



Biodiversity Net-Gain Assessment

Alt Bridge School, Wellcroft Road, Huyton, Liverpool

Client: Knowsley Council

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Quality Assurance

The information which the author has prepared and provided is true, and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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1. INTRODUCTION

This report has been commissioned by Knowsley Council in support of a planning application to permit the extension of two existing car parks at Alt Bridge School, Wellcroft Road, Huyton, Liverpool (hereafter referred to as 'the site', grid reference: SJ 38224 88512).

Due to the nature of the proposed development, it is understood that a biodiversity net gain assessment of the proposed works is required, as per local and national policy. Biodiversity net gain occurs in development when the project leaves the natural environment in a better state than it was prior to the project. To achieve biodiversity net gain, the developer is required to ensure that wildlife habitats are created or enhanced. It requires the development to result in a demonstrable increase in habitat value to the baseline (how the site was prior to development). Biodiversity net gain should be demonstrated quantitatively.

To demonstrate biodiversity net gain, the value of the habitats are assessed using a recognised metric tool to calculate biodiversity units. The biodiversity losses or gains resulting from the development are then calculated by subtracting the baseline (pre-development) units from the post development units. The statutory biodiversity metric (Defra, 2024a) has been used to demonstrate biodiversity net gain in a quantitative manner.

The Biodiversity Net Gain Good Practice Principles for Development (CIEEM, CIRIA, IEMA, 2016) are a set of ten principles which have been produced to provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development. To demonstrate that biodiversity net gain has been achieved in a qualitative manner for a development it would need to be shown that the development meets these ten principles which have been listed below:

- Apply the mitigation hierarchy
- Avoid losing biodiversity that cannot be offset by gains elsewhere
- Be inclusive and equitable
- Address risks
- Make a measurable net gain contribution
- Achieve the best outcomes for biodiversity
- Be additional
- Create a net gain legacy
- Optimise sustainability
- Be transparent

1.1. Objectives of the Report

The biodiversity net gain assessment has been produced in accordance with the British Standard (BS) for Biodiversity – Code of practice for planning and development, BS42020:2013.

The objectives of this report are as follows:

- 1. To identify the planning policy context relevant to BNG matters on the site.*
- 2. To describe the baseline biodiversity value of the site based on the UK Habitat condition assessment.*
- 3. To evaluate the proposed biodiversity of the site based on the agreed final landscape proposals.*
- 4. To calculate the predicted change in the biodiversity unit value of the site post development and demonstrate the potential biodiversity net gain of the proposed development in a quantitative manner.*
- 5. To assess if the proposed development meets the requirements of the trading rules and demonstrate how the proposed development does meet those requirements.*
- 6. To demonstrate how the proposed development meets the ten principles set out in the 'Biodiversity Net Gain Good Practice Principles for Development' and has led with the mitigation hierarchy.*

1.2. The Author

This document has been prepared by Rob Nicholson BSc (Hon) MCIEEM, an experienced Ecological Consultant of 17 years. Rob is a professional member of Chartered Institute of Ecology and Environmental Management (CIEEM) and holds a bachelors degree in ecology. Rob has attended formal training on biodiversity net gain assessment.

2. LEGISLATION & POLICY BACKGROUND

2.1. National Planning Policy Framework

The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2024), is a policy framework document which provides a range of important principles. Paragraph 187 of the NPPF states that decisions should contribute to and enhance the natural local environment by:

'Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

Paragraph 188 goes on to state:

'... take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles (paragraph 193):

'opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'

2.2. The Environment Act (2021)

Paragraph 2 (3) of Schedule 14 of The Environment Act 2021 makes it mandatory for all new developments (with some limited exceptions) to achieve a biodiversity net gain (BNG) of at least 10% by the time the development is completed compared to the pre-development biodiversity value of the onsite habitat. This percentage may be amended in the future by the Secretary of State. Please note that some Local Policies stipulate a higher target than this.

The Act allows three methods for securing biodiversity net gains:

1. enhancement of the biodiversity of land to which the planning permission relates;
2. the allocation of registered offsite biodiversity gain to any development for which the planning permission is granted; and
3. the purchase of biodiversity credits for any such development.

A biodiversity gain statement must set out whether, and if so how, the biodiversity gain objective applies in relation to development where the onsite habitat is irreplaceable, how

the development will minimise any adverse effects to the onsite habitat, and what the evidence must be produced to show how the biodiversity net gain has been met upon completion of the development. Biodiversity gains will need to be maintained for at least 30 years after the development is completed.

2.3. Local Policy

Table 1 details the policies within Knowsley Local Plan Core Strategy 2016 (which are relevant to the ecological features present on site).

Table 1: Summary of relevant local planning policy

Policy	Description
Policy CS8 Green Infrastructure	Maintenance and Enhancement of Knowsley's Existing Green Infrastructure 1) Knowsley's existing Green Infrastructure and its beneficial functions will be protected, managed and/or enhanced, primarily to: a) Ensure more attractive and cleaner residential neighbourhoods; b) Sustain and promote biodiversity (including designated sites, priority habitats and protected and endangered species) in accordance with importance and contribution to ecological networks; c) Preserve the character and function of historic environments and valued landscapes; d) Mitigate the effects of climate change and flood risk; e) Mitigate air, water and noise pollution; f) Provide local opportunities for sport, recreation and allotments; and g) Provide sustainable transport linkages between residential neighbourhoods and easy access to employment and services. 2) To achieve the above, planning powers and other interventions will be used to: a) Protect and enhance strategically important areas of greenspace; b) Ensure an appropriate quantity and improved quality of locally important open spaces, including outdoor sports provision (and ancillary facilities of appropriate scale); c) Promote effective movement of wildlife through a network of strategic green links, by protecting, maintaining and improving existing and new open spaces, water courses (including water quality) and biodiversity assets; d) Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects; e) Improve accessibility for communities to greenspace offering leisure and recreation opportunities; f) Protect and where possible improve green paths and cycleways linking residential areas, existing strategic areas of greenspace, employment locations, local community services and leisure facilities; g) Work in partnership with other districts and relevant bodies at a landscape scale to minimise the impact of development upon Knowsley's existing biodiversity and geological assets, and sustain the protection afforded to internationally important sites, including supporting habitat, for biodiversity outside of the borough; and

	h) Deliver new integrated and functional Green Infrastructure that helps to mitigate and adapt to climate change, such as sustainable drainage systems, carbon capture and storage, soft landscaping and green roofs. 3) Site allocations for greenspace will be identified in the Local Plan: Site Allocations and Development Policies document, with further guidance set out in the Developer Contributions Supplementary Planning Document or future Supplementary Planning Document as appropriate. Strategic Green Links 4) Knowsley's strategically important green links are: a) Alt Corridor (Huyton) – stretching from Huyton Village through South Alt Park, Alt Park, Alt Meadows and into Stockbridge Village; b) Valley Corridor (Kirkby) – stretching through Valley Meadow, St. Chad's Park, Millbrook Park, Millennium Green and Mill Dam; c) Whiston to Cronton Corridor – stretching through Cronton, Stadt Moers Park and Whiston Greenway; d) Halewood Triangle – Halewood Park linkage with the Trans-Pennine Trail and to the national cycle network; e) M57 Green Belt Corridor; and f) Knowsley Hall Estate – including Knowsley Safari Park and Local Wildlife Sites. Green Infrastructure within the Liverpool City Region 5) Knowsley Council will work with partners to help deliver local and sub-regional programmes, initiatives and strategies to enhance Green Infrastructure. Approach to Green Infrastructure and New Development 6) New development must be served by Green Infrastructure to meet the needs of residents and the local environment, in a manner which will: a) Contribute to the creation of a high quality residential environment; b) Provide access to high quality open space for leisure and recreational purposes; c) Seek to protect, maintain and where possible enhance biodiversity within and around new developments according to their designation and significance to provide space for nature; and d) Provide adequate mitigation and/or, as a last resort, compensation for Green Infrastructure or biodiversity loss, in circumstances where harm resulting from the development is otherwise unavoidable.
Policy CS21 Greenspaces and Trees	Greenspace protection 1) In supporting the wider Green Infrastructure functions of urban greenspace in accordance with Policy CS8, the Council will provide and maintain quantitative, qualitative and accessibility standards for different types of public open space. 2) New development which would result in the loss of urban greenspace, will not be permitted unless at least one of the following criteria are met: a) A surplus of provision for all types of greenspace would be maintained relative to local standards; b) The land is considered unsuitable in terms of size, location or character to prevent or address individual deficiencies of different types of greenspace relative to local standards; c) Appropriate mitigation is provided through replacement facilities of at least an equal quantity, quality and accessibility; d) The development is required to improve greenspace provision or for ancillary facilities to support sport or recreation; or e) Where the proposal relates to the loss of indoor or outdoor sports provision, and there is no evidence of future or continuing need for sports use, or alternatively only land incapable of forming a playing pitch or sporting facility is affected and its release accords with either clause 2)a) or 2)b).

	3) Irrespective of whether criteria in 2) are met, unless the benefits of a proposal clearly outweigh the loss of urban greenspace, development will be resisted where it would significantly harm any existing or potential special qualities of greenspace in the area in terms of: a) Visual amenity; b) Residential amenity; c) Biodiversity and environmental benefits; d) Historical, cultural or community value; e) Recreational benefits; or f) Physical and/or visual linkages between adjoining urban greenspaces. Local Greenspace Standards 4) The quantitative and accessibility standards for the provision of public open spaces within Substantial Residential Areas are set out in Table 9.1: Substantial Residential Area (SRA) Standards for Greenspace Quantity and Accessibility for the following greenspace typologies: a) Park and Garden; b) Amenity Greenspace; c) Provision for Children and Young People; and d) Allotments. 5) The Council's quantitative standards for Outdoor Sports Provision are set out in Table 9.2: Community Area Standards for Outdoor Sports Provision Quantity and Accessibility and seek to maintain an appropriate range of sites and address quantitative needs for individual sports at a Community Area level. 6) The Council will keep the standards of provision referred to above under review and if necessary publish revised standards in a future Local Plan document or Supplementary Planning Document. Accessible and Quality Greenspaces 7) The Council will support improvements to existing and new areas of greenspace in accordance with best practice standards¹²⁷, to achieve the following requirements: a) Accessible, safe and secure locations for all members of the community to use; b) Clean and well maintained facilities, equipment and open spaces; and c) Conservation of natural features, wildlife, fauna, landscapes, buildings and other structural features, as appropriate. 8) When considering proposals for new residential development, the Council will seek enhancements to greenspaces via on-site provision, new off site provision or enhancement of existing off site provision through developer contributions secured by legal agreement in accordance with Policy CS27: Planning and Paying for New Infrastructure, the Developer Contributions Supplementary Planning Document and/or a Community Infrastructure Levy Charging Schedule, as appropriate. Local Green Spaces 9) Any Local Green Spaces Designations which are formally designated will be identified in the Local Plan: Site Allocations and Development Policies or future Neighbourhood Plans (if applicable). This designation will only be used where the greenspace concerned is: a) Reasonably close to the community it serves; b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) Local in character and not an extensive tract of land. Enhancement of Natural and Semi-Natural Greenspace and Tree Protection 10) The Council will encourage proposals for new development to incorporate:
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	a) Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest; b) Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and c) Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size.
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3. METHODS

3.1. Baseline Habitat Assessment

The baseline assessment was carried out using the results of an Arboriculture Assessment and Phase 1 Habitat Survey (JNCC, 2016) undertaken by Ascerta in March 2025 as part of a Preliminary Ecological Appraisal. The Phase 1 Habitat Survey map produced by Ascerta was converted to UK Habitat Classification (UKHab Limited, 2023) by SRN Consulting in January 2026 (Appendix 2). Condition assessments were undertaken as a desktop exercise using details provided within the Preliminary Ecological Appraisal (Ascerta, 2025a) and Arboriculture Assessment (Ascerta, 2025b).

3.2. The Mitigation Hierarchy

The aim of the BNG assessment is to identify, predict and evaluate potential key effects arising from the proposed development and assess them against the mitigation hierarchy. The mitigation hierarchy requires that developers first take steps to avoid and then to minimise impacts on biodiversity. Only after these steps are taken should developers look to compensate for losses that cannot be avoided. Finally, if compensation within the development footprint is not possible or does not generate the most benefits for nature conservation, the losses should be offset elsewhere. The proposals have been developed in accordance with the British Standard for 'Process for designing and implementing Biodiversity Net Gain – Specification', BS8683:2021 to reduce risk to harm of biodiversity and maximise the potential gains on the site

3.3. Biodiversity Metric Rules

The rules set out in the table must be followed, otherwise a biodiversity net gain cannot be claimed for the project.

1. The trading rules of the biodiversity metric must be followed.
2. Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.

3. To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
4. In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority

3.4. Biodiversity Metric Calculation

Biodiversity metrics (units) were calculated for the site using the “Statutory Biodiversity Metric- Calculation Tool” and guidance available on the government website (Defra, 2024a, 2024b). The biodiversity metric spreadsheet is provided as an Excel file with this report.

The metric uses area and linear habitat features as a proxy measure for capturing the value and importance of biodiversity. It uses a calculation in MS Excel to allow for the importance of these features for nature: their size, ecological condition, distinctiveness and location. The metric enables assessments to be made of the baseline (pre-intervention) biodiversity value of a site in terms of ‘biodiversity units’ and calculates the projected post-development (post-intervention) biodiversity value. The metric can also be used to measure off-site biodiversity changes for a project or development and can be applied from the level of an individual field to, for example, an entire river catchment.

The calculator uses the following variable elements to determine biodiversity units, based on the information collected in the field:

Habitat type: The original survey was based on the Phase 1 Habitat Survey methodology (JNCC, 2016) undertaken by Ascerta in March 2025 as part of a Preliminary Ecological Appraisal. The Phase 1 Habitat Survey map produced by Ascerta was converted to UK Habitat Classification (UKHab Limited, 2023) by SRN Consulting in January 2026.

Area (Hectares): The area has been measured based aerial imagery using Geographical Information System (GIS) based software. Measurements have been rounded up or down to achieve a minimum mapping unit (MMU). Mapping habitats at different times of year may lead to variation between where one habitat starts, and another begins as there is potential overlap between habitats (the ecotone). The actual field mapping is based on both field survey and aerial imagery in order to achieve the best representation of the areas covered by each habitat identified on-site. The areas for the post development site were taken from a pdf version of the development plan - Appendix 1 (Drawing number L020).

Condition: The condition is a means to measure the quality of a habitat based on a series of physical characteristics and typical species of a particular habitat type. In order to aid the process, the statutory metric provides 'condition assessment sheets (Defra, 2024c).' Condition sheets provide a list of positive indicators for each habitat and dependent on how many positive indicators a particular habitat meets will equate to the relevant condition for that specific habitat. In order that this process can be followed, in relation to this calculation, the number of positive indicators that are met for each habitat type are presented in the accompanying excel document for each habitat found on-site.

Strategic significance: This element is to assess the habitats on site in relation to the geographical location in which they are located. Information to determine the significance of a habitat within a specific landscape can be found in Local Nature Recovery Strategies (LNRS) as well as a variety of sources that include local plans, local biodiversity and National Character Areas. The strategic significance is based on three categories which equate to a different score, which are as follows: High – 1.15; Medium – 1.1 and Low - 1.

3.5. Limitations

Measurements are based on a two-dimensional mapping and would assume the site is completely flat and therefore certain habitats may be greater in extent if they occur on a slope.

The original habitat survey was undertaken using the Phase 1 methodology (JNCC, 2016) which was converted to UK Habitat Classification. Given the relatively simple habitats on site which are typical of urban sites, the conversion was considered accurate and straightforward.

Condition assessments were undertaken as a desked based exercise using information within the existing PEA (Ascerta, 2025a) and Arboriculture Assessment (Ascerta, 2025b). Sufficient information to inform the condition assessments was available and given the relatively simple / typical habitat types, this is not considered a constraint to the current assessment.

4. PROPOSED DEVELOPMENT

The proposals are for the extension of two existing car parks on site. To permit the works, existing areas of woodland, grassland and a single tree will require removal. Landscape proposals include tree planting within the application boundary and also in 'offsite areas' within the wider school grounds (Drawing Number L020).

5. BASELINE BIODIVERSITY UNIT ASSESSMENT

5.1. On-site Baseline

Modified Grassland – g4

Areas of amenity grassland are present throughout the site, providing green space between the existing facilities and larger areas for recreational and educational needs. A small wooden shed is present to the west of the site. The grassland is intensively managed by mowing regularly. The grass sward height is approximately 5 cm. Red Fescue (*Festuca rubra*), bent sp (*Agrostis sp.*) Annual Meadow-grass (*Poa annua*), Yorkshire Fog (*Holcus lanatus*) are abundant with Daisy (*Bellis perennis*) and White Clover (*Trifolium repens*).

Other Broadleaved Woodland – w1g

An area of semi-natural broadleaved woodland is present along the boundary within the western boundary of the site; the area is currently used as forest school facilities. Species present include Silver Birch (*Betula pendula*), Alde (*Alnus glutinosa*) and Ash (*Fraxinus excelsior*), with Holly (*Ilex aquifolium*).

Developed Land; Sealed Surface - u1b

Hardstanding including pathways and two car parks were present on site.

Individual Trees (Urban)

Two trees were present on site including a mature Silver Birch and Wild Cherry (*Prunus avium*).

5.2. Habitat Baseline Assessment

The condition of each habitat has been assessed against the relevant positive indicators. Summaries of the habitat units for each baseline habitat are provided in Figure 1 below. A baseline habitat map is presented in Appendix 2. A full breakdown of the condition assessments is provided as a separate excel document. For strategic significance, the habitats present and site location is not referenced in a Local Nature Recovery Strategy or any other relevant document. As such, all habitats on site are not considered associated within any specific local strategy.

Figure 1

		Return to results menu	
	Headline Results		
	Scroll down for final results 		
	On-site baseline	Area habitat units	0.47
		Hedgerow units	0.00
		Watercourse units	0.00

5.3. Trading Rules

For habitat trading purposes the following is required for each baseline habitat:

Area Habitats

Figure 2

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required - bespoke compensation option 	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

6. PROPOSED BIODIVERSITY UNIT ASSESSMENT

6.1. Impacts of the Proposed Development

Proposals will result in the loss of 0.014 ha of Other Broadleaved Woodland (poor condition); 0.03 ha of Modified Grassland (poor condition) and a single Silver Birch (medium tree in moderate condition) located on the sites northern boundary.

Habitat **retention** as part of the proposed development will include a single mature Wild Cherry tree located on the southern boundary of the site and areas of existing developed land.

Habitat **creation** as part of the proposed development will include the following:

- Individual Trees. Eight trees of locally native species will be planted within the site.

6.2. On-site Habitats

The new on-site area habitats are based on the development plan and proposed planting plan in Appendix 3 and are also shown on a habitats plan in Appendix 4 and are detailed within the accompanying metric document. A summary of the results is provided below in Figure 3:

Figure 3

Headline Results		Return to results menu	
Scroll down for final results ⚠			
On-site baseline	Area habitat units	0.47	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.26	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	-0.21	-45.05%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

6.3. Off-site Habitats

Off-site habitat creation will be required to achieve a 10% net gain. Off-site habitats include scattered areas of Modified Grassland (poor condition) and the remaining compartment of Other Broadleaved Woodland (poor condition). Figure 4 below displays the baseline assessment of the proposed off-site areas. A habitat map of the offsite areas is presented in Appendix 5.

Figure 4

Off-site baseline	Area habitat units	0.72
	Hedgerow units	0.00
	Watercourse units	0.00

It is proposed that twelve native trees (target condition moderate) are planted on scattered areas of Modified Grassland within the wider school grounds (offsite). It is also recommended that the remaining area of 'Other Broadleaved Woodland' within the wider school grounds and currently in a 'poor' condition is enhanced to 'moderate' condition through the planting of woodland shrubs to create an understory and improve its vertical structure and the inclusion of areas of deadwood. This management would increase the woodlands condition score from 24 to 26 (poor – moderate). A post-construction on-site and off-site habitat map is presented in Appendix 6.

A summary of the results is provided below in Figure 5:

Figure 5

On-site baseline	Area habitat units	0.47		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.26		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-0.21	-45.05%	On-site net gain is less than target set Δ
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Area habitat units	0.72		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	1.24		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.52	72.12%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.31		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.31		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	66.38%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			

6.4. Summary of Habitat Changes

The total biodiversity value of the onsite habitats prior to development was **0.47 units** for area habitats.

Proposals will result in the loss of areas of 'Other Broadleaved Woodland', 'Modified Grassland' and a single medium tree.

In the absence of off-site habitat creation, post-construction the application will result in a **net loss of 0.21 area units** which corresponds to a **-45.05% net loss**.

The total biodiversity value of the off-site habitats prior to development was **0.72 units** for area habitats. Post-construction **0.52 units** will be created off-site through woodland enhancement and tree planting resulting in a **net gain of 72.12%**.

Overall, the combined net unit change (on-site and off-site) is **0.31 which represents a 66.38% net gain**.

7. CONCLUSION

Appropriate and proportionate habitat creation and enhancement (achieving a minimum of 10% biodiversity net-gain) as per the BNG metric section of this report has been considered at the design stage to ensure the LPA can fully assess any planning application for the site, and are aware of measures being taken to avoid an overall adverse impact and aims put in place to maintain and enhance the biodiversity value of the site in the long-term as part of future development proposals.

For the development to proceed in line with UK legislation and Planning Policy relating to biodiversity, the measures contained within this report will be adopted as necessary. Where appropriate measures as recommended in the report are adopted, the development will be able to proceed having considered and addressed the necessary legislation and both local and national policy relating to biodiversity net-gain.

8. REFERENCES

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APPENDIX 1: SITE LOCATION PLAN

APPENDIX 2: BASELINE ON-SITE HABITAT SURVEY PLAN

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APPENDIX 3: DEVELOPMENT AND PLANTING PLAN

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APPENDIX 4: ON-SITE POST CONSTRUCTION HABITATS PLAN

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APPENDIX 5: OFFSITE BASELINE HABITAT PLAN

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APPENDIX 6: ON-SITE AND OFF-SITE POST CONSRUCTION HABITATS PLAN

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APPENDIX 7: SITE PHOTOS



1. Modified Grassland



2. Other Broadleaved Woodland



3. Developed Land; Sealed Surface



4. Individual Trees