

Biodiversity Net Gain Assessment

May 2026

Project Reference: PR-0054-24

Lakeside View

Lower Road

Halewood

L26 2XA

National Grid Reference: SJ 458 859



Lakeside View, Lower Road, Halewood, L26 2XA
Biodiversity Net Gain Assessment

Document Title	Biodiversity Net Gain Assessment
Project Reference	PR-0054-24
Issue Number	2.0
Prepared for	MAC Roofing
Prepared by	Tyrer Ecological Consultants Ltd

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Review Date	05/05/2026	06/05/2026
Approved by	MISEP ACIEEM	
Date of Issue	06/05/2026	

Revision	Date	Amendment
2.0	24/04/2026	Addition of the wider site boundary for incorporation into BNG assessment.
-		

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Executive Summary

As part of an ongoing planning application with Knowsley Council (Ref.: 23/02836/FUL) concerning Land adjacent and to the rear of No. 1 – 3 Lakeside View, Halewood, Tyrer Ecological Consultants Ltd were commissioned by MAC Roofing on behalf of their client to carry out a Biodiversity Net Gain (BNG) assessment. This process follows on from a Preliminary Ecological Appraisal (PEA) carried out at the site in February 2024, which identified, mapped and assessed the habitats present within the red line boundary.

An updated site visit to assess the condition of the habitats identified during the PEA in relation to BNG was conducted in September 2025. This updated BNG assessment was then commissioned in 2026 to include areas in the land of wider ownership not previously included.

This BNG assessment precedes mandatory BNG and covers two separate planning applications, as required by the local planning authority, Knowsley Council. Proposals are understood to entail the creation of a number of dwellings, as well as the creation and enhancement of grassland, scrub and tree habitats to aid in minimising losses on-site.

Based on the landscaping proposals, the scheme will result in a **-45.71% net-loss in Habitat units**.

In terms of specific unit changes, the metric output indicates a **loss of -6.45 Habitat units**.

In addition, **the trading rules are not satisfied for the scheme**, owing to the loss of the pond (priority habitat), other neutral grassland, bramble scrub, willow scrub and mixed scrub which are not appropriately compensated for post-development.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-6.45
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-45.71%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

The above results are based on extensive cooperation between the Ecologist (Tyrer Ecological Consultants) and the applicant (MAC Roofing), which has resulted in changes to the landscaping scheme, including the retention of key areas, planting of trees, retention and creation of other neutral grasslands, modified grasslands, mixed scrub and rain gardens.

If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.

All habitats that are of Medium distinctiveness or higher will require a Habitat Management and Monitoring Plan (HMMP), specifically; Reedbeds, Other Neutral Grassland, Mixed Scrub and Individual Trees

Next steps

To ensure that the scheme achieves no net-loss and meets trading rules, habitat units will need to be purchased from an off-site habitat bank / provider.

*See **Section 9.0** for further details.*

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- *PR-0054-24 Lakeside View – The Statutory Metric* (Tyrer Ecological Consultants Ltd, November 2025)
- *PR-0054-24 Lakeside View – BNG Assessment* (Tyrer Ecological Consultants Ltd, November 2025)
- *PR-0054-24 Lakeside View – Preliminary Ecological Appraisal* (Tyrer Ecological Consultants Ltd, February 2024)

- 1.1 As part of an ongoing planning application with Knowsley Council (Ref.: 23/02836/FUL¹) concerning Land adjacent and to the rear of No. 1 – 3 Lakeside View, Halewood, Tyrer Ecological Consultants Ltd were commissioned by MAC Roofing on behalf of their client to carry out a Biodiversity Net Gain (BNG) assessment. This process follows on from a Preliminary Ecological Appraisal (PEA) carried out at the site in February 2024, which identified, mapped and assessed the habitats present within the red line boundary.
- 1.2 An updated site visit to assess the condition of the habitats identified during the PEA in relation to BNG was conducted in September 2025. This updated BNG assessment was then commissioned in 2026 to include areas in the land of wider ownership not previously included.
- 1.3 This BNG assessment precedes mandatory BNG and covers two separate planning applications, as required by the local planning authority, Knowsley Council. Proposals are understood to entail the creation of a number of dwellings, as well as the creation and enhancement of grassland, scrub and tree habitats to aid in minimising losses on-site.



- 1.4 This planning application was first submitted prior to mandatory net-gain, and as such the requirement for a 'no net-loss' has been stipulated by the local planning authority in this instance, as opposed to the now mandatory 10% net-gain.
- 1.5 This BNG Assessment relies on information gathered both during the PEA and the updated site visit in September 2025 as well as from plans associated with the scheme (see **Point 2.7** of this report for key third-party data sources).

- 1.6 This assessment uses 'The Statutory Biodiversity Metric Calculation Tool' (as published on 3rd July 2025) as this is the most recent and most appropriate metric for the proposed scheme versus alternatives available. This metric can be used or specified by any development project, consenting body or landowner that needs to calculate biodiversity losses and gains for terrestrial and / or intertidal habitats and has been extensively tested.

National Policy

- 1.7 The National Planning Policy Framework (NPPF), revised in December 2024, legislates net gain in biodiversity through paragraphs 8(c), 187(d), 192(b) and 193(d). An effort should be made, therefore, through the development design to provide ecological enhancement in order to deliver an overall increase in biodiversity, and opportunities to incorporate biodiversity in and around developments should be encouraged.
- 1.8 The Environment Act 2021 ('The Act') came into force in November 2021. Aspects of the Act relating to BNG came into force on 12th February 2024 for Major developments and 2nd April for minor developments, whereby BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 1.9 The Act is supported by secondary legislation, consisting of six statutory instruments² laid within law, of which the relevant legislation includes:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024,
 - The Biodiversity Gain Site Register Regulations 2024,
 - The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024,
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024,
 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024,
 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.
- 1.10 Other legislature considered for the purposes of this report includes the following:
- Biodiversity Net Gain: Good practice principles for development (2019),
 - Natural Environment and Rural Communities (NERC) Act (2006) Section 41.

² See: <https://www.legislation.gov.uk/primary+secondary?title=The%20Biodiversity%20Gain>

Local Policy

- 1.11 This national policy mandating Biodiversity Net Gain is reflected in the Knowsley Council Local Plan (see **Table 1.1**):

Table 1.1 – Relevant policies as extracted from the Knowsley Council Local Plan³

Policy Title	Summary
Policy CS8	Green infrastructure will be protected, managed and/or enhanced to ensure a more aesthetically pleasing neighbourhood, to sustain and promote biodiversity, to preserve the character and function of historic environments and valued landscapes, mitigate the effects of climate change and flood risk, mitigate air, water and noise pollution, provide local opportunities for sport, recreation and allotments and provide sustainable transport linkages. To achieve the above, planning powers and other interventions will be used to protect and enhance strategically important areas of greenspace, ensure an appropriate quantity and improved quality of locally important open space, including outdoor sports provisions, promote effective movement of wildlife through a network of strategic green links, by protecting, maintaining and improving existing biodiversity assets, protecting and/or enhancing biodiversity in areas of green infrastructure in developments and public realm projects. Key strategic links are selected as being important which include Alt Corridor (Huyton), Valley Corridor (Kirkby), Whiston to Cronton Corridor, Halewood Triangle, M57 Green Belt Corridor and Knowsley Hall Estate. Knowsley Council will additionally work with partners to help deliver the above and it will be the case that new developments must be served by green infrastructure that meet the needs of residents and the local environment.

³ See: <https://localplanmaps.knowsley.gov.uk/documents/knowsley-local-plan-adopted-core-strategy.pdf>

2.0 The Statutory Biodiversity Metric Calculation Tool

- 2.1 Biodiversity Net Gain is specified as “an approach to development which aims to leave the natural environment in a measurably better state than before”. The Statutory Biodiversity Metric Calculation Tool is a quantitative tool used to calculate how development projects impact upon the biodiversity value of a site and allows for the scale of mitigative / compensatory measures to be calculated by a suitably qualified individual.
- 2.2 Using the available baseline ecological information gathered and supported by the design information as has been communicated, the Statutory Biodiversity Metric Calculation Tool was completed by the following assessor (see **Table 2.1** below):

Table 2.1 – BNG Assessor credentials

Name	Description of most relevant credentials
Miss. K. Judson ACIEEM	• Senior Ecologist with 5 years training and experience, • BSc (Hons) Biology; MSc Conservation Management, • Holder of a FISC Level 5 (2022) (Botanical competency), • Meets the requirements of CIEEM's Competency Framework Section S (Surveying) to Capable or higher level.

- 2.3 Application of use follows the Biodiversity Net Gain Principles and Rules (DEFRA, July 2025) covered in the most recent User Guide⁴ (see **Tables 2.2 – 2.3**), whilst also taking into account the Biodiversity Net Gain: Good practice principles⁵, developed by **CIRIA** (Construction Industry Research and Information Association), **CIEEM** (Chartered Institute of Ecology and Environmental Management) and **ISEP** (Institute of Sustainability & Environmental Professionals, formerly IEMA).
- 2.4 It is a legal requirement that the four BNG Rules are met, whilst the nine BNG Principles provide guidance for application of use.

⁴ See:

https://assets.publishing.service.gov.uk/media/6866779ee134dfbc2e9e6d39/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf

⁵ See: <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

Table 2.2 – Biodiversity Metric Rules

Rule Number	Rule Detail
1	The trading rules of this 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 applied to each unit type.
3	To accurately apply the biodiversity metric formula, you must use the 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 circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2.3 – Biodiversity Metric Principles

Principle Number	Principle Detail
1	The metric assessment should be completed by a competent person.
2	The use of the biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirement. This includes consenting or licencing processes, for example woodlands.
3	The biodiversity metric should be used in accordance with established good practice guidelines and professional codes.
4	The biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.
9	The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to: - maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and - ensure that proposed or retained habitat parcels are of sufficient size for ecological function

- 2.5 Assessment of baseline / post-development Area Habitat / Hedgerow / Watercourse units have been carried out and assessed separately in accordance with the guidance, principles, and rules – where present on site. Any revisions required following the issue of this report will use The Statutory Biodiversity Metric in accordance with the rules of use for that version.
- 2.6 Measurement of habitats was carried out using a combination of desktop software – QGIS, Google Earth and MAGiC Maps 2025, whilst physical habitat measurements were also taken in the field during ground truthing, where necessary.
- 2.7 Key third-party data sources and / or information used to help inform this BNG assessment include:
- **Urban Green:** UG_2864_LAN_GA_DRW_001 (Proposed Landscape Plan)
- 2.8 The results, conclusions and recommendations of this report have been assessed by
Director of Tyrer Ecological Consultants Ltd, and her assessment concurs with the
findings and recommendations of as well as with other senior consultants
within the company.

3.0 Limitations

- 3.1 Third-party information was utilised in the completion of the Biodiversity Net Gain assessment (see **Point 2.7**); therefore, Tyrer Ecological Consultants Ltd cannot be held accountable for any possible discrepancies within supporting information.
- 3.2 The habitat codes of UK Habitats are not, at present, fully aligned with the Biodiversity Metric Calculator. Translations have, therefore, been made between the two categorisations by the assessor, who aims to most accurately represent the biodiversity value of the site and the habitats present.
- 3.3 Measurements have been calculated utilising software such as 'QGIS' (a Geographic Information System or GIS), aerial imagery and third-party plans provided by the applicant, all of which may have varying levels of inaccuracy, and as such Tyrer Ecological Consultants Ltd cannot be held accountable for any discrepancies between habitat areas (ha) or linear features (km) stated in this report and other documentation pertaining to the site.
- 3.4 The Statutory Biodiversity Metric allows for an area / length accuracy to any number of decimal places, however 'Total area' / 'Total length' is displayed to two decimal places, this may result in small rounding discrepancies on large sites with many small parcels of habitat. However, the metric uses the true value entered into each row to calculate the overall unit change of the site, thus while rounding discrepancies may be displayed under 'Total area' / 'Total length' these discrepancies do not impact the results of the calculation tool; nonetheless, the reader should be aware that these discrepancies can occur.
- 3.5 In considering possible limitations, no significant constraints were experienced which might adversely influence the results, conclusions, and recommendations of this BNG assessment, the results of which have been presented in accordance with the rules and principles of use to the satisfaction of the assessor.

4.0 Baseline Strategic Significance & Irreplaceable Habitats

- 4.1 As stated within the BNG User Guide, where a Local Nature Recovery Strategy (LNRS) has been published, as is the case in the Liverpool City Region, the baseline strategic significance values for habitat parcels in that area should always be scored as low. As such, all habitats within the site have been assigned 'Area/compensation not in local strategy/no local strategy' at the baseline.
- 4.2 The site was not host to any irreplaceable habitats outlined under The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, as evidenced in the Preliminary Ecological Appraisal (PEA) undertaken by Tyrer Ecological Consultants in 2024.

5.0 Habitat Degradation

- 5.1 No habitat degradation has taken place within the red line boundary of the site since the relevant date of 30th January 2020. As such the baseline value of the site has been gathered from the site visits on 19th February 2024 and 10th September 2025.

6.0 Habitat Survey with Metric

Baseline Habitats

- 6.1 The reader is referred to the Statutory Biodiversity Metric Calculation Tool (hereafter referred to as the Metric)⁶, which will accompany this report when issued and should be read in conjunction with this section. See **Table 6.1** & **Figure 6.1** below for **baseline habitat information** as extracted from the Metric.
- 6.2 Please refer to **Appendix I** for specific scoring of the condition analyses carried out at the site on a per-habitat basis, as well as the **External Appendices** – PEA for further habitat information.

Table 6.1 – Baseline Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 1 f2d Aquatic marginal vegetation Metric: <i>Reedbeds</i>	0.0183	Moderate	An area of marginal vegetation comprised of common reed, bulrush, yellow iris, flowering rush and Cyperus sedge.	0.22
Habitat Ref.: 2 g3c Other neutral grassland	0.3933	Good	Areas of other neutral grassland surround much of the lake / pond.	4.72
Habitat Ref.: 3 g4 Modified grassland	0.1256	Good	Areas of modified grassland are present to the west of the site.	0.75
Habitat Ref.: 4 h3d Bramble scrub	0.2257	N/A	Areas of bramble scrub mixed with other neutral grassland are present in pockets at the north and east of the site.	0.90
Habitat Ref.: 5 h3h Mixed scrub	0.2089	Poor	Mixed scrub is present along the boundaries of the site.	0.84
Habitat Ref.: 6 h3j Willow scrub	0.1085	Poor	Pockets of willow scrub are present throughout the site, most commonly at the water's edge and in the island in the centre of the waterbody.	0.43

⁶This section of the report should be read in conjunction with the site-specific Statutory Biodiversity Metric Calculation Tool – external Appendix.

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 7 r1g 46 Pond (Priority habitat)	1.0254	Poor	A large pond / lake is present at the north of the site that is stocked with fish and currently in use as an angling pond.	6.15
Habitat Ref.: 8 u1 828 Vegetated garden	0.0310	N/A	At the east of the site there are existing dwellings with vegetated gardens to their rear.	0.06
Habitat Ref.: 9 u1 847 Introduced shrub	0.0039	N/A	To the east of the properties and west of the car park is a small area of introduced shrub.	0.01
Habitat Ref.: 10 u1b Developed land; sealed surface	0.1119	N/A	To the east of the site and rear of the dwellings is as a car park comprised of a sealed artificial substrate.	0.00
Habitat Ref.: 11 u1b5 Buildings Metric: <i>Developed land; sealed surface</i>	0.0335	N/A	A number of terraced dwellings are present at the west of the site	0.00
Habitat Ref.: 12 u1c Artificial unvegetated, unsealed surface	0.1254	N/A	A gravel path is set within the grassland at the site, leading in from the entrance and encompassing the lake.	0.00
Habitat Ref.: 13 Individual trees Urban tree	0.0041	Moderate	A single small silver birch tree is located in an area of other neutral grassland.	0.03
Total Habitat Area (excl. urban trees)	2.41		Total Habitat Units (incl. urban trees)	14.12

Proposals

- 6.3 The proposals are understood to involve the clearance of vegetated areas of the site to facilitate the creation of several dwellings with associated access and parking. More specifically, this will include the loss and creation of a combination of other neutral grassland, modified grassland, pond, reedbed, scrub, rain garden, vegetated garden, willow scrub, mixed scrub, bramble scrub and individual tree habitats.
- 6.4 Refer to **Figures 6.1 – 6.2** overleaf for UK Habitats maps of the on-site habitats at the baseline and post-development stage.

Post-Development Habitats

- 6.5 The reader is again referred to the Metric, see **Table 6.2** for **post-development habitat information** as provided to the author and extracted from the Metric.

Table 6.2 – Post-development Habitat information for Area habitats

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 5 h3h Mixed scrub <u>Retained</u>	0.0866	Poor	Part of the mixed scrub at the south of the site to be retained as per the Proposed Landscaping Plan © Urban Green (UG_2864_LAN_GA_DRW_001)	0.35
Habitat Ref.: 6 h3j Willow scrub <u>Retained</u>	0.0292	Poor	Areas of willow scrub are proposed to be retained on the pond island as per the Proposed Landscape Plan © Urban Green.	0.12
Habitat Ref.: 7 r1g 46 Pond (Priority habitat) <u>Retained</u>	0.9029	Poor	As per the Proposed Landscaping Plan © Urban Green, the majority of the pond will be retained with edges reshaped and some area lost to the development. Piers have not been considered habitat loss in this assessment.	5.42
Habitat Ref.: 14 f2d Aquatic marginal vegetation <u>Created</u> Metric: <i>Reedbeds</i>	0.0094	Moderate	As per the Proposed Landscaping Plan © Urban Green, areas of reedbed will be created at pond margins.	0.06

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 15 g3c Other neutral grassland <u>Created</u>	0.0262	Moderate	Areas of other neutral grassland will be created at the largest grassland compartments on the site. The areas will be created and managed in 'Moderate' condition which is the maximum condition considered feasible owing to the sizes of the grassland parcels and considering the use of the site.	0.18
Habitat Ref.: 16 g4 Modified grassland <u>Created</u>	0.0882	Moderate	Areas of modified grassland will be created in non-developed areas of the site outside of residential curtilages per Proposed Landscape Plan © Urban Green.	0.31
Habitat Ref.: 17 h3h Mixed scrub <u>Created</u>	0.0376	Poor	Areas of mixed scrub are proposed to be created at various places at the edges of the site as per the Proposed Landscape Plan © Urban Green.	0.15
Habitat Ref.: 18 u1 828 Vegetated garden <u>Created</u>	0.3807	N/A	Areas of vegetated garden in residential curtilages.	0.73
Habitat Ref.: 19 u1 850 Rain garden <u>Created</u>	0.0117	Moderate	Pockets of rain gardens with native vegetation are proposed to be created in communal areas of the proposed development as per the Proposed Landscaping Plan © Urban Green. These areas have been mapped as 'flower beds' in the UKHabs maps appended to this report.	0.04
Habitat Ref.: 20 u1b5 Buildings <u>Created</u> Metric: <i>Developed land; sealed surface</i>	0.2475	N/A	All buildings / dwellings proposed as per the Proposed Landscaping Plan © Urban Green.	0.00

Habitat Type	Area (hectares)	Condition	Assessor comments	Habitat Units
Habitat Ref.: 21 u1b6 Other developed land <u>Created</u> Metric: <i>Developed land; sealed surface</i>	0.5643	N/A	All developed land i.e., paths, roads and pedestrian access etc. both inside private curtilage and in communal areas as per the Proposed Landscaping Plan © Urban Green.	0.00
Habitat Ref.: 22 u1d Suburban mosaic of developed / natural surface <u>Created</u> Metric: <i>Bare ground</i>	0.0088	Moderate	Areas of reinforced grass are proposed at various places at the site, primarily for car parking. Given the grass will be damaged and shaded by parking vehicles, thus revealing bare ground, the areas have been considered to be 50% bare ground and 50% modified grassland with assigned conditions considered to be realistic and achievable to the intended use.	0.03
Habitat Ref.: 23 u1d Suburban mosaic of developed / natural surface <u>Created</u> Metric: <i>Modified Grassland</i>	0.0088	Poor	As above, 50% of this habitat type entered as modified grassland.	0.02
Habitat Ref.: 24 Individual trees Urban tree <u>Created</u>	0.0896	N/A	22 individual trees will be planted within areas of grassland throughout areas of the site outside of private curtilages.	0.27
Total Habitat area (excl. urban trees)	2.41		Total Habitat Units (incl. urban trees)	7.67

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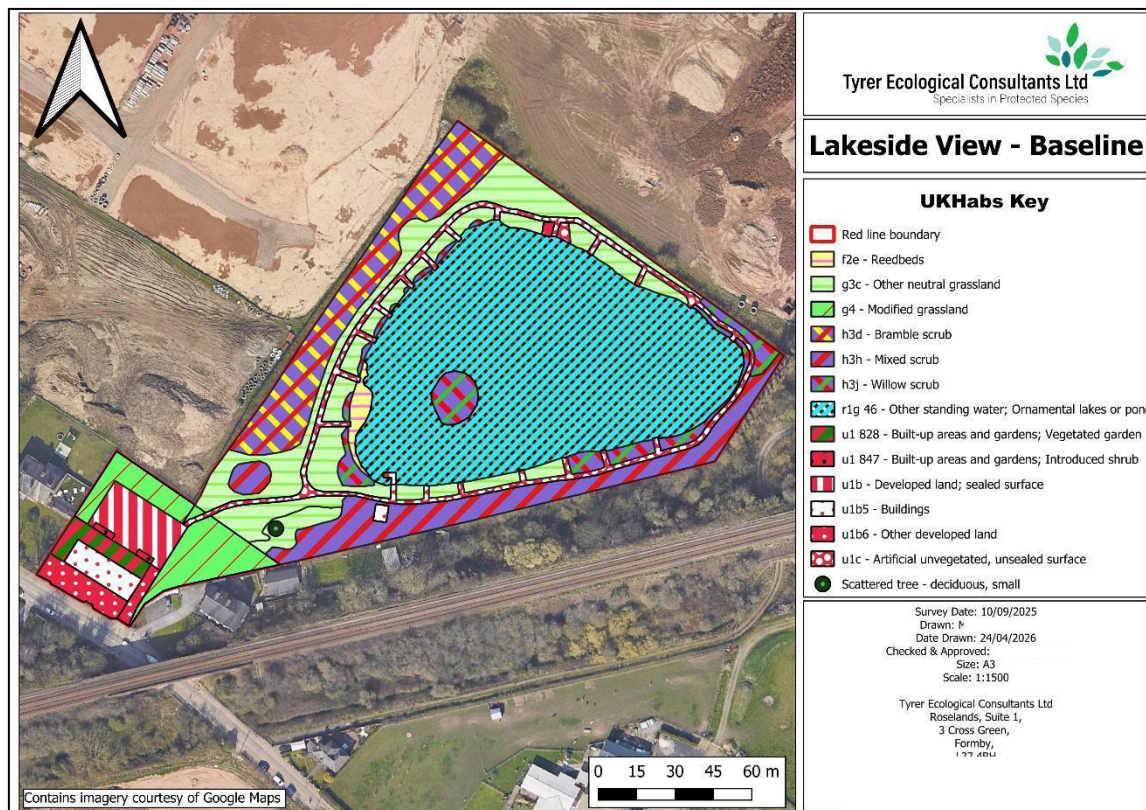


Figure 6.1 – Baseline UK Habitats Map

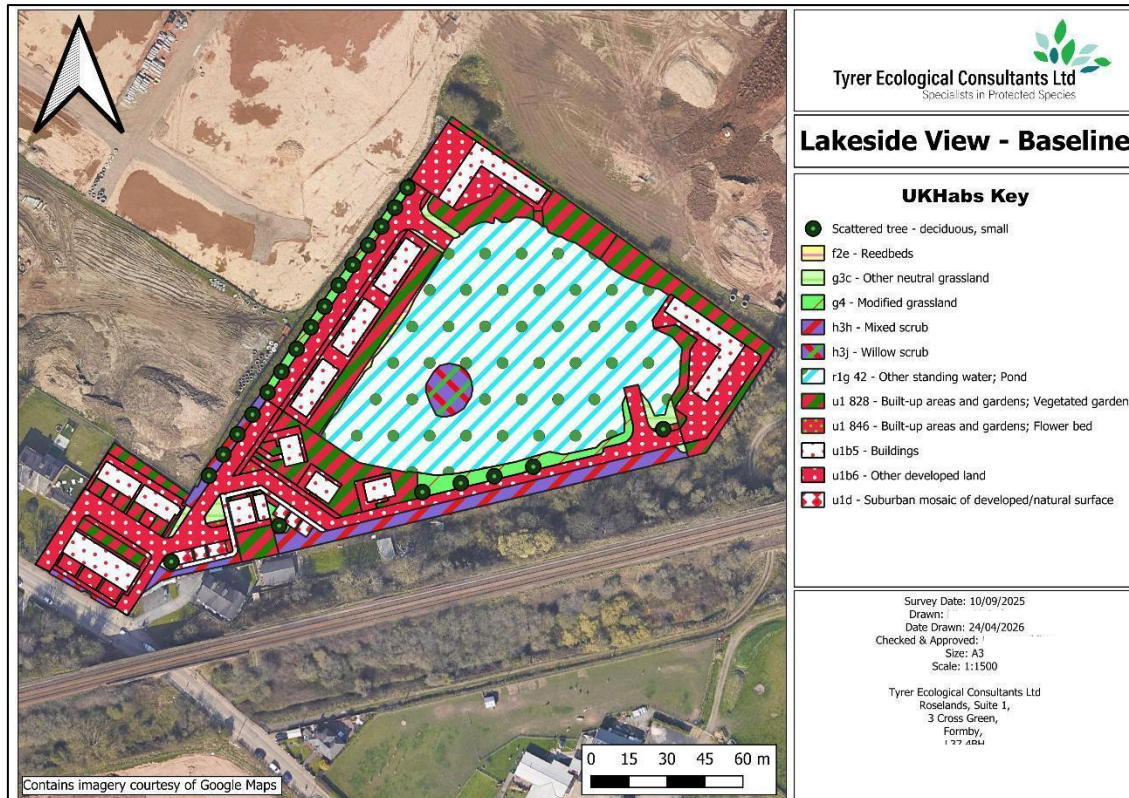


Figure 6.2 – Post-development UK Habitats Map

7.0 Post-development Strategic Significance

- 7.1 The Liverpool City Region Local Habitat Map⁷ was accessed and used to assess the post-development strategic significance of the site in relation to the Merseyside LNRS; based upon this, the site falls outside of all areas designated. As such, all of the post-development habitats onsite are considered to be 'Area/compensation not in local strategy/no local strategy'.

⁷ See: <https://lcr-lnrs.eu.giscloud.com/>

8.0 Significant Enhancements

- 8.1 The habitat creation works within the red line boundary pertain to low, medium and high distinctiveness habitats. All habitats that are of Medium distinctiveness or higher will require a Habitat Management and Monitoring Plan (HMMP), specifically; Reedbeds, Other Neutral Grassland, Mixed Scrub and Individual Trees.

9.0 Conclusions

- 9.1 Based on the landscaping proposals, the scheme will result in a **-45.71% net-loss** in **Habitat units**.
- 9.2 In terms of specific unit changes, the metric output indicates a **loss** of **-6.45 Habitat units**.
- 9.3 In addition, **the trading rules are not satisfied for the scheme**, owing to the loss of the pond (priority habitat), other neutral grassland, bramble scrub, willow scrub and mixed scrub which are not appropriately compensated for post-development.
- 9.4 See **Figure 9.1** below for Headline results summary of projections as outputted by the Statutory Biodiversity Metric Calculation Tool.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-6.45
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-45.71%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No – Check Trading Summaries	

Figure 9.1 – Headline results summary outputted by the Statutory Biodiversity Metric Calculation Tool

- 9.5 Tyrer Ecological Consultants Ltd can confirm that the current iteration of the landscaping proposals was created following consultation between the applicant and ecological consultant, and represents an improvement in terms of habitat units relative to the original design.
- 9.6 If proposals are altered, then it may be necessary to re-assess the scheme using the Statutory Biodiversity Metric Calculation Tool in order to ascertain the scale of the unit changes on site.
- 9.7 BNG guidance provides a comprehensive framework for the sequential usage of the mitigation hierarchy. If a net-gain is not achievable on site, as is the case at Lakeside View, then the next preferred step is to carry out enhancement on land in proximity to the red line boundary. However, the applicant has indicated that they do not own any suitable land for this use.
- 9.8 In addition, it is not considered feasible to achieve any further habitat units on-site to achieve no net-loss and meet the trading rules, with limited scope within the project for further habitat creation or enhancement.

- 9.9 The applicant has therefore indicated that the preferential option for the scheme would be to utilise an offsite habitat bank / provider to make up the unit shortfall, to ensure that the proposals achieve no net-loss in Habitat units and meet the trading rules.

Next Steps (On-site)

- 9.10 In line with national policy, should planning permission be granted the reedbeds, other neutral grassland, willow scrub and individual trees to be created will require an HMMP as outlined in Section 8.0, detailing management prescriptions for a 30-year period. This will be subject to a planning obligation, such as a Section 106 agreement between the applicant and the Local Planning Authority (LPA), to secure the habitats for the required 30 years.
- 9.11 A suitably qualified ecologist is required to undertake scheduled monitoring of the created and enhanced habitats to inform ongoing maintenance for this period; these interim reports will be submitted to the LPA for review (the timings of which will be determined as part of the HMMP). This process ensures compliance with biodiversity commitments. Additional survey and monitoring fees will apply for ongoing assessments and LPA oversight throughout the 30-year period.
- 9.12 Once the above has been completed, the applicant / agent should submit the completed biodiversity gain plan and HMMP secured for 30 years, as evidenced by any legal agreements (if required) for the required on-site gains. The combination of the above will be required in order to discharge the pre-commencement biodiversity gain planning condition.

Next Steps (Habitat Bank)

- 9.13 Upon the granting of planning permission the applicant will purchase habitat units from a suitable habitat bank to achieve the required no net loss; units will be sourced from within the same Local Planning Authority (Knowsley Council) or National Character Area (Mersey Valley) where available, however habitat banks from neighbouring LPAs or NCAs may be utilised where required.
- 9.14 These units will be secured subject to a planning obligation such as a Section 106 agreement between the unit provider and local planning authority.
- 9.15 The applicant should be aware that either the unit provider or themselves (with the unit provider's permission) must apply to record the allocation of the biodiversity units to the development on the biodiversity gain sites register.
- 9.16 If the biodiversity gain site is not yet registered, the applicant can either:
- Wait for the provider to register the site and then apply to record the allocation of gains to the development, or;
 - Apply to record the allocation of gains to the development at the same time as applying to register the site.

The allocation of any off-site biodiversity gains to a development will need to be recorded **before the LPA can approve any biodiversity gain plan**.

- 9.17 It will be the responsibility of the unit provider to ensure that the biodiversity commitments in relation to BNG are met in relation to the application and the correct habitat monitoring and maintenance takes place in order to achieve the forecast outcome in the metric over the 30-year period.
- 9.18 Once the above has been completed, the applicant should submit the completed biodiversity gain plan, inclusive of the biodiversity net gain register reference number, as well as details of

the legal agreement to secure the land and HMMP for 30 years for off-site gains. The combination of the above will be required in order to discharge the pre-commencement biodiversity gain planning condition.

10.0 Bibliography

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Appendix I: Condition Assessment Tables

Baseline

Condition Assessment Score – Wetland (Habitat Ref.: 1)

Condition Assessment Criteria		Habitat Reference
		1
		Criterion passed (Y/N)
A	The water table is at, or near the surface throughout the year - this could be open water or saturation of soil at the surface. There is no artificial drainage, unless specifically to maintain water levels as specified above. Note - this criterion is essential for achieving Good condition.	Y
B	The parcel represents a good example of its specific habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with vascular and non-vascular characteristic indicator species consistently present.	N
C	The water supplies (groundwater, surface water and or rainwater) to the wetland are of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Y
D	Cover of scrub and scattered trees are less than 10%.	Y
E	Cover of bare ground is less than 5%.	Y
F	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y
Additional Criterion - must be assessed for Reedbed habitats only:		
I	The reedbed has a diverse structure with between 60% and 80% reeds <i>Phragmites australis</i> . Other areas may include open water (at least 10%), species-rich fen and or wet woodland.	N
Total Score		5
Condition Assessment Result		Condition Assessment Score
• Passes 5 or 6 core criteria including criterion A; AND • Passes additional criterion I		Good
• Passes 4 or 5 of 7 criteria; OR • Passes 6 of 7 criteria but fails criterion A or additional criterion I		Moderate
• Passes 3 or fewer criteria.		Poor

Condition Assessment Score – Grassland (Medium – Very High) (Habitat Ref.: 2)

Condition Assessment Criteria		Habitat Reference
		2
		Criterion passed (Y/N)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y
Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Y
Total Score		6
Essential criterion for Good condition achieved (for non-acid grassland)		Y
Condition Assessment Result		Condition Assessment Score
Non-acid grassland Types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good
Passes 3 - 5 criteria, including essential criterion A.		Moderate
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor

Condition Assessment Score – Grassland (Low) (Habitat Ref.: 3)

Condition Assessment Criteria		Habitat Reference
		3
		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Y
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Y
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Total Score		6
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor

Condition Assessment Score – Heathland and shrub (Habitat Refs.: 5 & 6)

Condition Assessment Criteria		Habitat Reference	
		5	6
		Criterion passed (Y/N)	
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y	Y
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	N	N
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y	Y
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	N
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	N
Number of criteria passed		2	2
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	
Passes 5 criteria		Good	
Passes 3 or 4 criteria		Moderate	
Passes 2 or fewer criteria		Poor	Y

Condition Assessment Score – Pond (Habitat Ref.: 7)

Condition Assessment Criteria		Habitat Reference
		7
		Criterion passed (Y/N)
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Y
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	N
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Y
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	N
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	Y
F	There is an absence of listed non-native plant and animal species.	Y
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	N
Additional Criteria - must be assessed for all non-woodland ponds :		
H	Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep.	N
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Y
Total Score		5
Condition Assessment Result		Condition Assessment Score
Passes 9 criteria		Good
Passes 6 to 8 criteria		Moderate
Passes 5 or fewer criteria		Y

Condition Assessment Score – Individual Trees (Habitat Ref.: 13)

Condition Assessment Criteria		Habitat Reference
		13
		Criterion passed (Y/N)
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
Total Score		4
Condition Assessment Result		Condition Assessment Score
Passes 5 or 6 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor

Post-Development

Condition Assessment Score – Heathland and shrub (Habitat Refs.: 5 & 6)

Condition Assessment Criteria		Habitat Reference	
		5	6
		Criterion passed (Y/N)	
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y	Y
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	N	N
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y	Y
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	N
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	N
Number of criteria passed		2	2
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	
Passes 5 criteria		Good	
Passes 3 or 4 criteria		Moderate	
Passes 2 or fewer criteria		Poor	Y

Condition Assessment Score – Pond (Habitat Ref.: 7)

Condition Assessment Criteria		Habitat Reference
		7
		Criterion passed (Y/N)
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Y
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	N
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Y
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	N
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	Y
F	There is an absence of listed non-native plant and animal species.	Y
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	N
Additional Criteria - must be assessed for all non-woodland ponds :		
H	Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep.	N
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Y
Total Score		5
Condition Assessment Result		Condition Assessment Score
Passes 9 criteria		Good
Passes 6 to 8 criteria		Moderate
Passes 5 or fewer criteria		Y

Condition Assessment Score – Wetland (Habitat Ref.: 14)

Condition Assessment Criteria		Habitat Reference
		14
		Criterion passed (Y/N)
A	The water table is at, or near the surface throughout the year - this could be open water or saturation of soil at the surface. There is no artificial drainage, unless specifically to maintain water levels as specified above. Note - this criterion is essential for achieving Good condition.	Y
B	The parcel represents a good example of its specific habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with vascular and non-vascular characteristic indicator species consistently present.	N
C	The water supplies (groundwater, surface water and or rainwater) to the wetland are of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Y
D	Cover of scrub and scattered trees are less than 10%.	Y
E	Cover of bare ground is less than 5%.	Y
F	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y
Additional Criterion - must be assessed for Reedbed habitats only:		
I	The reedbed has a diverse structure with between 60% and 80% reeds <i>Phragmites australis</i> . Other areas may include open water (at least 10%), species-rich fen and or wet woodland.	N
Total Score		5
Condition Assessment Result		Condition Assessment Score
• Passes 5 or 6 core criteria including criterion A; AND • Passes additional criterion I		Good
• Passes 4 or 5 of 7 criteria; OR • Passes 6 of 7 criteria but fails criterion A or additional criterion I		Moderate
• Passes 3 or fewer criteria.		Poor

Condition Assessment Score – Grassland (Medium – Very High) (Habitat Ref.: 15)

Condition Assessment Criteria		Habitat Reference
		15
		Criterion passed (Y/N)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y
Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	N
Total Score		5
Essential criterion for Good condition achieved (for non-acid grassland)		Y
Condition Assessment Result		Condition Assessment Score
Non-acid grassland Types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good
Passes 3 - 5 criteria, including essential criterion A.		Moderate
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor

Condition Assessment Score – Grassland (Low) (Habitat Ref.: 16)

Condition Assessment Criteria		Habitat Reference
		16
		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Y
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Total Score		5
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor

Condition Assessment Score – Heathland and shrub (Habitat Ref.: 17)

Condition Assessment Criteria		Habitat Reference
		17
		Criterion passed (Y/N)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	N
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N
Number of criteria passed		2
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score
Passes 5 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor
		Y

Condition Assessment Score – Bare Ground (Habitat Ref.: 22)

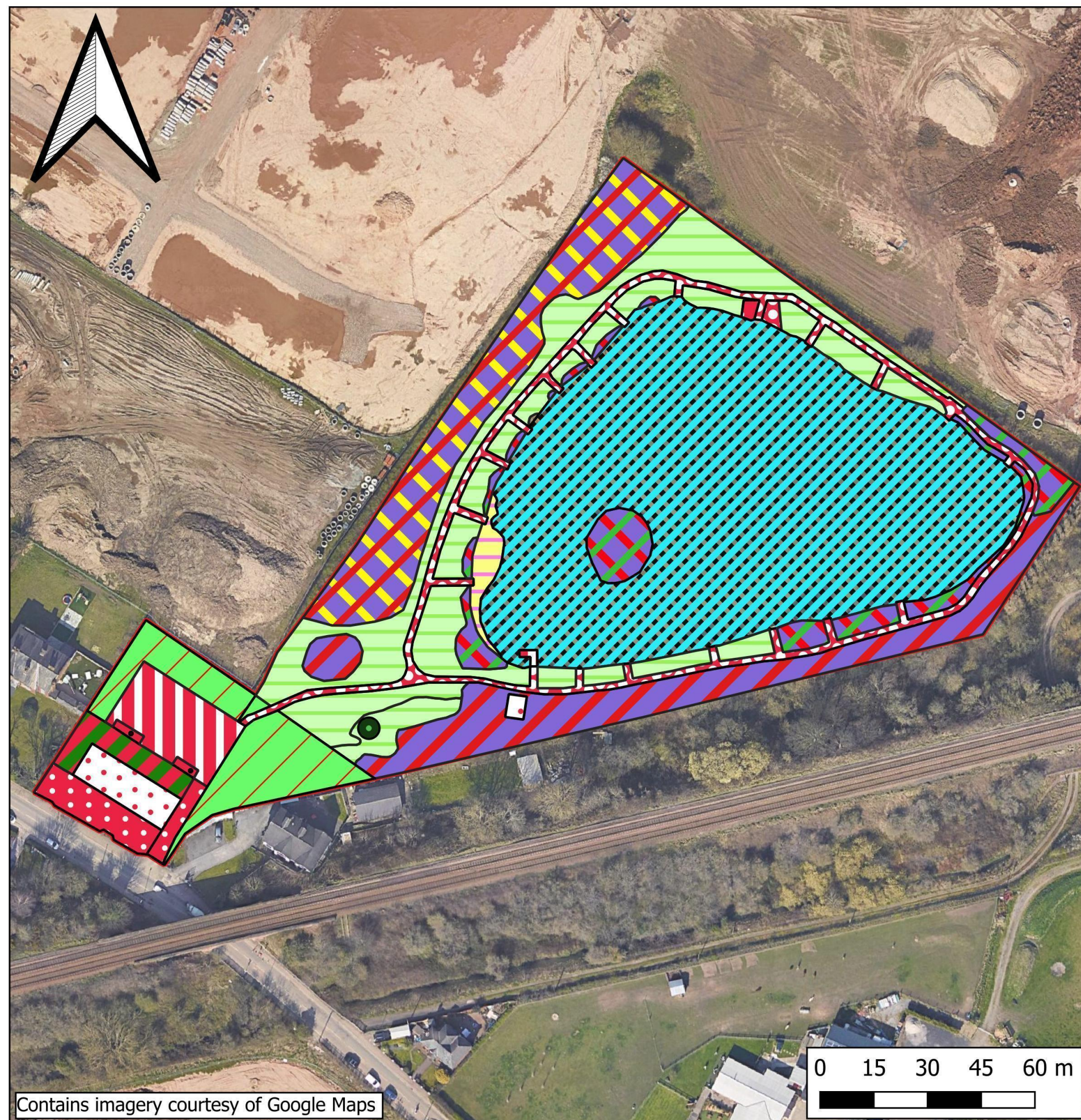
Condition Assessment Criteria		Habitat Reference
		22
		Criterion passed (Y/N)
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y
Total Score		4
Condition Assessment Result		Condition Assessment Score
Passes 5 or 6 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor

Condition Assessment Score – Grassland (Low) (Habitat Ref.: 23)

Condition Assessment Criteria		Habitat Reference
		23
		Criterion passed (Y/N)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Total Score		4
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion A		Good
Passes 4 or 5 criteria including passing essential criterion A		Moderate
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)		Poor
		Y

Condition Assessment Score – Individual Trees (Habitat Ref.: 24)

Condition Assessment Criteria		Habitat Reference
		24
		Criterion passed (Y/N)
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
Total Score		4
Condition Assessment Result		Condition Assessment Score
Passes 5 or 6 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor



Contains imagery courtesy of Google Maps



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Lakeside View - Baseline

UKHabs Key

-  Red line boundary
-  f2e - Reedbeds
-  g3c - Other neutral grassland
-  g4 - Modified grassland
-  h3d - Bramble scrub
-  h3h - Mixed scrub
-  h3j - Willow scrub
-  r1g 46 - Other standing water; Ornamental lakes or ponds
-  u1 828 - Built-up areas and gardens; Vegetated garden
-  u1 847 - Built-up areas and gardens; Introduced shrub
-  u1b - Developed land; sealed surface
-  u1b5 - Buildings
-  u1b6 - Other developed land
-  u1c - Artificial unvegetated, unsealed surface
-  Scattered tree - deciduous, small

Survey Date: 10/09/2025
 Drawn: I. J. J. J. J.
 Date Drawn: 24/04/2026
 Checked & Approved: I.
 Size: A3
 Scale: 1:1500

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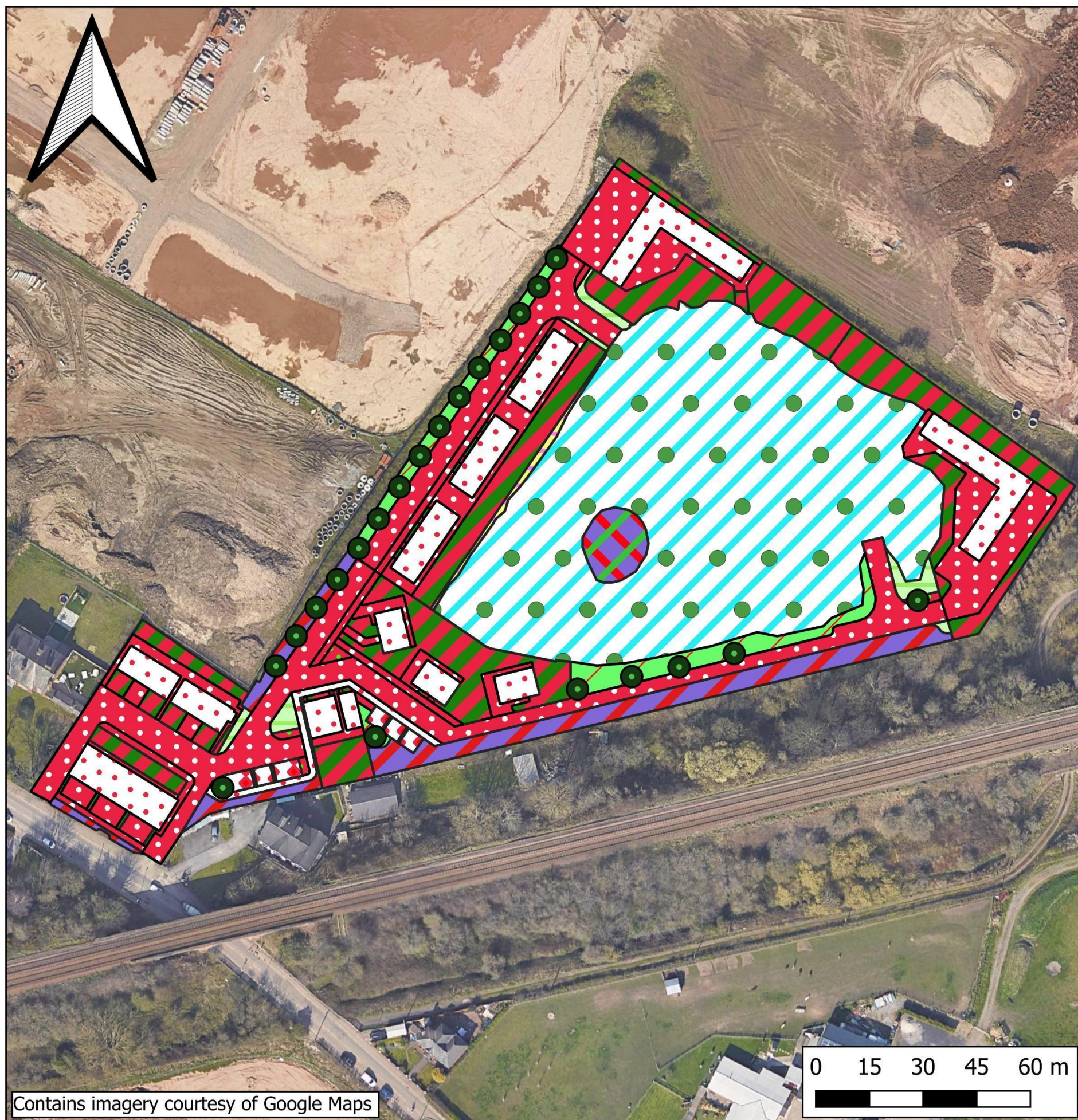
Lakeside View - Baseline

UKHabs Key

-  Scattered tree - deciduous, small
-  f2e - Reedbeds
-  g3c - Other neutral grassland
-  g4 - Modified grassland
-  h3h - Mixed scrub
-  h3j - Willow scrub
-  r1g 42 - Other standing water; Pond
-  u1 828 - Built-up areas and gardens; Vegetated garden
-  u1 846 - Built-up areas and gardens; Flower bed
-  u1b5 - Buildings
-  u1b6 - Other developed land
-  u1d - Suburban mosaic of developed/natural surface

Survey Date: 10/09/2025
 Drawn: Miss.
 Date Drawn: 24/04/2026
 Checked & Approved: |
 Size: A3
 Scale: 1:1500

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Contains imagery courtesy of Google Maps