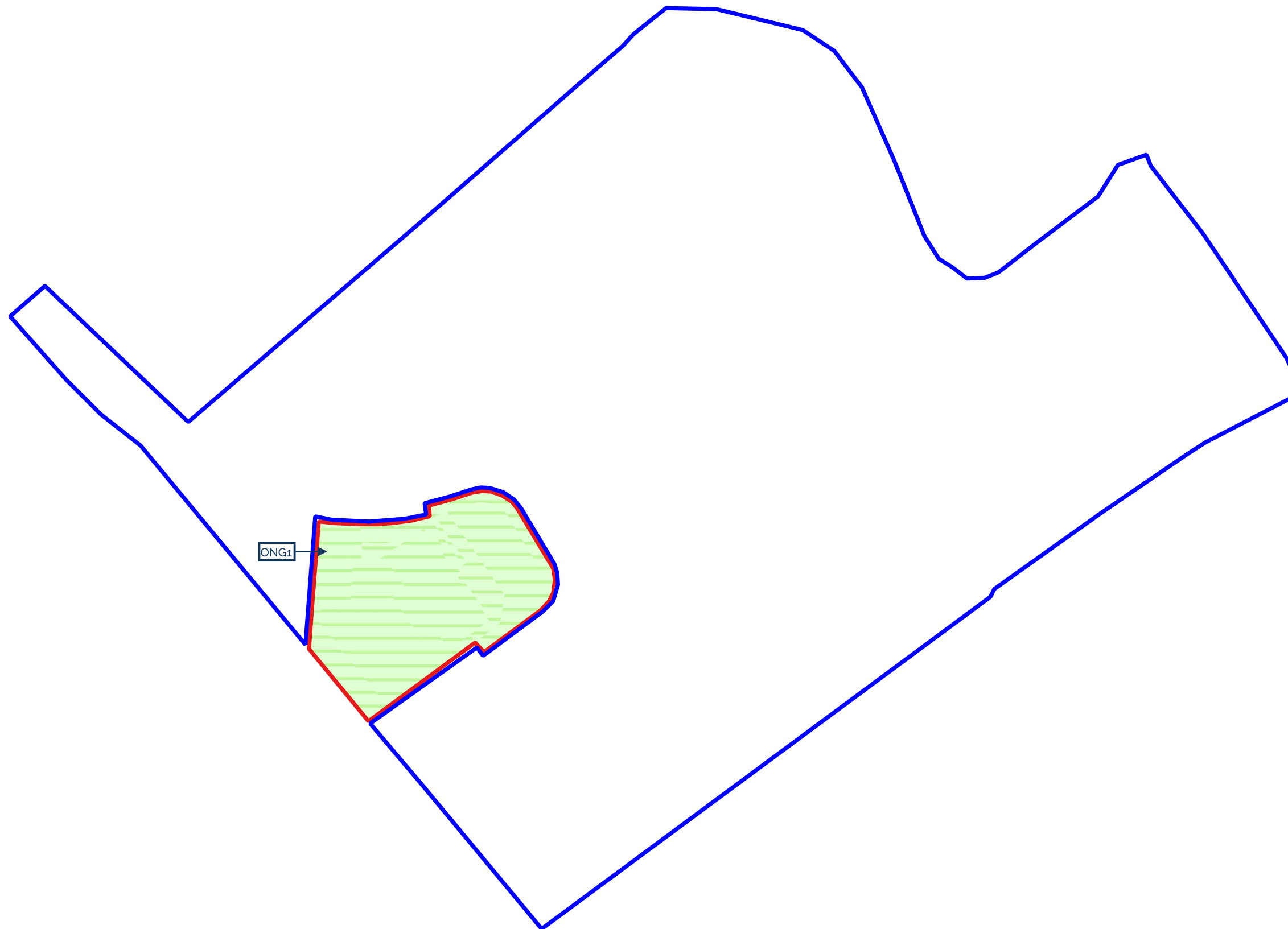


Plans

Pre-Development On-Site Baseline



- KEY:**
-  APPLICATION BOUNDARY
 -  WIDER SITE
- HABITATS
-  OTHER NEUTRAL GRASSLAND



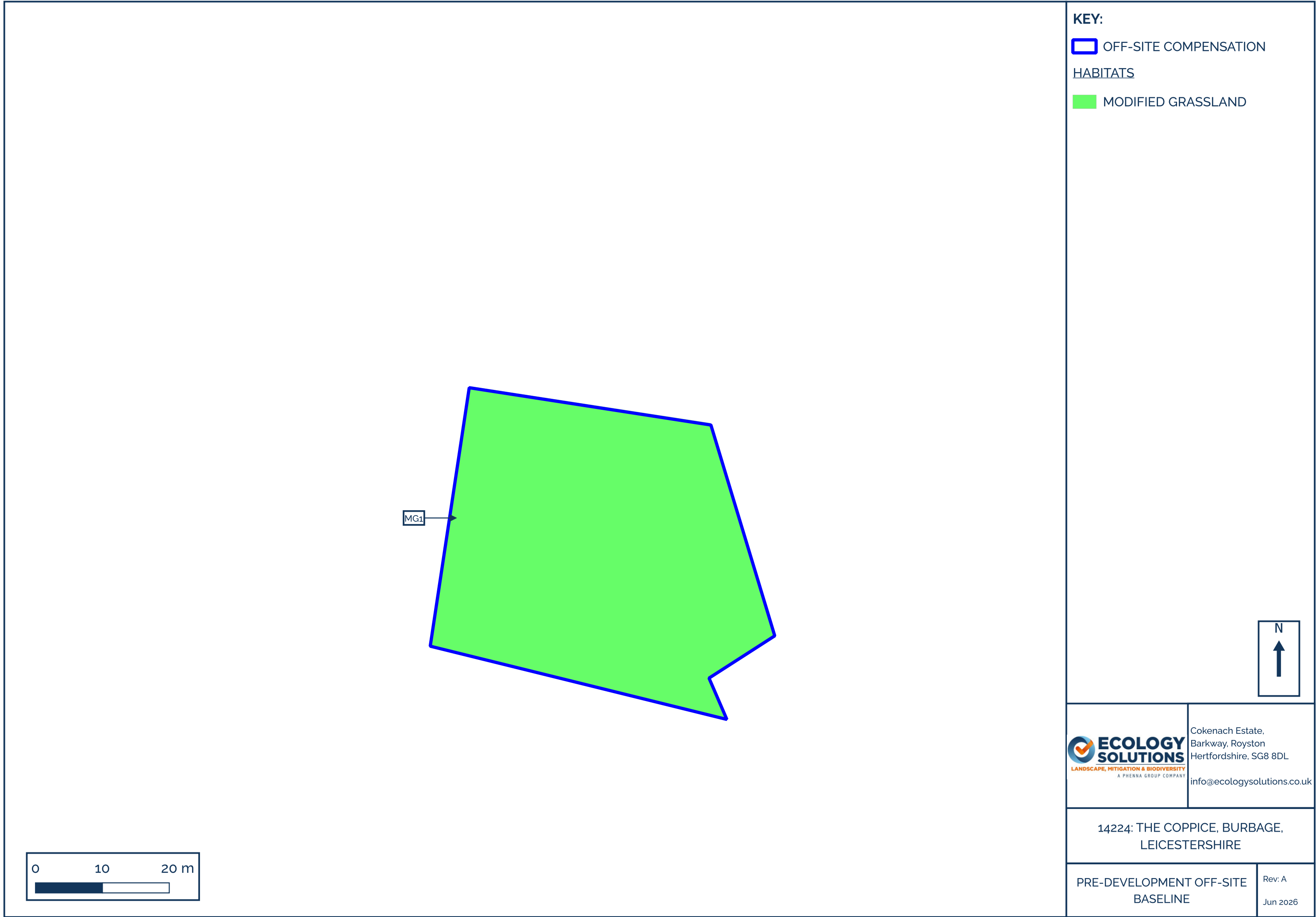
Cokenach Estate,
Barkway, Royston
Hertfordshire, SG8 8DL
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14224: THE COPPICE, BURBAGE,
LEICESTERSHIRE

PRE-DEVELOPMENT ON-SITE
BASELINE

Rev: A
Jun 2026

Pre-Development Off-Site Baseline



KEY:

 OFF-SITE COMPENSATION

HABITATS

 MODIFIED GRASSLAND



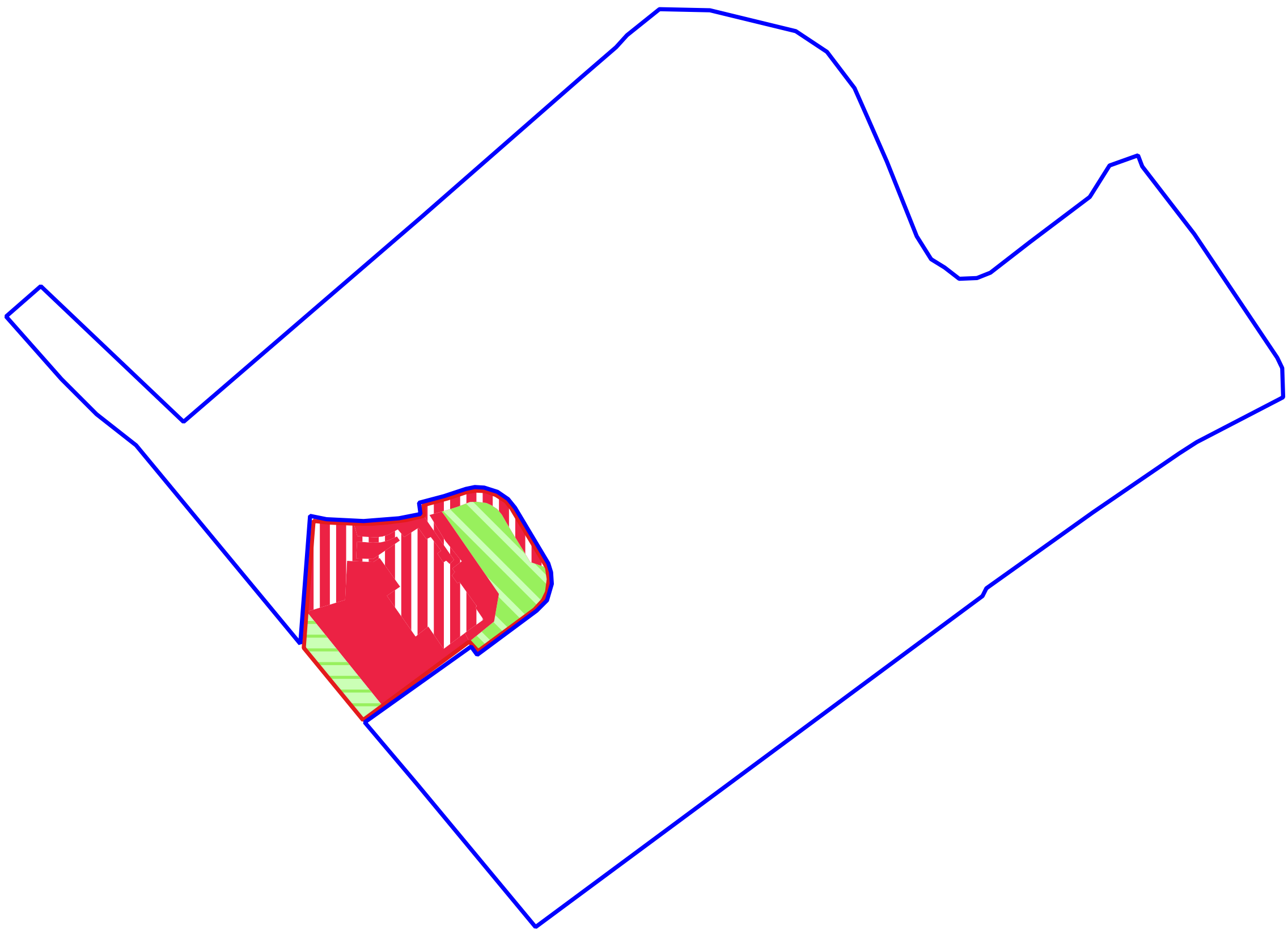
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PRE-DEVELOPMENT OFF-SITE
BASELINE

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On-Site Post-Development Habitats



KEY:

- WIDER SITE
- APPLICATION BOUNDARY
- HABITATS
- DEVELOPED LAND; SEALED SURFACE
- LOWLAND MEADOWS
- OTHER NEUTRAL GRASSLAND
- VEGETATED GARDEN



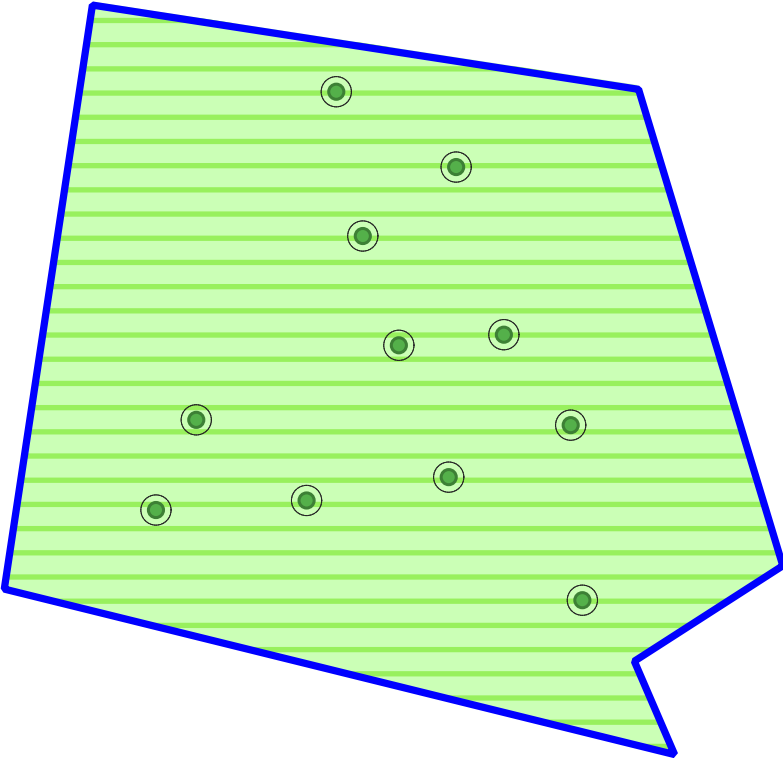
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ON-SITE POST-DEVELOPMENT
HABITATS

Rev: A
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Off-Site Post-Development Plan



KEY:

 OFF-SITE COMPENSATION

HABITATS

 OTHER NEUTRAL GRASSLAND

INDIVIDUAL TREES

 11X PROPOSED SMALL RURAL TREE



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PLAN

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