



# Hatfields JLR, Knowsley

## Biodiversity Net Gain (BNG) Assessment Report

Prepared For: Taylor Design Architects

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The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

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# Executive Summary

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Introduction                | The Environment Partnership (TEP) were commissioned by Taylor Design Architects to undertake a Biodiversity Net Gain (BNG) assessment of a proposed planning application for a retail development and associated parking.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Surveys Undertaken          | <ul style="list-style-type: none"> <li>▶ Ecological Desk Study – TEP 2024</li> <li>▶ Arboricultural impact Assessment – TEP 2024</li> <li>▶ Ecological Assessment – TEP 2024</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Baseline Assessment         | <ul style="list-style-type: none"> <li>▶ No statutory or non-statutory designated sites are in close proximity to the site</li> <li>▶ Netherley Brook and Ditton Brook Corridor Nature Improvement Area is 0.6km south of the site</li> <li>▶ Priority habitat: deciduous woodland lies adjacent to the western most point of the site</li> <li>▶ The Scheme is dominated by unmanaged modified neutral grassland and existing hard standing with dense bramble scrub, self-seeded young woodland, scattered trees and a hedgerow with trees.</li> </ul>                                                                                                                            |
| Post Development            | <p>The Scheme will provide a range of:</p> <ul style="list-style-type: none"> <li>▶ 0.117ha Enhanced and created other neutral grassland</li> <li>▶ 0.084ha Enhanced scrub</li> <li>▶ 0.085ha Urban habitats including rain garden, introduced shrub, urban trees and ground level planters</li> </ul>                                                                                                                                                                                                                                                                                                                                                                              |
| Change in Ecological value  | <p>The Scheme area totals 2.46ha of which 0.56ha will be retained, including existing hardstanding (0.324ha). Permanent habitat losses total 1.86ha including 1.49ha of other neutral grassland. Metric results are:</p> <ul style="list-style-type: none"> <li>▶ Net loss of -71.45% ( -8.05 habitat Biodiversity Units (BU)) and 0% net gain for hedgerow BU.</li> <li>▶ Trading Rules are not met due to a lack of sufficient provision of medium distinctiveness habitats.</li> <li>▶ 9.18 habitat BU and 0.15 hedgerow BU are required to deliver 10% net gain. A biodiversity offsetting strategy will be developed to provide the shortfall in biodiversity units</li> </ul> |
| Implementation / Next Steps | A 30 year management and monitoring plan will be necessary to ensure the success of habitat enhancement and creation proposals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

This Executive Summary is not a substitute for the full report. Refer to the full text of this report for further detail.

# 1.0 Introduction

## Commission

- 1.1 The Environment Partnership (TEP) were commissioned by Taylor Design Architects to undertake a Biodiversity Net Gain (BNG) assessment of a proposed planning application for the erection of a main building, and workshop, minor developments of the existing building (B1) for a preparation building, and a total of 516 allocated parking spaces along with associated works; hereafter referred to as the "Scheme".
- 1.2 The Statutory Biodiversity Metric published by Defra<sup>1</sup> has been used to assess the net gain output.

## Relevant Legislation

- 1.3 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act (TCPA) 1990 (as inserted by Schedule 14 of the Environment Act 2021)<sup>2</sup>. A 10% net biodiversity net gain requirement is mandatory under the Environment Act 2021 for major and minor developments made under the TCPA 1990, subject to the confirmed exemptions.
- 1.4 The BNG Regulations most directly relevant to planning are:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 - commence BNG for most types of new planning applications and provides transitional arrangements for section 73 permissions;
  - The Biodiversity Gain Requirements (Exemptions) Regulations 2024 - prescribe exemptions for categories of development to which BNG does not apply;
  - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 which set out the modifications for irreplaceable habitat; and
  - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 - amend the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 to include provisions in respect of applications for planning permission and the submission and

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<sup>1</sup> <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

<sup>2</sup> Environment Act 2021, 2021 CHAPTER 30 - <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

determination of Biodiversity Gain Plans, as well as modifications of Schedule 7A of the Town and Country Planning Act 1990 for phased development.

- 1.5 National Planning Policy Guidance for BNG<sup>3</sup> details the statutory framework for net gain and advises how BNG should be applied through the planning process, including:
- consideration of the Biodiversity Gain Hierarchy<sup>4</sup> during site selection and design, prior to submission of a planning application
  - conformance with National Planning Policy Framework 2023 (NPPF) and the mitigation hierarchy;
  - how the Biodiversity Gain Objective of at least 10% gain should be proven using the statutory biodiversity metric<sup>5</sup>;
  - advice regarding exemptions and examples of de minimis exemptions;
  - approval of a Biodiversity Gain Plan once planning permission has been granted; and
  - enforcement and monitoring.
- 1.6 The Biodiversity Gain Hierarchy is distinct from the mitigation hierarchy. The Biodiversity Gain Hierarchy sets out a list of priority actions (which are not applicable to irreplaceable habitats):
- In relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
  - In relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

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3 Guidance Biodiversity net gain - <https://www.gov.uk/guidance/biodiversity-net-gain>

4 As set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

5 Guidance Calculate biodiversity value with the statutory biodiversity metric <https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development>

- 1.7 The mitigation hierarchy is set out in the NPPF at Paragraph 186(a)<sup>6</sup>, which states that a planning application should be refused if significant harm to biodiversity resulting from the development cannot be:
- ▶ avoided (through locating on an alternative site with less harmful impacts);
  - ▶ adequately mitigated; or, as a last resort,
  - ▶ compensated for.

## Local Policy

- 1.8 There are no specific references to a target requirement for biodiversity net gain within the Local Plan, so it is expected that the Mandatory 10% net gain has been adopted for this development. The strategy enforces that developments present no net loss and 10% net gain of biodiversity following the completion the scheme, and that planning can only be granted if the planning officer has received evidence that measurable net gains of biodiversity will be met.

## Site Description

- 1.9 The footprint of the Scheme boundary measures 2.46ha and lies to the south of Coppice Lane, Huyton, Knowsley, L35 1QT.
- 1.10 The surrounding area also includes commercial estates located to the north of the site with the M57 and M62 bordering east and south boundaries. Residential developments occupy both the immediate and wider area to the west of the site. More residential dwellings and commercial developments make up most of the wider areas to the north, whilst, to the south of the M57 and M62, arable fields, woodland and scrub dominate.

## Proposed Development

- 1.11 The proposed planning application is for the erection of a main building, and workshop, minor developments of the existing building (B1) for a preparation building, and a total of 499 allocated car parking spaces and 3 motorcycle allocated spaces along with associated works as per the Proposed Site Plan (Drawing No. 6321\_01\_101-Rev-12).

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<sup>6</sup> NPPF Paragraph 186(a) <https://www.gov.uk/guidance/national-planning-policy-framework/15-conserving-and-enhancing-the-natural-environment>

## Objectives

- 1.12 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are.
- 1.13 The aims of this report are to:
- Set out the methods used to assess the habitat baseline of the Scheme.
  - Set out the methods and assumptions used to assess the post development habitat scoring of the Scheme.
  - Determine if the BNG Objective (at least 10% gain) is delivered as a result of the Scheme design and any offsetting proposed;
  - Identify any outstanding BNG shortfalls and how these will be overcome to deliver the BNG Objective; and
  - Demonstrate how the BNG good practice principals for development have been addressed.

## 2.0 Methods

### Ecological and Survey Reference Documents

2.1 To support this assessment the following ecological survey reports were reviewed:

- Ecological Desk Study – TEP 2024
- Arboricultural impact Assessment – TEP 2024
- Ecological Assessment – TEP 2024

### Survey Methods

#### Desk Study

2.2 Information regarding planning policies, historic species records and protected sites was collated from a variety of sources. Statutorily protected sites within the National Site Network (NSN) were searched for within 10km of the Scheme. Other statutorily protected sites were searched for within 5km of the site and non-statutory designations were searched for within 2km of the Scheme.

2.3 The potential presence of irreplaceable habitats<sup>7</sup> was reviewed using Natural England's Priority Habitat Inventory layers and other open-source data available to view on Magic<sup>8</sup>.

#### Phase 1 Habitat Survey

2.4 A Phase 1 Habitat survey was undertaken by a suitably qualified and experienced TEP Ecologist (FISC Level 4) on 29th May 2024 using the standard JNCC Phase 1 habitat assessment method (2010)<sup>9</sup>. This method records the habitat types present in and immediately surrounding the Scheme, based on the JNCC descriptions. Plant species

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7 Irreplaceable habitats include: ancient woodland; ancient and veteran trees; blanket bog; limestone pavements; coastal sand dunes; spartina saltmarsh swards; mediterranean saltmarsh scrub; lowland fens - <https://www.gov.uk/guidance/irreplaceable-habitats>

8 [www.magic.gov.uk](http://www.magic.gov.uk)

9 JNCC (2010) Handbook for Phase 1 Habitat Survey: A technique for environmental audit. Joint Nature Conservation Committee, Peterborough.

are identified in accordance with Stace (2010)<sup>10</sup> and recorded as target notes using the DAFOR scale<sup>11</sup>.

## UK Habitat Classification Conversion

- 2.5 Phase 1 habitat results were converted to UK Habitat classification code with reference to the UK Hab conversions provided in the 'Technical Data' button in the calculation tool of the Statutory Biodiversity Metric and the UK Habitat Classification<sup>12</sup>.

## Condition Assessment

- 2.6 Condition assessment surveys of the area-based and linear-based habitats present, pre-development, were undertaken by a suitably experienced ecologist (FISC Level 4) concurrently with the Phase 1 habitat survey on 29<sup>th</sup> May 2024. The condition assessments were undertaken using guidance presented in the Statutory Biodiversity Metric User Guide<sup>13</sup> and the Statutory Biodiversity Metric condition assessments<sup>14</sup>.

## Arboriculture Survey

- 2.7 An initial arboricultural survey for the Scheme was carried out by TEP in May 2024. The surveys were completed by inspection from ground level in accordance with BS 5837:2012 *"Trees in relation to design, demolition and construction – Recommendations (Ref 7-20)"*. The Standard provides a categorisation method to "identify the quality and value (in a non-fiscal sense) of the existing tree stock, to allow informed decisions to be made concerning which trees should be removed or retained in the event of development occurring".
- 2.8 The method places trees and groups of trees into one of four quality categories and provides guidance on the integration and protection of trees during construction.
- 2.9 The presence of Tree Preservation Orders has also been ascertained.

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10 Stace, C. (2010) *New Flora of the British Isles*. 3rd Ed. Cambridge University Press

11 DAFOR = Dominant, Abundant, Frequent, Occasional & Rare

12 UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

13 Statutory biodiversity metric: *user guide* (February 2024)

14 Statutory biodiversity metric: *condition assessments* (February 2024)

## BNG Assessment

- 2.10 The Scheme was assessed in October 2024 using the Statutory Biodiversity Metric calculator tool<sup>15</sup> and condition assessments following the User Guide.
- 2.11 To calculate the change in biodiversity across the Scheme, a site survey is undertaken by a suitably qualified ecologist to determine the habitats present on site, their location, size, and condition. This information is then digitised, and the resulting information fed into the Statutory Biodiversity Metric.
- 2.12 The principles of biodiversity net gain as set out in the BNG Good Practice Guidelines<sup>16</sup> have been considered throughout this process.

### Determining Strategic Significance

- 2.13 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation. The desk-based assessment provides full details of local policy and legislation covering the site.
- 2.14 Consideration has also been given to the location of Local Wildlife Sites, as well as county wide and nationally designated wildlife sites, specifically where they are referenced in local policy as providing important connectivity.
- 2.15 Strategic significance utilises published local strategies and objectives to identify local priorities for targeting biodiversity and nature improvement. Strategic significance will be high if the habitat location is identified in local plans, strategies, or policies. Medium strategic significance should be used where habitat was deemed ecologically desirable for a particular habitat type such as acting as a wildlife corridor or buffer.
- 2.16 No designated sites or other strategic biodiversity allocations were identified for the site within the Knowsley Local Plan and review of other documents. However, review of the Liverpool City Region Ecological Network identified Core Biodiversity Area (CBA) woodland and grassland within the site.

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<sup>15</sup> Statutory biodiversity metric: *calculation tool (macro enabled)*

<sup>16</sup> CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide

- 2.17 Therefore, where woodland and grassland habitats on-site coincide with the CBA woodland and grassland areas, these are allocated **high strategic significance**. All other habitats are allocated **low strategic significance**

### Post-Development Calculations

- 2.18 Post-development calculations have been based on Proposed Site Plan (Drawing No. 6321\_01\_101-Rev-12).
- 2.19 The most appropriate UK Habitat Classification type for each habitat parcel was assigned based on the landscape design, and a target condition was assigned for each parcel based upon the condition assessment criteria for habitats within the Statutory Biodiversity Metric user guide and condition assessment instructions. The target condition for habitat types varied depending upon their location and management measures required.

## 3.0 Baseline conditions

### Important Ecological Features

- 3.1 The closest international and national statutory wildlife sites within 10km of the site are the Mersey Estuary SSSI, SPA and Ramsar at approximately 6.32km south-east.
- 3.2 The closest non-statutory site is Daggers Bridge Wood LWS approximately 480m south-east of the site.
- 3.3 The Old Wood, South LWS, at 570m south-east of the site is also identified on the Merseyside Ancient Woodland Inventory.
- 3.4 The Netherley Brook and Ditton Brook Corridor Nature Improvement Area lies to the south of the M62, approximately 0.6km south of the site.
- 3.5 Priority habitat: deciduous woodland lies adjacent to the western most point of the site.

### On-Site Baseline

- 3.6 The Scheme is dominated by unmanaged neutral grassland, existing hard standing and buildings with dense bramble scrub to the south and west and some self-seeded young woodland and scattered trees in the west. The western boundary supports a hedgerow with trees.
- 3.7 Full details of the conversion from Phase 1 habitat to the UK Habitat Classification along with the results of the condition assessment are provided in the Assessor Comments column within the completed Statutory Biodiversity Metric (Annex A, provided under separate cover, TEP Ref x10523.003) and Annex B, the condition assessment. The following drawings are provided:
  - UK Habitat Classification Baseline (G10523.009); and
  - Baseline Habitat Condition and Strategic Significance (G10523.010).

### Post Development Habitats

- 3.8 Details regarding post-development habitats are provided in the following documents and based on a discussion held with Taylor Design Architects:
  - Proposed Site Plan (Taylor Design Architects Ref:6329\_01\_101\_12\_Proposed Site Plan);

- JLR Design Manual V1 – AP05 Landscaping; and
- JLR Design Manual V1 – Site Planning

3.9 In keeping with the JLR Design Manuals, the frontage to the development will include two feature trees of English oak and Scot's pine with four other trees, likely fastigate beech, within native wildflower meadow enhancement the existing grassland at the site. Low maintenance, drought tolerant ornamental shrubs, likely including species such as lavender will also feature along with six olive trees. A rain garden will also be included within the parking provision. An area of bramble scrub and grassland in the south of the site will be enhanced to provide mixed scrub and higher condition grassland. Other habitats around the periphery of the site including the hedgerow with trees will be retained. In summary, habitats to be provided within the post development proposals include:

- 0.113ha of enhanced other neutral grassland;
- 0.004ha of created other neutral grassland;
- 0.084ha of enhanced scrub (from bramble to mixed scrub);
- 0.012ha of created rain garden;
- 0.024ha of created introduced shrub;
- 0.000226ha of created ground level planters (two); and
- 0.0489ha of created urban trees (12 small individuals).

3.10 Full details of the conversion from the masterplan to the UK Habitat classification along with the target condition are provided in the Assessor Comments within the completed Statutory Biodiversity Metric (Annex A provided under separate cover, TEP Ref x10523.003). The following drawings are provided:

- Proposed UK Habitats (G10523.011);
- Proposed Development Condition and Strategic Significance (G10523.012); and
- Habitat Impact (G10523.013).

## 4.0 Change in Ecological Value

- 4.1 A biodiversity assessment has been undertaken, using the Statutory Biodiversity Metric calculator, to quantify the change in biodiversity units for the planning application area between the pre-development baseline and post-development retained, enhanced, and created habitats. Detailed results of the assessment are provided in the Statutory Biodiversity Metric in Appendix A.

### Summary of Biodiversity Impact

- 4.2 The Scheme area totals 2.46ha of which 0.56ha will be retained, the majority of which will be existing hardstanding (0.324ha), the remainder will be small areas of other neutral grassland, bramble scrub, other broadleaved woodland, individual trees and the hedgerow with trees.
- 4.3 Permanent habitat losses account for 1.86ha and include the following habitats:
- 1.49ha – other neutral grassland;
  - 0.17ha - bramble scrub;
  - 0.02ha – pond (non-priority);
  - 0.05ha - other woodland, broadleaved; and
  - 0.09ha – rural trees.
- 4.4 Figure 1 presents the headline results, prior to off-site assessment, taken from the metric and based on the above figures and impacts.
- 4.5 Based on the Scheme footprint alone, the headline results indicate a loss of -71.45% which equates to -8.05 Biodiversity Units (BU) for area-based habitats and a 0% net gain for hedgerow units.
- 4.6 In addition, the Trading Rules have not been met which relates to a lack of sufficient provision of medium distinctiveness habitats which have been lost from the site including grassland, scrub, pond, individual trees and woodland.
- 4.7 To provide 10% net gain for this Scheme, 9.18 habitat units and 0.15 hedgerow units are required. A biodiversity offsetting strategy will be developed to provide the shortfall in biodiversity units.

Figure 1: Headline results based on application area only

| FINAL RESULTS                                                                                         |                                |         |
|-------------------------------------------------------------------------------------------------------|--------------------------------|---------|
| Total net unit change<br>(Including all on-site & off-site habitat retention, creation & enhancement) | Habitat units                  | -8.05   |
|                                                                                                       | Hedgerow units                 | 0.00    |
|                                                                                                       | Watercourse units              | 0.00    |
| Total net % change<br>(Including all on-site & off-site habitat retention, creation & enhancement)    | Habitat units                  | -71.45% |
|                                                                                                       | Hedgerow units                 | 0.00%   |
|                                                                                                       | Watercourse units              | 0.00%   |
| Trading rules satisfied?                                                                              | No - Check Trading Summaries ▲ |         |

| Unit Type         | Target | Baseline Units | Units Required | Unit Deficit |
|-------------------|--------|----------------|----------------|--------------|
| Habitat units     | 10.00% | 11.27          | 12.39          | 9.18         |
| Hedgerow units    | 10.00% | 1.51           | 1.66           | 0.15         |
| Watercourse units | 10.00% | 0.00           | 0.00           | 0.00         |

## 5.0 Implementation, Management and Monitoring

- 5.1 This BNG assessment has been undertaken in support of an outline planning application and details of the landscape design have also been provided by Taylor Design Architects. These have been assessed to indicate the condition of habitats that is expected to be achieved following completion of the development.
- 5.2 To fully meet BNG requirements, a detailed 30-year management and monitoring plan will be necessary. It is assumed that this information can be committed to using a suitably worded condition attached to the application's decision notice.
- 5.3 The plan will need to include management prescriptions which aim to achieve the specific target condition for each habitat, based on the Statutory Biodiversity Metric condition criteria. The plan will also need to include the methods and reporting processes to be used for monitoring the success of habitat enhancement and creation along with options for remedial intervention where needed if a habitat is not achieving its targeted condition. Roles and responsibilities, along with financial and legal requirements should also be included.

## 6.0 BNG Good Practice Principles

6.1 An appraisal of the scheme against the ten good practice principles for development is set out in Table 2.

*Table 1: Appraisal against Ten Good Practice Principles*

| Good Practice Principle: |                                                                     | Commentary:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                       | Apply the mitigation hierarchy.                                     | It has not been possible as part of this scheme to retain the majority of habitats within the site. However, boundary habitats are retained where feasible and enhancement of these has been undertaken again where this is feasible.                                                                                                                                                                                                                                                                                                                                                                      |
| 2.                       | Avoid losing biodiversity that cannot be offset by gains elsewhere. | There are no irreplaceable habitats within the habitat baseline.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3.                       | Be inclusive and equitable.                                         | Conversations have been undertaken with the client and we have worked closely to maximise new landscape features which can be enjoyed by a variety of site end users and to enhance biodiversity in the area.                                                                                                                                                                                                                                                                                                                                                                                              |
| 4.                       | Address risks.                                                      | A precautionary approach to habitat condition assessment in both the baseline and post development baseline has been adopted. Management and monitoring, to be included within a management plan will ensure remedial action is taken to enable target conditions to be achieved.                                                                                                                                                                                                                                                                                                                          |
| 5.                       | Make a measurable Net Gain contribution.                            | The combined headline results show that there will still be an overall area-based unit net loss of -8.05 BU (-71.45%) which cannot be compensated for within the site. To attain a 10% net gain 9.18 habitat BU and 0.15 hedgerow BU will be required. Discussions will be held with the LPA and local habitat bank providers with the intention of securing the shortfall through the purchase of biodiversity credits, which will be used for enhancement and creation of new and existing habitat/wildlife sites to increase the biodiverse connectivity and ecological corridors within the authority. |
| 6.                       | Achieve the best outcomes for biodiversity.                         | The enhancement of some retained habitats on the site and creation of new habitats will enhance connectivity for the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Good Practice Principle: |                           | Commentary:                                                                                                                                                                                                                                                                                                                      |
|--------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.                       | Be additional.            | There are no existing nature conservation outcomes on the site. Therefore, the enhancement of retained habitats and creation of new habitats and their management for biodiversity for the next 30 years add value to the site.                                                                                                  |
| 8.                       | Create a Net Gain legacy. | Discussions have been held between TEP and the client regarding Biodiversity Net Gain and this has been a key consideration during the design of the landscaping scheme. A net gain legacy will be achieved through creation of a 30 year management plan which will ensure biodiverse and high quality habitats remain on site. |
| 9.                       | Optimise sustainability.  | The habitat enhancements on site will retain and improve ecological corridors within the local area, with benefits for connectivity to the wider area.                                                                                                                                                                           |
| 10.                      | Be transparent.           | This report provides a transparent method for the BNG assessment ensuring that all stakeholders can follow the process through.                                                                                                                                                                                                  |

## Annex A: Statutory Biodiversity Metric

(provided as separate document)

## Annex B: Baseline Condition Assessment Summary



Baseline

Site Name:

Metric Version:

Date of Survey:

Surveyor:

10523 Hatfields JLR, Tarbock

Statutory Metric

29/05/2024

Rosie Langley & Charlotte Wood

| Hedgerows       |                                |                            |           | Criteria |      |      |      |      |      |      |      |      |      | No. of Failures |
|-----------------|--------------------------------|----------------------------|-----------|----------|------|------|------|------|------|------|------|------|------|-----------------|
| Hedge Reference | Phase 1 Habitat Classification | Metric Classification      | Condition | A1       | A2   | B1   | B2   | C1   | C2   | D1   | D2   | E1   | E2   |                 |
| H1              | Native hedgrow with trees      | Native hedgerow with trees | Good      | Pass     | Pass | Pass | Pass | Pass | Pass | Pass | Pass | Fail | Pass | 1               |

## Drawings

UK Habitat Classification Baseline (G10523.009)

Baseline Habitat Condition and Strategic Significance (G10523.010)

Proposed UK Habitats (G10523.011)

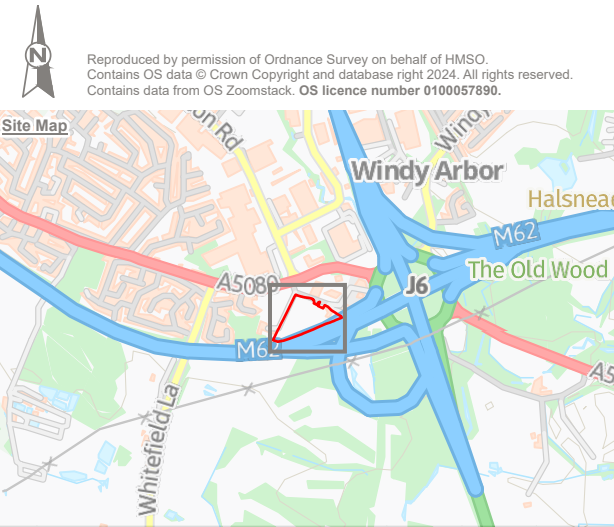
Proposed Development Condition and Strategic Significance (G10523.012)

Habitat Impact (G10523.013)



- KEY**
- Site boundary
  - Target note
  - Rural tree
  - Native hedgerow with trees
  - Other neutral grassland
  - Bramble scrub
  - Ponds (non-priority habitat)
  - Other woodland, broadleaved
  - Developed land, sealed surface

**Note:**  
The locations of habitats and habitat features are indicative.



| Rev | Description | Drawn | Approved | Date |
|-----|-------------|-------|----------|------|
|     |             |       |          |      |



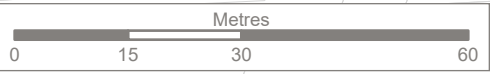
**THE ENVIRONMENT PARTNERSHIP**  
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA  
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project  
Hatfields JLR, Tarbock

Title  
Baseline UK Habitats

Drawing Number  
G10523.009

| Drawn | Checked | Approved | Scale        | Date       |
|-------|---------|----------|--------------|------------|
| IJ    | BJ      | AL       | 1:1,000 @ A3 | 25/10/2024 |

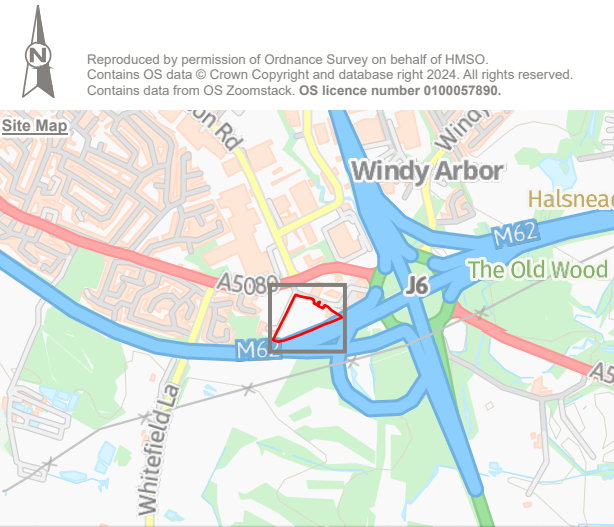




KEY

- Site boundary
- Target note
- Individual Tree Condition
  - Good
  - Moderate
- Linear Features Condition
  - Good
- Habitat Condition
  - Moderate
  - Poor
  - Condition assessment not applicable
  - Not applicable - other
- Strategic Significance
  - Formally identified in local strategy
  - Area/compensation not in local strategy/no local strategy

**Note:**  
The locations of habitats and habitat features are indicative.



| Rev | Description | Drawn | Approved | Date |
|-----|-------------|-------|----------|------|
|     |             |       |          |      |



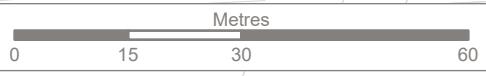
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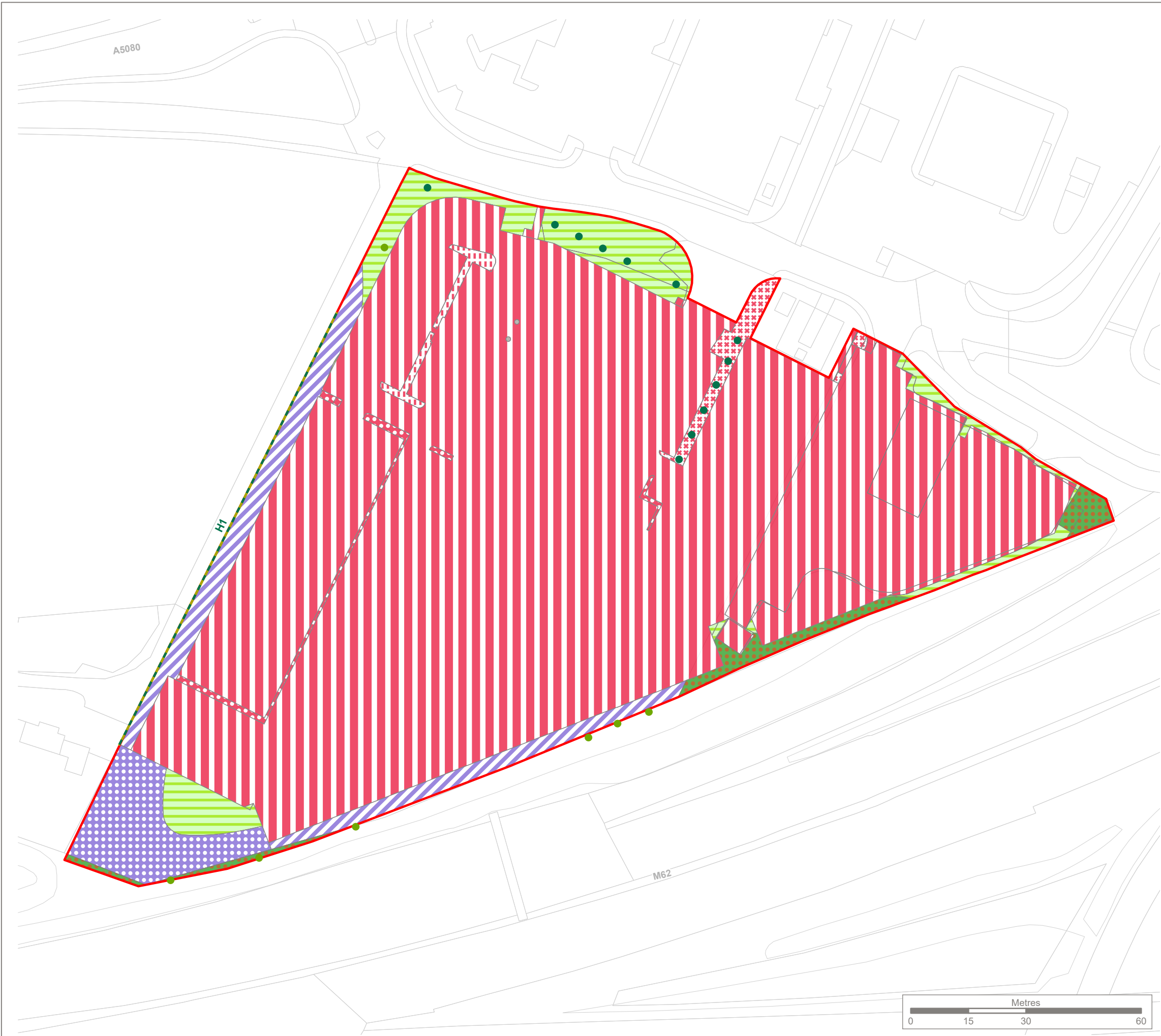
Project  
Hatfields JLR, Tarbock

Title  
Baseline Habitat Condition and Strategic Significance

Drawing Number  
G10523.010

| Drawn | Checked | Approved | Scale        | Date       |
|-------|---------|----------|--------------|------------|
| IJ    | BJ      | AL       | 1:1,000 @ A3 | 25/10/2024 |

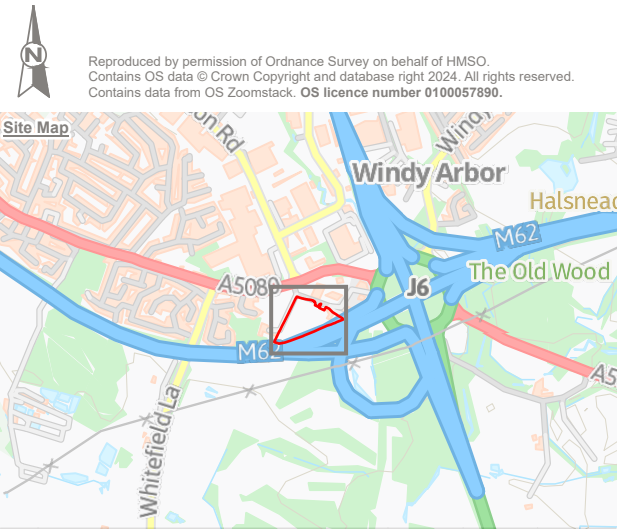




**KEY**

- Site boundary
- Urban tree
- Rural tree
- Native hedgerow with trees
- Other neutral grassland
- Bramble scrub
- Mixed scrub
- Other woodland, broadleaved
- Artificial unvegetated, unsealed surface
- Developed land, sealed surface
- Ground level planters
- Introduced shrub
- Rain garden

**Note:**  
The locations of habitats and habitat features are indicative.



| Rev | Description | Drawn | Approved | Date |
|-----|-------------|-------|----------|------|
|     |             |       |          |      |



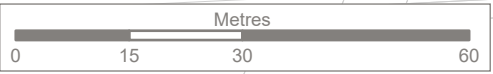
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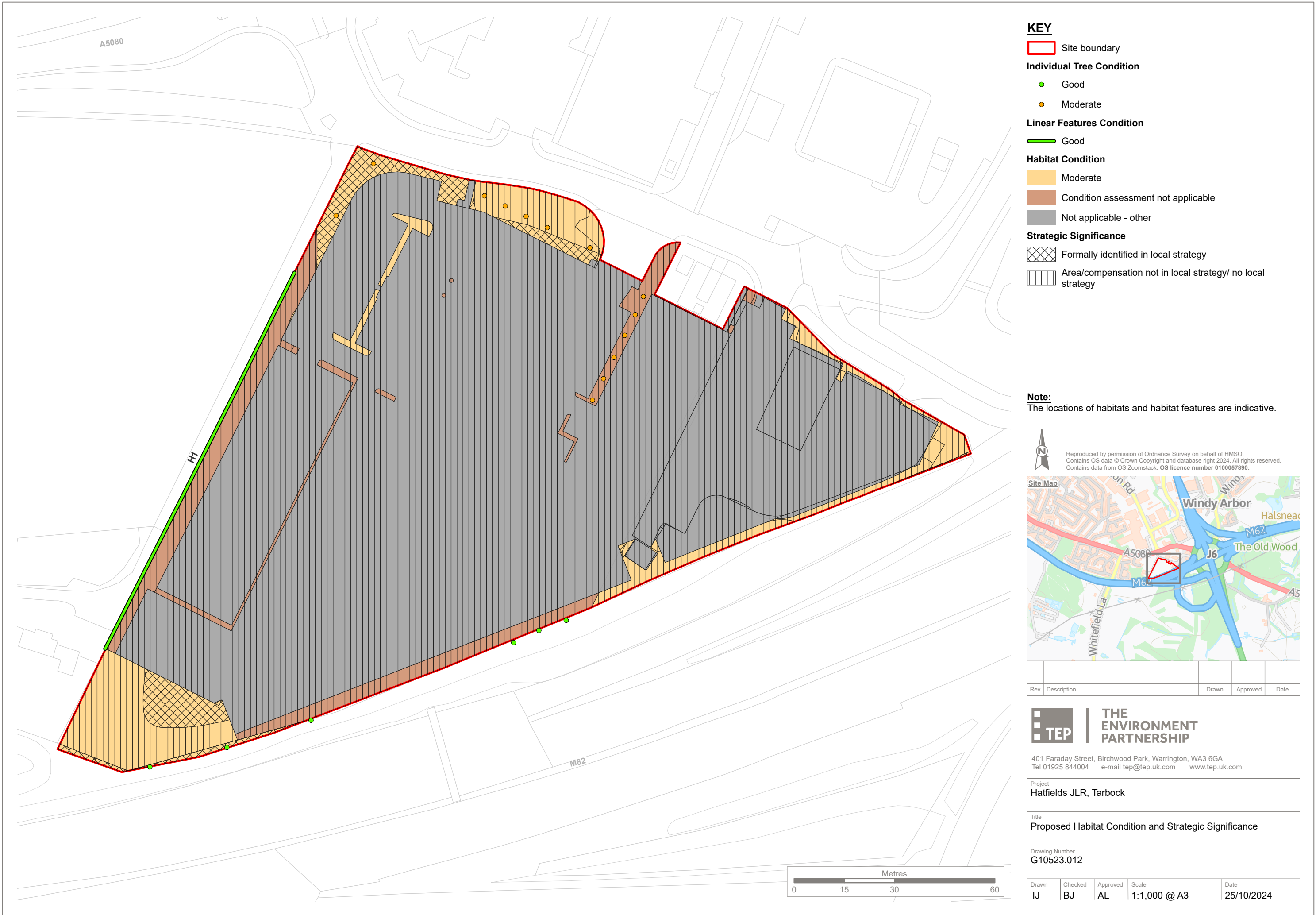
Project  
Hatfields JLR, Tarbock

Title  
Proposed UK Habitats

Drawing Number  
G10523.011

| Drawn | Checked | Approved | Scale        | Date       |
|-------|---------|----------|--------------|------------|
| IJ    | BJ      | AL       | 1:1,000 @ A3 | 25/10/2024 |





**KEY**

Site boundary

**Individual Tree Condition**

- Good
- Moderate

**Linear Features Condition**

Good

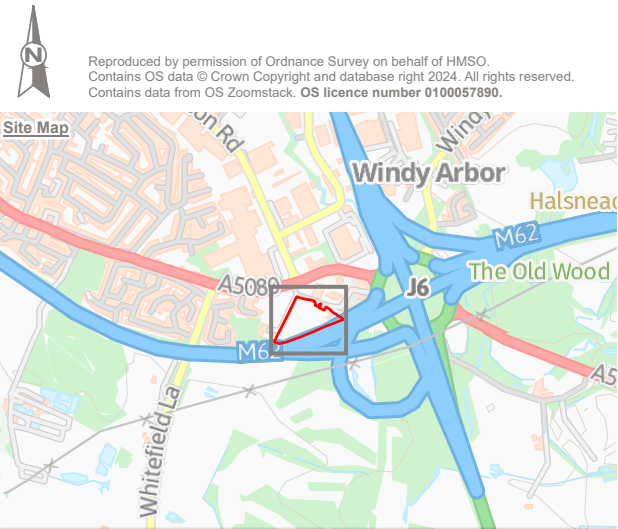
**Habitat Condition**

- Moderate
- Condition assessment not applicable
- Not applicable - other

**Strategic Significance**

- Formally identified in local strategy
- Area/compensation not in local strategy/ no local strategy

**Note:**  
The locations of habitats and habitat features are indicative.



| Rev | Description | Drawn | Approved | Date |
|-----|-------------|-------|----------|------|
|     |             |       |          |      |

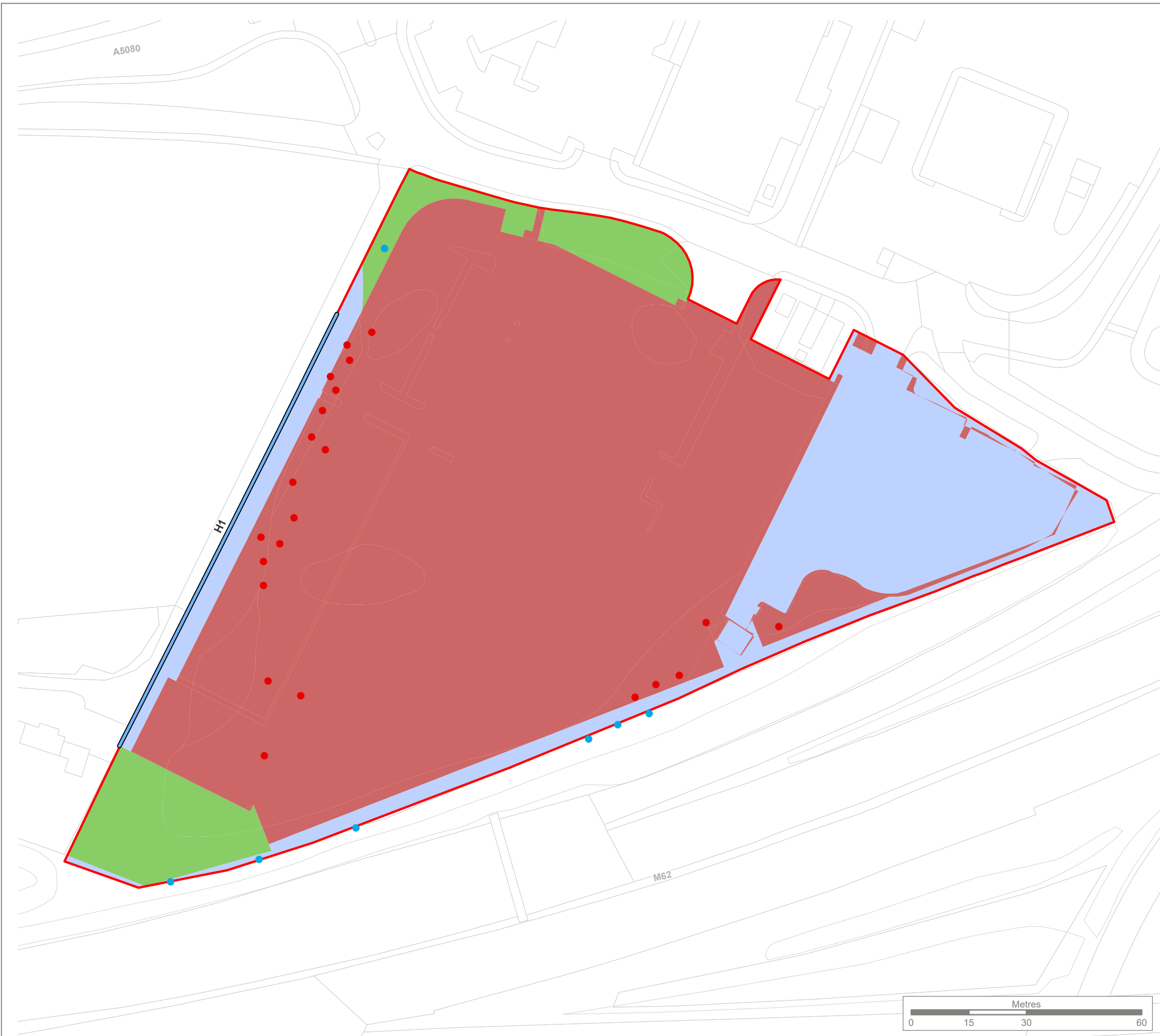
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Project  
**Hatfields JLR, Tarbock**

Title  
**Proposed Habitat Condition and Strategic Significance**

Drawing Number  
**G10523.012**

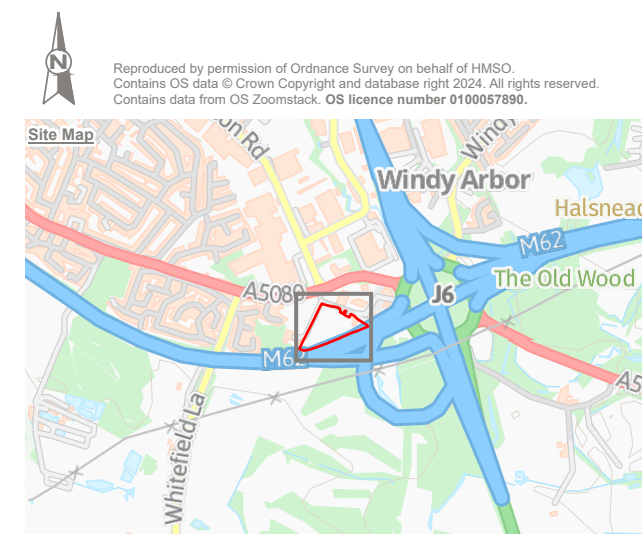
| Drawn | Checked | Approved | Scale        | Date       |
|-------|---------|----------|--------------|------------|
| IJ    | BJ      | AL       | 1:1,000 @ A3 | 25/10/2024 |



**KEY**

- Site boundary
- Individual Tree Impact
  - Retained
  - Lost
- Hedgerow Impact
  - Retained
- Habitat Impact
  - Enhanced
  - Retained
  - Lost

**Note:**  
The locations of habitats impacts are indicative.



| Rev | Description | Drawn | Approved | Date |
|-----|-------------|-------|----------|------|
|     |             |       |          |      |



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Project  
**Hatfields JLR, Tarbock**

Title  
**Habitat Impact**

Drawing Number  
**G10523.013**

| Drawn | Checked | Approved | Scale        | Date       |
|-------|---------|----------|--------------|------------|
| IJ    | BJ      | AL       | 1:1,000 @ A3 | 25/10/2024 |

| HEAD OFFICE<br>WARRINGTON      | MARKET HARBOROUGH             | GATESHEAD                             | LONDON                             | CORNWALL                            |
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