

Date 20th June 2025
Project Ref UG3078 Knowsley Industrial Park

Applied Nutrition is proposing to develop brownfield land at Knowsley Industrial Park in Liverpool (hereafter referred to as ‘the site’). The proposals include the construction of a 75,000 sqft distribution warehouse featuring a three-storey ancillary office block, associated parking and landscaping. The site is located on the east of Knowsley Industrial Park and is bordered on all elevations by industrial development.

The site was subject to a field survey on 4th June 2025, by Georgia Selvey (Ecologist, BSc), and Jake Healy (Ecologist, MSc, ACIEEM). The habitats present were identified and classified using UKHab classifications (Butcher et al., 2023).

The site currently functions as an overflow carpark and predominantly comprises of recently disturbed unsealed surface of rubble, gravel and rock. (Photograph 1). Signs of felling activity are present in the west, south and east of the site, in the form of small tree limbs and dead plant matter. Interspersed ephemeral and ruderal species such as cocks foot (*Dactylis glomerata*), spear thistle (*Cirsium vulgare*), broad-leaved dock (*Rumex obtusifolius*), bush vetch (*Vicia sepium*) are present across this habitat parcel. However, the coverage of these plants is minimal, therefore this habitat is classified as artificial unvegetated – unsealed surface which also has no value and is allocated no units within the Statutory Biodiversity Metric.



Photograph 1 – Overview of the site and building B1 located near the centre of the site.

Areas of hardstanding are also prevalent across the site. Two large sections are present, the first surrounding a warehouse building at the centre of the site, and the other located west of the site – serving as a temporary carpark (Photograph 2&3). Both parcels of this habitat are in poor condition with signs of degradation such as cracking and splitting being widespread. This habitat has been left effectively unmanaged, resulting in the growth of ruderal and ephemeral species similar to those mentioned above.

Two buildings are located within the site boundary, including Building 1 (B1) – a large, empty warehouse located central of the site, within developed land- sealed surface. And Building 2 (B2) - a small, inactive utilities building located within artificial unvegetated – unsealed surface habitat to the south-east of the site. Hardstanding and buildings are classified as developed land - sealed surface which has no ecological value and is allocated no units within the Statutory Biodiversity Metric.



Photograph 2 – Example of u1b6 habitat south-west of the site, and interspersed ruderal plant species



Photograph 3 – Combination of habitats onsite, including u1b5, u1b6, u1c and scattered ephemeral and ruderal stands.

In addition, the site is not within or adjacent to any designated sites and there were no priority habitats identified onsite (assessed using MAGiC). Therefore, the strategic significance for the site is **low**. However, the site sits within the peripheries of the Impact Risk Zone (IRZ) of the Sefton Coast Special Areas of Conservation and Sites of Special Scientific Interest. Upon review of the notification criteria on MAGiC, the proposed development does not meet these criteria and therefore notification of Natural England is not required in relation to this IRZ.

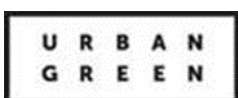
Overall, there are no habitats present on this site which have value within the metric, and the site has a baseline value of zero units for area habitats. There are also no existing hedgerow or watercourse habitats present on site.

As this development does not impact any priority habitat and impacts less than 25m² of onsite area habitats and 5m of linear habitats, it is below the de minimis threshold. Therefore, in accordance with the statutory framework set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990, this development should be exempt from the biodiversity gain condition.

Kind regards,

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