

STATEMENT – COMPENSATORY HABITATS

please see the below details of area habitat surveys which were conducted within the site boundary in January 2026. This survey showed that the terrestrial habitats are as per the previously submitted plan attached, from the 2021 survey.

Area habitats

The area habitats present on the Woodgate Hill site are provided in the below table.

Area habitats recorded and their distinctiveness on site

Broad Habitat	Detailed Habitat	Habitat Distinctiveness
Urban	Developed land; sealed surface	Very low
	Artificial unvegetated, unsealed surface	Very low
Grassland	Modified grassland	Low
Heathland and scrub	Mixed scrub	Medium
	Bramble scrub	Medium
	Hawthorn scrub	Medium
Wetland	Fens (upland and lowland)	Very high
Woodland and forest	Other woodland; broadleaved	Medium

Condition

A summary of habitat condition assessments is provided below in the below table.

Area Habitats and their assigned condition

UKHab Type	Condition
Developed land; sealed surface	N/A – Other
Artificial unvegetated, unsealed surface	N/A - Other
Modified grassland	Moderate
Mixed scrub	Moderate, Poor
Bramble scrub	Poor
Hawthorn scrub	Moderate
Fens (upland and lowland)	Moderate
Other woodland; broadleaved	Moderate, Poor

Linear habitats

Distinctiveness

The linear habitats on site are provided in the below table.

Area habitats recorded and their distinctiveness on site

Detailed Habitat	Habitat distinctiveness
Native Hedgerow	Low
Line of trees	Low

Condition

A summary of habitat condition assessments is provided below in the below table.

Linear Habitats and their assigned condition

UKHab Type	Condition
Native Hedgerow	Poor Moderate
Line of trees	Poor Moderate
Line of trees associated with a bank or ditch	Poor

I trust this baseline survey allows the submission of Condition 12 to be discharged for Phases 1 to 4, and gives confidence as to the basis for a scheme of compensatory habitats that will be provided in advance of Phase 5 and once the details of permanent structures, and consequently layouts, are known.