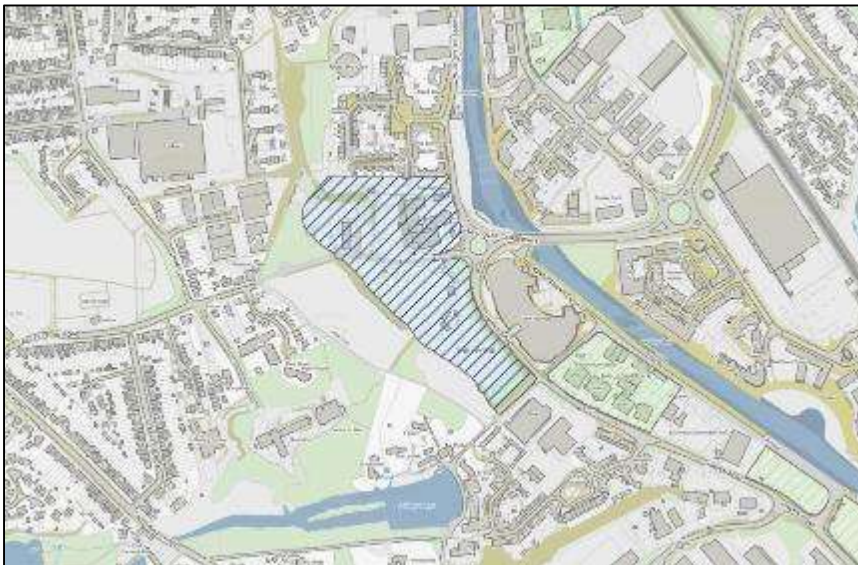
Strategic relevance
High – the site is almost entirely designated and is in an area identified as providing strategic opportunities for biodiversity.
Any factors that could suggest that more than 10% net gain is necessary
The high existing value of the site's habitats, its strategic importance for biodiversity and the significant landscape scale change that would result from its development could combine to justify the need for a higher level of biodiversity net gain to be delivered.


Site name and reference:	10953a Middlewick, Mersea Road, Colchester
Site map	
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Harm scoring with justification	
Significant harm – the site contains all of the Co122 Middlewick Ranges LoWS and most of the Co128 Birch Brook LoWS, as well as woodland and acid grassland Priority Habitats. Please note that this allocation scenario involves a larger area and fewer dwellings than 10953	
Description of habitats	
Lowland Dry Acid Grassland; Other neutral grassland; Wet Woodland; Lowland Mixed Deciduous Woodland; watercourse (Birch Brook); scrub; hedgerows; mature trees (including potential veterans).	
Condition assessment	
Woodland condition moderate; scrub moderate to good; grassland moderate to good; hedgerows good.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retain LoWS habitat and secure improved management Retain and protect Birch Brook watercourse Retain woodland and acid grassland priority habitat Bespoke mitigation necessary for any impacts to acid grassland and woodland habitats Protected and Priority Species are known to be present (including reptiles, Skylark, Nightingale, bats (roosting and activity), etc.) Mitigation required for important invertebrate population 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>Despite the proportionately low number of dwellings being considered (relative to the site area), it will not be possible to achieve 10% gain onsite due to the high baseline habitat value and the trading rules associated with high distinctiveness habitats, which applies to the majority of the site. Habitat required for protected species mitigation can only contribute to achieving net zero in Metric calculations, not to delivering gain. The requirement for gain in watercourse and hedgerow units may not be achievable on site either.</p> <p>Onsite measures should focus on the retention and enhancement of all possible habitat. The non-LoWS grasslands to the east of the site should be suitable for the creation of acid grassland if their nutrient status can be lowered.</p>	

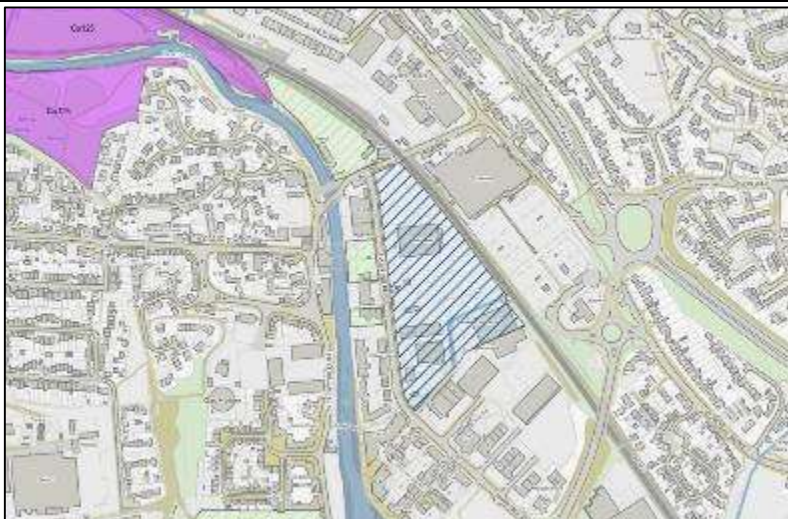
Strategic relevance
High – the site is almost entirely designated and is in an area identified as providing strategic opportunities for biodiversity.
Any factors that could suggest that more than 10% net gain is necessary
The high existing value of the site's habitats, its strategic importance for biodiversity and the significant landscape scale change that would result from its development could combine to justify the need for a higher level of biodiversity net gain to be delivered.

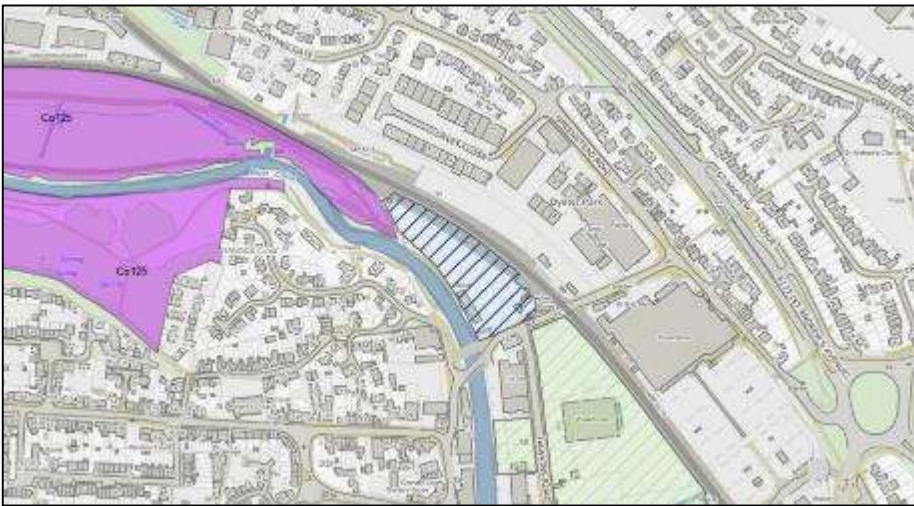
Site name and reference:	10956 Rowhedge Business Park, Rectory Road, Rowhedge
Site map	
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Harm scoring with justification	
Harm –The site includes a small area of Priority Habitat woodland. Despite the close proximity of the site to designated sites (SSSI and LoWS), there is not considered to be any direct ecological connection between them and the site.	
Description of habitats	
Lowland Mixed Deciduous Woodland; garden; open mosaic habitat; developed land (buildings and sealed surfaces); hedgerows.	
Condition assessment	
Woodland and open mosaic habitat both poor.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retain priority habitat woodland Protected species may be present (including bats (building and tree roosts, and activity) and reptiles) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
<p>Two development scenarios are considered. With a lower number of dwellings, it should be possible to achieve 10% gain onsite without difficulty, provided that open mosaic habitats and woodland priority habitat are retained and enhanced to meet trading rules. In this scenario the development could be contained in the sealed surface part of the site with other habitats remaining unchanged. With the higher number of dwellings, it should still be possible to achieve 10% gain onsite, but the woodland and open mosaic habitats would still have to be retained and enhanced, so the existing garden space would have to be developed.</p> <p>On site measures should be focussed on enhancing woodland and open mosaic condition.</p>	
Strategic relevance	
Low – no ecological connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
Provided that Priority Habitat woodland can be retained, there would be insufficient cause for a higher level of BNG gain.	


Site name and reference:	10976 Britannia Car Park, St Botolphs Circus
Site map	
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Harm scoring with justification	
Little/no harm – the site contains habitats of limited value.	
Description of habitats	
Developed land (sealed surface); Modified grassland; hedgerow (possibly non-native).	
Condition assessment	
Grassland and hedge both poor.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Very low chance of protected species being present (bats in adjacent buildings) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
The site will have a low baseline value and so it should be possible to achieve 10% gain onsite with appropriate urban landscaping and street trees.	
Strategic relevance	
Low – no connection to designated sites and isolated within urban development.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

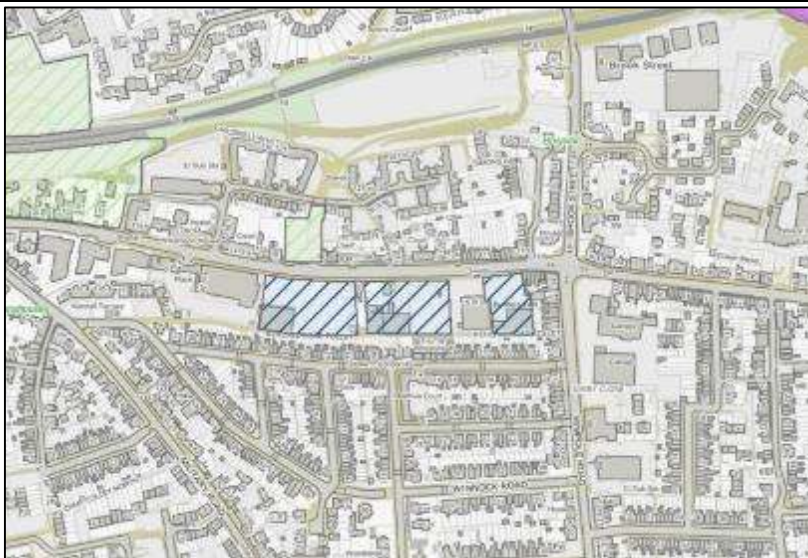
Site name and reference:	10979 Gas Works Site, Hythe Quay, Colchester
Site map	
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Harm scoring with justification	
Little/no harm – the site consists of habitats of low value (although note that part has wrongly been identified as woodland Priority Habitat.)	
Description of habitats	
Developed land (sealed surface and buildings), mature trees .	
Condition assessment	
N/a	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Low chance of protected species being present (bat roosts in buildings and activity) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline habitat value, and on the assumption that the anticipated dwelling numbers will be in a high-density form, it should be possible to achieve 10% gain on site with appropriate urban landscaping and street trees. Onsite measures should aim to buffer adjacent habitat features.	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and so a higher level of BNG cannot be justified.	


Site name and reference:	10980 Land West of Hawkins Road, Colchester
Site map	
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Harm scoring with justification	
Little/no harm – the site lacks natural habitat, although is adjacent to the River Colne.	
Description of habitats	
The site comprises developed land (sealed surface and building).	
Condition assessment	
N/a	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Full protection for the adjacent, tidal River Colne 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With no natural habitat on site, the <i>de minimis</i> exemption would apply, meaning no requirement to deliver net gain.	
Strategic relevance	
Low – no connection to designated sites and no ecological value (despite being adjacent to the River Colne).	
Any factors that could suggest that more than 10% net gain is necessary	
The site is likely to be exempt from the statutory BNG requirement.	


Site name and reference:	10981, Land East of Hawkins Road, Colchester
Site map	
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Harm scoring with justification	
Little/no harm – the site contains habitats of limited value.	
Description of habitats	
Developed land (sealed surface and buildings), watercourse.	
Condition assessment	
Watercourse condition is estimated as poor.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Protection for watercourse from pollution 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
The development would be required to deliver 10% gain in watercourse units, which may be possible if the watercourse and its margins are naturalised, but otherwise offsite compensation will be needed. No habitat unit net gain will be necessary.	
Strategic relevance	
None – no ecological value.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	


Site name and reference:	10982 Derelict Coal Yard Site, Hythe Station Road, Colchester
Site map	
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Harm scoring with justification	
Little/no harm – the site itself lacks natural habitat, although it is adjacent to the River Colne and Co125 The Moors LoWS.	
Description of habitats	
Developed land (sealed surface); open mosaic (not Priority Habitat); scrub (although this may be outside of the mapped boundary).	
Condition assessment	
The condition of all habitats is estimated as poor.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> • Low chance of protected species being present (reptiles) • Full protection for the adjacent tidal River Colne 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
The baseline habitat value is not clear and depending on the red line boundary of any application, the <i>de minimis</i> exemption may apply. If BNG is required, there should be scope to achieve 10% gain onsite, given the number of dwellings being considered. Onsite measures should be focused on the river frontage and should include open mosaic habitat.	
Strategic relevance	
Low – no ecological connection to designated sites, although adjacent to a LoWS and the River Colne.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

Site name and reference:	10984 Europit & Magdalen Garage Site, Magdalen Street, Colchester
Site map	
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Harm scoring with justification	
Little/no harm – the site contains habitats of limited value.	
Description of habitats	
Developed land (sealed surface and buildings), trees, scrub.	
Condition assessment	
N/a	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Low chance that protected species may be present (including bats (roosts in buildings) and reptiles (from adjacent railway land)) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
The baseline value is likely to be very low and so 10% gain should be achieved on site with appropriate urban landscaping and street trees, on the assumption that the proposed dwelling numbers will be in a high density form.	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

Site name and reference:	10987 Ford Car Showroom, Magdalen Street, Colchester
Site map	
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Harm scoring with justification	
Little/no harm – the site contains no natural habitats.	
Description of habitats	
Developed land (sealed surface and buildings).	
Condition assessment	
N/a	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Low chance of protected species being present (bat roosts in buildings) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With no natural habitat on site, the <i>de minimis</i> exemption would apply, meaning no requirement to deliver net gain.	
Strategic relevance	
Low – no connection to designated sites	
Any factors that could suggest that more than 10% net gain is necessary	
The site is likely to be exempt from the statutory BNG requirement.	

Site name and reference:	10988 Robertson Van Hire
Site map	
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Harm scoring with justification	
Little/no harm – the site contains no natural habitats.	
Description of habitats	
Developed land (sealed surface and buildings).	
Condition assessment	
N/a	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Very low chance of protected species being present (bat roosts in buildings) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With no natural habitat on site, the <i>de minimis</i> exemption would apply, meaning no requirement to deliver net gain.	
Strategic relevance	
Low	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

Site name and reference:	10994 King Edward Quay Industrial Park
Site map	
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Harm scoring with justification	
Little/no harm – the site itself has minimal natural habitat, although it is close to the River Colne.	
Description of habitats	
Developed land (sealed surface and buildings), Introduced shrub; Modified grassland (road verge), trees.	
Condition assessment	
Condition assessment of grassland is estimated as poor.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Full protection for the nearby, tidal River Colne 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
Depending on the red line boundary of any application, there is probably sufficient natural habitat for the <i>de minimis</i> exemption not to apply, but it should be possible to achieve 10% gain on the very low baseline habitat value onsite with appropriate urban landscaping and street trees.	
Strategic relevance	
Low – no connection to designated sites.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

Site name and reference:	11113 Swan Grove
Site map	
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Harm scoring with justification	
Little/no harm – the site contains habitats of limited value, although it is adjacent to LoWS Co17 Chappel Ponds and Millenium Green.	
Description of habitats	
Arable; hedgerows (although boundary vegetation may be associated with neighbouring land)	
Condition assessment	
Arable n/a; hedgerow condition is estimated as poor to moderate.	
Likely mitigation/compensation requirements	
<ul style="list-style-type: none"> Retain hedgerows Protected species may be present (including bat activity) Great Crested Newts known to be present in adjacent LoWS – site is largely unsuitable, but precautionary working may be necessary) 	
Potential for delivering BNG onsite (habitat enhancement or creation)	
With a low baseline habitat value, it should be possible to achieve 10% gain onsite. Onsite measures should be focussed on enhancing hedgerow condition, buffering the LoWS and maintaining connectivity across the site.	
Strategic relevance	
Moderate – The site is adjacent to a LoWS and has the potential to strengthen ecological connectivity in a landscape context.	
Any factors that could suggest that more than 10% net gain is necessary	
The habitats present have low biodiversity value and the potential for impacts is minimal, so a higher level of BNG cannot be justified.	

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