

BIODIVERSITY NET GAIN DESIGN STAGE ASSESSMENT

OCTOBER 2025

Knowsley Industrial Park
Woodward Road
L33 7UW

**U R B A N
G R E E N**



QUALITY MANAGEMENT

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1 Executive Summary

- 1.1.1.1 Applied Nutrition are proposing to develop land at Knowsley Industrial Park in Liverpool (hereafter referred to as 'the site').
- 1.1.1.2 The proposals include the construction of a 75,000 sqft warehouse within the site boundary. Vehicular access for staff and visitors is provided via the existing Northeast gate, with direct access to the main entrance / office block. Parking for 70 is provided inc. 7 DDA, 7 EV & 4 Car Share.
- 1.1.1.3 Urban Green has been appointed to carry out a Biodiversity Net Gain Design Stage Assessment to support a full planning application for the development of the site.
- 1.1.1.4 This assessment was conducted using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units of the site for the proposed development.
- 1.1.1.5 The proposed development produces a net loss of 2.00 area habitat units (-81.93%). No linear hedgerow or watercourse habitats were present on site.
- 1.1.1.6 The trading rules have not been met for all habitat types present as the loss of low distinctiveness sparsely vegetated land, modified grassland and medium distinctiveness mixed scrub has not been adequately mitigated for. Offsite mitigation will be secured through a local habitat bank/Statutory Credits.
- 1.1.1.7 The development does not achieve the required 10% BNG onsite; therefore, off-site mitigation will be necessary to meet local and national planning requirements.
- 1.1.1.8 As the potential for biodiversity has been maximised onsite, an additional 2.24 units (of medium distinctiveness scrub habitat and low distinctiveness habitat) will need to be created through offsite mitigation to achieve a 10% net gain.
- 1.1.1.9 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a management plan should be implemented post-development (Urban Green, 2025a).

2 Introduction

2.1 Scope

- 2.1.1.1 Urban Green has been instructed by Applied Nutrition to carry out a Biodiversity Net Gain Assessment at Knowsley Industrial Park in Liverpool (hereafter referred to as ‘the site’) and produce our findings in a report.
- 2.1.1.2 The proposals include the construction of a 75,000 sqft warehouse within the site boundary. Vehicular access for staff and visitors is provided via the existing Northeast gate, with direct access to the main entrance / office block. Parking for 70 is provided inc. 7 DDA, 7 EV & 4 Car Share.

2.2 Site Context

- 2.2.1.1 The site is located at National Grid Reference SJ 43708 993622 and comprises a total area of approximately 1.45ha (Appendix 1).
- 2.2.1.2 The site is located to the east of Kirkby and forms part of Knowsley Industrial Park. Historically the site has formed part of the Syntor Chemicals Plant and was subject to the storage of hazardous materials, undergoing remediation in 2015. On all aspects, the site is bounded by operational industrial development, which experiences a moderate level of vehicle and foot traffic. The site is isolated from the wider rural landscape which lies to the north and east of the site, by a network of main roads, urban development, and lack of interspersed natural habitats. Several water bodies are present within the wider landscape, namely Simonswood Brook and series of ponds, the closest of which is located within 440m of the site.

2.3 Purpose of Report

- 2.3.1.1 The report has been produced to document the methods, results and conclusions of a Biodiversity Net Gain Design Stage Assessment that was undertaken on site. The advice herein is based on both desk and field-based studies and intends to fulfil the following purposes:
- Ensure the core principles of Biodiversity Net Gain including the mitigation hierarchy are applied;
 - Identify the baseline habitats present on site (pre-development), assess the condition and provide an indication of the ecological value of those habitats;
 - Identify the post development habitats present on site, assess the possible target condition and provide an indication of the likely importance of those habitats;
 - Calculate the overall change in biodiversity score from pre- to post-development habitats (measured as habitat units);
 - Provide details of offsite mitigation; including the baseline and post intervention habitats for the offsite mitigation location.

2.4 Legislation and Policy

2.4.1.1 In England, a minimum of 10% BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (Appendix 2).

2.4.1.2 The site is located within the Knowsley Council Local Planning Authority.

2.4.1.3 For development in Knowsley, policy **CS8 Green Infrastructure of the Knowsley Local Plan Core Strategy** states that new development should seek to protect, maintain and enhance biodiversity within and around new developments.

2.4.1.4 The following policies of the Knowsley Local Plan Core Strategy are also relevant to BNG:

- Policy CS19 Design Quality and Accessibility in New Development - clause 1d) relates to promoting biodiversity. Clause 3b) regards tackling climate change, by integrating biodiversity in accordance with CS8;
- Policy CS21 Greenspaces and Trees clause 3c) states development will be resisted that harms biodiversity. Clause 10 a) relates to biodiversity retention, and clause 10 b) regards habitat planting; and
- Policy CS24 Managing Flood Risk clause 4a) states new development should include flood mitigation that contributes to biodiversity

2.4.1.5 Within Liverpool Local Plan 2013 – 2033, the following policies are relevant to the provision of BNG:

- Policy STP 2 ‘Sustainable Growth Principles’ – Liverpool City Council will support developments which achieve net environmental gains, for example net gains in biodiversity, contributing to the recovery of priority species and habitats and new habitat creation.
- Policy CC 26 ‘Protection and Enhancement of Green Infrastructure’ – All new development proposals within the city centre to, where possible, provide elements of green infrastructure within the overall design of the scheme, including green roofs and walls, water features linked to sustainable drainage features and landscaping with native species.
- Policy GI 3 ‘Green Wedges’ – Development proposals within green wedges must demonstrate that they result in a net gain in biodiversity.
- Policy GI 6 ‘Protection of Biodiversity and Geodiversity’ - Development which may result in a likely significant effect on an internationally important site must be accompanied by sufficient evidence to enable the Council to make a Habitats Regulations Assessment. Adverse effects should be avoided and/or mitigated to ensure that the integrity of internationally important sites is protected. Development which may adversely affect the integrity of internationally important sites will only be permitted where there are no alternative solutions and there are imperative reasons of overriding public interest and suitable compensatory provision is secured.

- Policy GI 7 ‘Liverpool City Region Nature Improvement Areas’ – Development within Nature Improvement Areas (NIA) contributes towards opportunities for habitat creation and management as set out within the NIA Focus Profiles.
- Policy GI 8 ‘New Planting and Design’ – New development should make provision on-site for the planting and successful growth of new trees and landscaping, including any replacement planting provided as compensation for loss due to development.
- Policy GI 10 ‘Green Infrastructure Enhancement’ – All development proposals should contribute to ensuring a net gain in biodiversity in the city including, where relevant, contributing towards the recovery of priority species and habitat and that major development proposals be designed to incorporate green infrastructure measures including integrating or enhancing existing biodiversity features.

2.4.1.6 In addition, Merseyside Environmental Advisory Service (MEAS) have produced a guidance note mandatory BNG and its implementation within the Liverpool region (Merseyside Environmental Advisory Service, 2024), which outlines how Biodiversity Net Gain should be carried out in the Liverpool City Region.

3 Methods

- 3.1.1.1 The Biodiversity Net Gain Assessment and Report follows the user guidance produced by Department for Environment, Food & Rural Affairs (2025a) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

3.2 Site Mapping

3.2.1 Existing Habitats

- 3.2.1.1 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).
- 3.2.1.2 As the Council's ecology adviser noted some recent degradation of vegetation, a retrospective Biodiversity Net Gain Assessment is required in accordance with the Statutory Biodiversity Metric User Guidance (Department for Environment, Food & Rural Affairs, 2025a).
- 3.2.1.3 Plant species were identified and recorded, flora species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and/or uncommon habitats, were searched for during the survey. Any invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019 were also searched for during the field survey.
- 3.2.1.4 Habitat types were identified through the analysis of aerial data derived from Google Earth and translated into UKHab classifications (Butcher et al., 2023). Habitat types were based on the UKHab guidance provided and the assessor's best judgment while using these guidelines. Habitats were identified using primary codes and additional secondary codes have been used to record further information regarding various aspects of the site.
- 3.2.1.5 These habitats were subsequently mapped using ESRI ArcGIS Pro software, and habitat areas and lengths were calculated to demonstrate habitats within the proposed development and the surrounding area. The baseline habitat map is displayed in Appendix 3. A summary of primary and secondary codes can be found in Appendix 4.

3.2.2 Post-Development Habitats

- 3.2.2.1 The proposed landscape plan was provided by fda landscape, 2025 (see Appendix 5) in PDF and DWG format, detailing planting mixes and the areas of the proposed habitats. These were used to categorise the proposed habitats to inform the assessment. Calculations for areas relating to each habitat were also provided. The landscape plan has also been converted into a UKHab map using UKHab symbology and habitat classification (Appendix 6).

3.3 The Statutory Biodiversity Metric

- 3.3.1.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from the Department for Environment, Food & Rural Affairs, using data obtained from the field surveys.

- 3.3.1.2 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.
- 3.3.1.3 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby ‘connecting’ features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

3.4 Habitat Scoring

- 3.4.1.1 The Statutory Biodiversity Metric supplies reference documents and user guides to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

3.4.2 Minimum Mapping Units (MMU)

- 3.4.2.1 The UKHab classification system can be applied at various levels – fine scale, suitable for smaller sites, and large scale, used for broader landscapes. The fine scale level, which acknowledges areas of minimum 25m² and lengths of 5m, is considered appropriate for this site.

3.4.3 Baseline Units

- 3.4.3.1 To assess the quality of a habitat, and therefore calculate the units scored, the Statutory Biodiversity Metric utilises three scoring factors detailed as follows:

3.4.3.2 Condition

- 3.4.3.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type (Department for Environment, Food & Rural Affairs, 2025b). These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition.

- 3.4.3.4 Condition assessment results for each habitat have been provided within the ‘user comments’ column of the associated Statutory Biodiversity Metric (Urban Green, 2025c).

3.4.3.5 Vegetative Survey Methodology

- 3.4.3.6 Species abundance was described using the DAFOR scale as shown in Table 1. Percentages are an approximate indication rather than a quantitative measure.

Table 1 – Key to Species Abundance

Code	Term	Description	Indicative Percentage Ranges
D	Dominant	Covers most of the area	>50%
A	Abundant	Very common throughout the area.	33 – 50%
F	Frequent	Common or with many individuals.	25 – 33%

Code	Term	Description	Indicative Percentage Ranges
O	Occasional	Occurs in several places but not throughout. Populations are not large.	10 – 25%
R	Rare	Occurs in low numbers in relation to size of area.	0.1 - 10%
“L” will be used to indicate abundance in a localised area, e.g. LA = Locally abundant			

3.4.3.7 Distinctiveness

3.4.3.8 The distinctiveness of each habitat is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat. Table 2 provides the basis of the distinctiveness assessment for area habitats.

Table 2 – Distinctiveness Assessment for Habitats

Distinctiveness Categories		
Category	Scores	Multiplier
Very High	8	Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action e.g. blanket bog.
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action e.g. lowland fens.
Medium	4	Semi-natural habitats not classed as a Priority Habitat.
Low	2	Habitat of low biodiversity value. Temporary grass and clover ley; intensive orchard; rhododendron scrub.
Very Low (hedgerows)	1	Lowest biodiversity value possible e.g. non-native and ornamental hedgerow
Very Low (area and watercourse)	0	Little or no biodiversity value e.g. hard standing or sealed surface.

3.4.3.9 Strategic Significance

3.4.3.10 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area 14 objectives and green infrastructure strategies (see Table 3).

Table 3 – Strategic Significance Assessment for Habitats

Strategic Significance Categories	
Category	Score
High strategic significance	1.15

Strategic Significance Categories	
Category	Score
Identified in Local Nature Recovery Strategy (LNRS) and delivers specified priorities, or identified local plans as ecologically important	
Medium strategic significance Where LNRS is not available, good potential but not in area defined in local policy – using professional judgment	1.1
Low Strategic Significance Definitions for high or medium not met, i.e., does not deliver specific priorities outlined in LNRS/local plans	1

3.4.3.11 The site is not part of or adjacent to a statutory nature conservation designation.

3.4.3.12 A desk-based study using MAGIC was also performed to identify any statutory or non-statutory sites in the area using a 1km radius. The results are summarised in Table 4.

Table 4 – Statutory and Non-Statutory Sites within 1km of the Site

Designated Site	Approx. Distance from Site	Details
Statutory Designated Sites		
N/A	N/A	N/A
Non-Statutory Designated Sites		
Northwood Forest Hills Local Wildlife Site (LWS)	739m west	No information provided
Charley Wood LWS	856m south	No information provided
Kirkby Brook, Northwood LWS	900m south-east	No information provided

3.4.3.13 The site also sits within the peripheries of the Impact Risk Zone (IRZ) of the Sefton Coast SAC and SSSI. This designated site lies 12.5km west of the proposed development. The site is designated due to its rare coastal habitats and the presence of protected species such as great crested newt (GCN) (*Triturus cristatus*) and petalwort (*Petalophyllum ralfsii*). 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.

3.4.4 Local Nature Recovery Strategy

3.4.4.1 The Liverpool City Region Combined Authority Local Nature Recovery Strategy is currently being developed, therefore unavailable to inform this assessment. Local Biodiversity Action Plans and Policy such as documents produced by Merseyside Environmental Advisory Service (MEAS) have been used instead.

3.4.5 Priority Habitats

3.4.5.1 A search for priority habitats within 500m of the site, using purchased biological records from North Merseyside Bio Bank, LERN and open-source data from MAGIC, highlighted several areas of priority habitat within 500m of the site. This includes:

- Thirteen small parcels of deciduous and other priority woodland – the closest located 117m north-east;
- Four parcels of neutral grassland, located at the closest point, 492m west;
- One pond approximately 440m north-west;
- One parcel of lowland dry acidic grassland, 143m to the north of the site;
- Three small parcels of lowland meadow, 315m north; and
- Two parcels of lowland fens, located 300m at the closest point, east of the site.

3.4.5.2 Additionally, MEAS have recognised the importance of increasing the extent of tree cover through the planting of new trees, woodland, and hedgerows. Therefore, any hedgerows, urban trees and woodland present pre/post-development are all allocated a **high strategic significance**.

3.4.5.3 The remaining habitats present onsite were not identified as priority habitats within the UK Priority Habitat Inventory or the Local Biodiversity Plan; therefore, these habitats have been allocated a **low strategic significance**.

3.4.6 Post-Development

3.4.6.1 Post-development habitats are subject to the same condition assessments as baseline habitats, based on information provided by the proposed landscape layout (Appendix 5).

3.4.6.2 Two additional factors are considered within post-development landscapes which are detailed below.

3.4.6.3 Temporal Multiplier

3.4.6.4 For post development habitat creation or enhancement, a risk multiplier will be automatically applied by the tool to account for the period of diminished ecological value while the habitat reaches the targeted post development condition. This time and therefore risk multiplier differs between habitat types, if the habitat is being created or enhanced and how the habitat is to be managed. The predetermined multiplier is based on the average time to meet targeted condition assuming good practice principles and appropriate management strategies are applied.

3.4.6.5 Difficulty Multipliers

3.4.6.6 A risk multiplier will be automatically applied by the tool to account the ‘difficulty’ of habitat-specific enhancement or creation. There are two separate difficulty multipliers assigned to each habitat, one for creation and one for enhancement/restoration, recognising that the technical challenges will not necessarily be the same for both.

3.5 Lifespan of Report

- 3.5.1.1 In accordance with CIEEM's Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM, 2019), the details of this report will remain valid for a period of **18 months** from the date of the survey (i.e. until **December 2026**). After this date, this assessment should be reviewed to determine whether any updated surveys are required.

3.6 Constraints to the Survey

- 3.6.1.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.
- 3.6.1.2 As the Council's ecology advisor noted some recent degradation of vegetation, baseline habitats were identified using historical data such as aerial imagery. These were used to estimate the pre-clearance condition and extent of habitats present.
- 3.6.1.3 Best possible effort was made during the mapping process to ensure that the habitat map accurately represents the area of habitats present on site. Some margin of error is possible due to the continuous and difficult to define nature of habitat boundaries, however this margin of error has been minimised using professional opinion of experienced ecologists and up to date aerial imagery. As such this is not expected to be a significant constraint and affect the overall Biodiversity Net Gain Calculation provided within this report.
- 3.6.1.4 The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

4 Pre-Development Habitat Assessment

- 4.1.1.1 Baseline habitats were assessed following the methodology outlined in Section 3 and is supported by data from the Preliminary Ecological Appraisal (Urban Green, 2025b).
- 4.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric (Urban Green, 2025c).
- 4.1.1.3 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data.
- 4.1.1.4 Photographs of the habitats present onsite are included in Appendix 7.

4.2 Area Habitats

4.2.1 1) Sparsely Vegetated Land – Ruderal/Ephemeral (u1f)

- 4.2.1.1 The habitat survey conducted by Urban Green in 2025 confirmed that the site is primarily hardstanding. However, according to aerial imagery the site had been cleared in March 2024. Prior to its clearance, the site has predominantly characterized as sparsely vegetated previously urban land identified through aerial imagery.
- 4.2.1.2 This habitat has been assumed to be in **moderate** condition in accordance with the Statutory Biodiversity Metric User Guidance (Department for Environment, Food & Rural Affairs, 2025a).

4.2.2 2) Heathland and Shrub – Mixed Scrub (h3h)

- 4.2.2.1 To the west of the site has been classified as mixed scrub due to the vegetation structure on aerials. Similarly to the sparsely vegetated previously urban land mentioned above, aerial imagery was used for habitat identification.
- 4.2.2.2 This habitat has been assumed to be in **moderate** condition in accordance with the Statutory Biodiversity Metric User Guidance (Department for Environment, Food & Rural Affairs, 2025a).

4.2.3 3) Grassland – Modified grassland (g4)

- 4.2.3.1 The remaining areas of soft landscaping have been classified as modified grassland. This habitat has been identified through aerial imagery as well taking into consideration that the site functions as an industrial park.
- 4.2.3.2 This habitat has been assumed to be in **moderate** condition in accordance with the Statutory Biodiversity Metric User Guidance (Department for Environment, Food & Rural Affairs, 2025a).

4.2.4 4&5) Urban – Developed land; sealed surface (u1b & u1b6)

- 4.2.4.1 The remainder of the site was comprised of a single building to the centre of the site and areas of developed land. Hardstanding and Buildings are classified as ‘developed land; sealed surface’ which is automatically allocated a condition score of **N/A** within the metric.

5 Biodiversity Gain Hierarchy

- 5.1.1.1 The Biodiversity Gain Hierarchy forms part of the statutory framework for biodiversity net gain is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 5.1.1.2 The hierarchy sets out the following actions:
- Developments should aim to avoid any adverse impacts on habitats that have a medium, high or very high distinctiveness within the metric.
 - Where adverse impacts cannot be avoided, appropriate mitigation must be carried out, with the priority being the enhancement of other existing habitats.
 - Other mitigation measures include creation of new onsite habitats and purchase of biodiversity credits.
 - Failure to apply the Biodiversity Gain Hierarchy can result in the rejection of a planning application.
- 5.1.1.3 The landscape proposals have been used to identify habitats that will be enhanced, retained and lost as part of the development, which is summarised and justified in this section. This has been illustrated within the Habitat Retention and Loss Plan (Appendix 8).

5.2 Lost Habitats

- 5.2.1.1 The habitats which will be lost onsite are summarised in Table 5. Justification for the loss and proposed mitigation measures are also provided.

Table 5 – Habitat loss and proposed mitigation

Habitat Type	Reason for Loss	Proposed Mitigation
Sparsely vegetated previously urban land	The sparsely vegetated previously urban land to the west of this site has already been cleared and has been lost to accommodate the development. This habitat is low distinctiveness and poor condition; therefore, has limited value within BNG.	New areas of low distinctiveness habitats such as modified grassland and introduced shrubs are proposed across the site. However, this will not adequately mitigate for the area lost and offsite mitigation will be necessary.
Modified Grassland	The modified grassland identified around the periphery has already been cleared and has been lost to accommodate the development	
Mixed scrub	The entirety of the mixed scrub to the west of the site has already been cleared and has been lost to accommodate the development.	New areas of mixed scrub will be created on site. However, this will not sufficiently mitigate for the loss of this habitat and offsite mitigation will be necessary.
Developed land; sealed surface	All areas of developed land; sealed surface such as buildings and hardstanding has already been cleared and has been lost to accommodate the development	These habitats have no ecological value; therefore, no ecologically driven mitigation is necessary.

6 Pre-Development Habitat Summary

- 6.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the existing site habitats were calculated as well as the habitat units to be retained, lost and enhanced in site development.
- 6.1.1.2 The results of these calculations are presented in the Table 6.

Table 6 - Pre-Development Unit Summary

	On-site baseline	Retained	Lost	Enhanced
Area Habitat Units	2.44	0.00	2.44	0.00

7 Post-Development Habitat Assessment

- 7.1.1.1 Proposed habitats were assessed following the methodology outlined in Section 3.
- 7.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric (Urban Green, 2025c).
- 7.1.1.3 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data.
- 7.1.1.4 For a detailed species list refer to the planting schedule within the landscape proposals.

7.2 Area Habitats

7.2.1 1&2) Urban – Developed Land; Sealed Surface (Hardstanding and Buildings)

- 7.2.1.1 A main warehouse building is to be constructed onsite as well as areas of hardstanding, functioning as roads, pathways and carparking areas.
- 7.2.1.2 Hardstanding and buildings are classified as ‘developed land; sealed surface’ which is automatically allocated a condition score of **N/A** within the metric.

7.2.2 3) Urban – Artificial unvegetated; unsealed surface

- 7.2.2.1 Unsealed surface areas will be created across the site as part of the development; these will consist of coarse forest bark mulch over geotextile membrane and loose gravel pathways.
- 7.2.2.2 These areas have been classified as ‘artificial unvegetated; unsealed surface’ which is automatically allocated a condition score of **N/A** within the metric.

7.2.3 4) Urban – Introduced shrub

- 7.2.3.1 A mix of evergreen and deciduous shrubs will be planted to the east of the site associated with the car parking area to soften the development and to provide a valuable food source for birds and invertebrates.
- 7.2.3.2 The beds will be planted with ornamental species such as white rock rose (*Cistus laxus* ‘Snow White’), red-barked dogwood (*Cornus alba* ‘Sibirica’), pink deutzia (*Deutzia rosea*), spindle ‘Emerald Gaiety’ (*Euonymus fortunei* ‘Emerald Gaiety’), dwarf broom (*Genista lydia*), hebe ‘Autumn Glory’ (*Hebe* ‘Autumn Glory’), rose of Sharon (*Hypericum calycinum*), and English lavender ‘Hidcote’ (*Lavandula angustifolia* ‘Hidcote’).
- 7.2.3.3 Introduced shrub has limited ecological value and is automatically allocated a condition score of **N/A** within the metric.

7.2.4 5) Grassland – Modified Grassland

- 7.2.4.1 An area of modified grassland will be created the southeastern most corner of the site. This area of grassland will be seeded with EL1 Flowering Lawn Mixture from Emorsgate Seeds (or similar approved).

- 7.2.4.2 The seed mixture will comprise of valuable water meadow species such as ribwort plantain (*Plantago lanceolata*), red fescue (*Festuca rubra*), crested dogstail (*Cynosurus cristatus*), ladys bedstraw (*Galium verum*), and common bent (*Agrostis capillaris*).
- 7.2.4.3 This habitat is expected to achieve **moderate** condition.

7.2.5 6&7) Individual Trees – Urban Tree

- 7.2.5.1 A total of 13 trees will be planted to the east of the site within areas of soft landscaping, five of these will be native hornbeam whilst the remaining eight trees will be non-native Japanese rowan ‘Embley’ (*Sorbus commixta* ‘Embley’) and west Himalayan birch (*Betula utilis* x *jacquemontii*).
- 7.2.5.2 Urban trees have been identified within the North Merseyside Local Biodiversity Action Plan; therefore, these trees have been allocated a **high strategic significance**.
- 7.2.5.3 Native trees are expected to achieve **moderate** condition whilst non-native trees are expected to achieve **poor** condition.

7.2.6 8) Heathland and Shrub – Mixed Scrub

- 7.2.6.1 Mixed native scrub will be created around the periphery of the sit. The mixed scrub will be comprised of species such as hawthorn (*Crataegus monogyna*), holly (*Ilex aquifolium*), blackthorn (*Prunus spinosa*), elder (*Sambucus nigra*), dog-rose (*Rosa canina*), and common hazel (*Corylus avellana*).
- 7.2.6.2 This habitat is expected to achieve **poor** condition due to the management techniques that will be proposed and its proximity to areas of hardstanding and fences.

8 Post-Development Habitat Summary

8.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the retained, lost and proposed habitats were calculated.

8.1.1.2 The results of these calculations are presented in the Table 7.

Table 7 - Post Development Biodiversity Net Gain Calculation

		Habitat Unit Change					Net change in Biodiversity	
	On-site baseline	Retained	Lost	Enhanced	Created	On-site post development	Habitat units	%
Area Habitat Units	2.44	0.00	2.44	0.00	0.44	0.44	-2.00	-81.93

8.1.1.3 The current landscape proposals for the development of the site produce a 2.00 unit (-81.93%) net loss in biodiversity for area habitats. No linear hedgerow or watercourse habitats were present on site.

8.1.1.4 The trading rules were not satisfied by the landscape proposals as the loss of low distinctiveness sparsely vegetated land and medium distinctiveness mixed scrub has not been adequately mitigated for.

8.1.1.5 The development does not achieve the required 10% BNG onsite; therefore, off-site mitigation will be necessary to meet local and national planning requirements.

8.1.1.6 As the potential for biodiversity has been maximised onsite, an additional 2.24 units (of medium distinctiveness scrub habitat and low distinctiveness habitat) will need to be created through offsite mitigation to achieve a 10% net gain.

8.1.1.7 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a long-term management plan (usually 30 years) is required.

8.1.1.8 This length of management plan is required due to the complex nature of the habitats to be enhanced/created on site and the high value they will provide to the environment. This management plan is provided by Urban Green (Urban Green, 2025a) as a separate document and covers the recommended management practices for the proposed habitats discussed in this report.

9 Offsite Mitigation

9.1 Requirements

- 9.1.1.1 Offsite mitigation will be required for this site – at least 2.24 area habitat units will be required to achieve the mandatory 10% net gain.
- 9.1.1.2 The trading rules were not satisfied for the onsite area habitats as the loss of low distinctiveness sparsely vegetated land and medium distinctiveness mixed scrub have not been sufficiently mitigated for onsite.
- 9.1.1.3 Requirements for offsite mitigation to ensure the trading rules are satisfied have been summarised in Table 8 below.

Table 8 – Offsite mitigation requirements

Habitat Type	Distinctiveness	Total Units Required	Habitat Required
Sparsely vegetated land	Low	1.23	Any low distinctiveness habitat, or any habitat of higher distinctiveness.
Modified grassland	Low	0.49	
Mixed scrub	Medium (Scrub)	0.52	A medium distinctiveness scrub habitat, or high/very high distinctiveness.
Total		2.24	

9.2 Offsite Suppliers

- 9.2.1.1 The site falls within the Knowsley Council Local Planning Authority (LPA) and the Merseyside Conurbation National Character Area (NCA).
- 9.2.1.2 Offsite units will be secured via a local habitat bank, if available, through a Section 106 or conservation covenant agreement, once planning permission has been granted.
- 9.2.1.3 If no suitable local habitat banks are available, Statutory Credits may need to be purchased from Natural England.

10 References

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APPENDIX 1 - SITE CONTEXT

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Legend: Red Line Boundary		1 Kilometers		N	
Client:	Ryder & Granite Estates Limited	Issue:	01	Figure:	01
Project:	Knowsley Industrial Park	Scale @ A4		1:12000	
Title:	Site Context	Approved by:	CL	Checked by:	JH
Drawing Ref:	UG_3078_SITE_CONTEXT	Author:	CL	Date:	22/05/2025
U R B A N G R E E N A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk					

APPENDIX 2 - NATIONAL BIODIVERSITY NET GAIN LEGISLATION

Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') for biodiversity, compared to what is present onsite prior to development.

BNG is now a mandatory condition for any new development of land in England (specific exemptions apply), as of 12th February 2024. In order for planning permission to be granted, the development must be able to achieve at least a **10% net gain in biodiversity** for each type of habitat unit present (i.e., area habitats, linear hedgerow habitats and watercourse habitats) and meet the trading rules.

Where a 10% net gain cannot be achieved onsite, offsite mitigation will be necessary and must be carried out under a conservation covenant or planning obligation.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Schedule 14 the Environment Act (2021) states:

Overview

1 (1) This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

(2) Paragraphs 2 to 12 have effect for the purposes of this Schedule.

Biodiversity gain objective

2 (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.

(4) The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

The National Planning Policy Framework (NPPF, 2025) supports the requirements of the Environment Act:

Paragraph 187 of the NPPF states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and

incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Paragraph 192 of the NPPF states:

To protect and enhance biodiversity and geodiversity, plans should:

b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

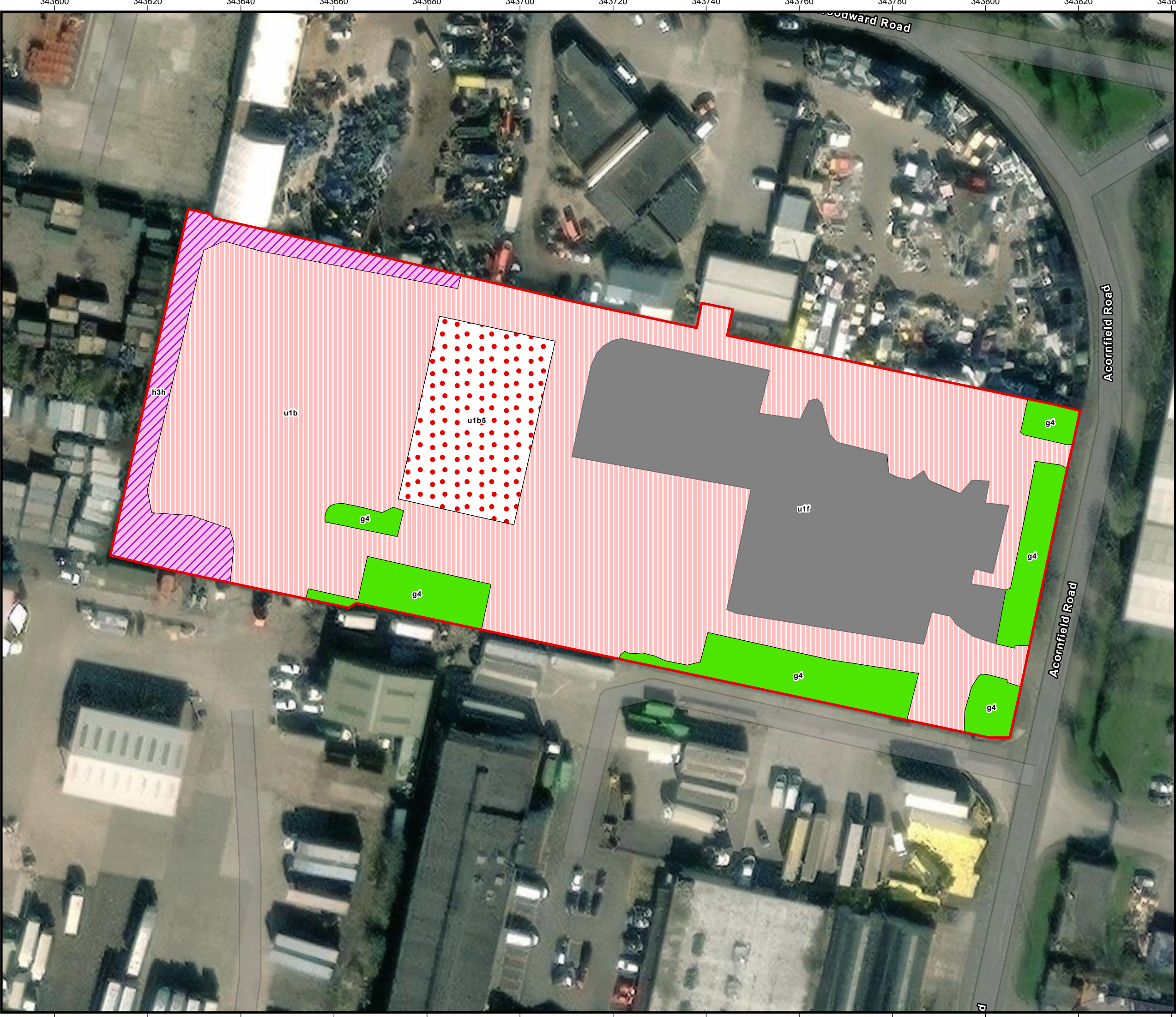
Paragraph 193 of the NPPF states:

When determining planning applications, local planning authorities should apply the following principles:

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

APPENDIX 3 - BASELINE UKHAB HABITAT MAP

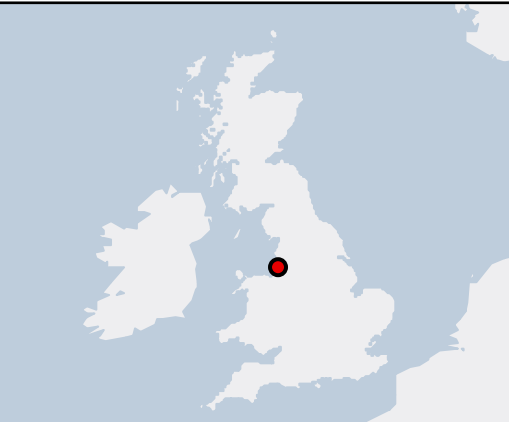
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URBAN
GREEN

Legend

- Red Line Boundary
- Building
- Developed land sealed surface
- Mixed scrub
- Sparsely vegetated previously urban land
- Modified grassland



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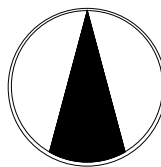
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Project: Knowsley Industrial Estate		
Title: UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: TM	Approved: TM
Project: UG3078	Scale @ A3: 1:750	Date: 22/09/2025
Dwg No: UG_3078_BNG_HM_01		Revision: 01

APPENDIX 4 - PRIMARY AND SECONDARY CODES

Primary Code	Definition
h3h	Mixed scrub
u1b	Developed land; sealed surface
u1b6	Building
u1f	Sparsely vegetated urban land

APPENDIX 5 - PROPOSED LANDSCAPE PLAN

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NOTES

PROTECTION OF EXISTING VEGETATION

Existing vegetation to be retained on site shall be protected where necessary during works by a tree protective barrier, secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.

Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work beneath the canopy spread shall be carried out by hand.

All works affecting trees within the development shall be subject to BS 5837:2012.

TREE PLANTING

Tree planting to the front gardens of selected plots will break up the hard lines of the buildings and create focal points within the development. The tree species selected will maximise food and nectar sources for birds and invertebrates. Trees will be planted as Select and Heavy Standards to provide a reasonable degree of instant maturity to the development. Foundation design of new buildings shall accommodate proposed tree planting in accordance with Engineers details.

Species to be selected from:

Acer campestre (Ac)	Prunus subhirtella 'Autumnalis Rosea' (P&AR)
Acer platanoides 'Laciniatum' (ApL)	Pyrus calleryana 'Chanticleer' (P&C)
Alnus incana (Al)	Quercus robur (Qr)
Betula pubescens (Bpu)	Sorbus aria (Sa)
Betula utilis var. jacquemontii (BuJ)	Sorbus aucuparia (Sau)
Carpinus betulus (Cb)	Sorbus 'Timbley' (SE)
Malus sylvestris (Ms)	Sorbus 'Joseph Rock' (SJ&R)
Malus tchonoskii (Mt)	Tilia x euchlora (Te)
Prunus padus (Pp)	Tilia cordata 'Green Spire' (TcGS)
Prunus sargentii (Ps)	

SHRUB PLANTING

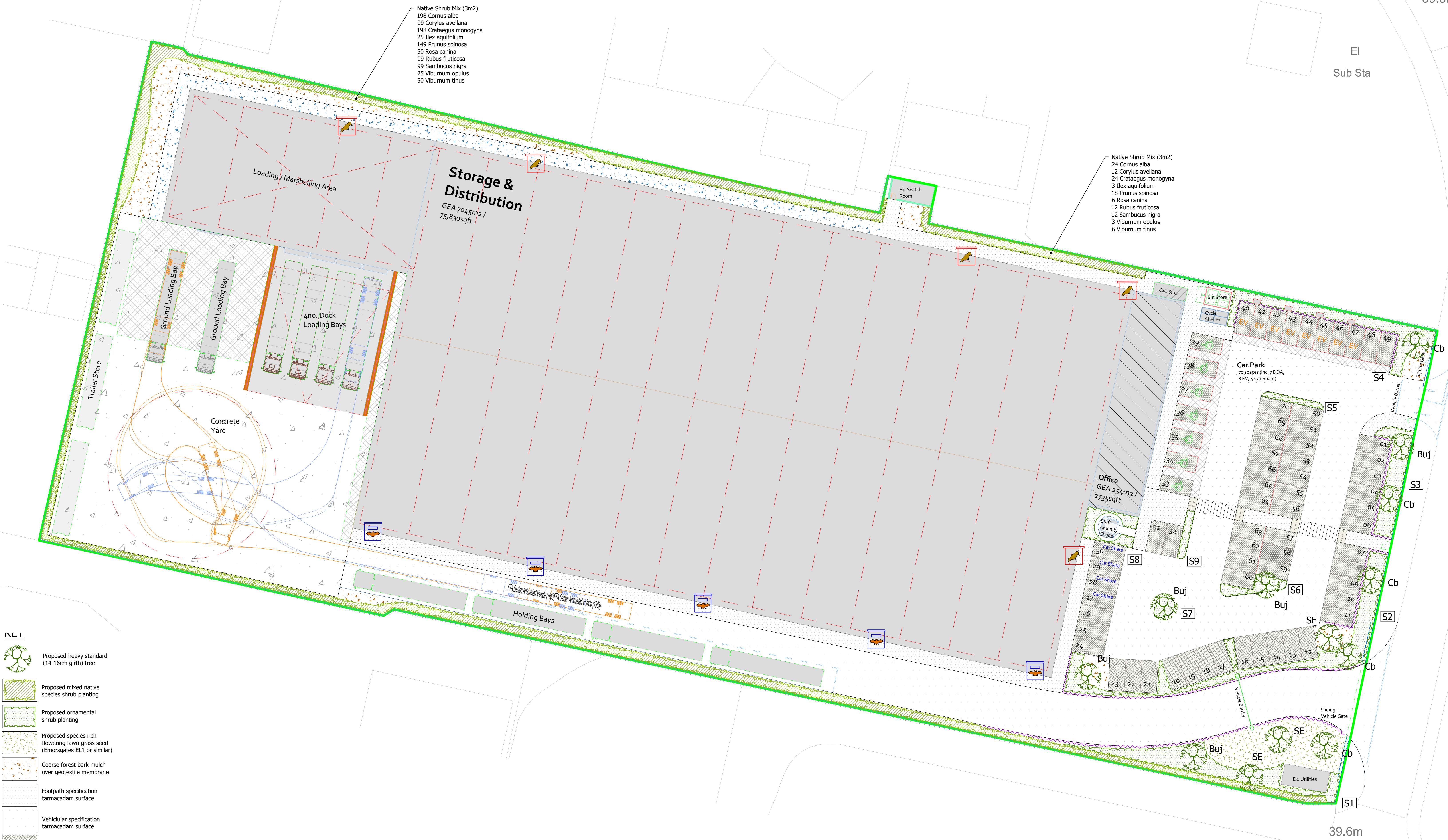
A mix of evergreen and deciduous shrubs will be planted in selected front gardens to soften the development and to provide a valuable food source for birds and invertebrates. A mix of medium/low shrubs will be planted to shrub beds with medium/large varieties used for informal hedging.

Species to be selected from: () density/m2

Barberry 'Finkii' 'Amstelweert' (S), Berberis thunbergii 'Atropurpurea Nana' (S), Berberis cordifolia 'Silberlichte' (S), Canochus thyrsoiflorus repens (4), Chaenomeles superba 'Jel Trail' (4), Cornus alba 'Spaethii' (2), Cornus stolonifera 'Flaviramea' (2), Cytisus Alpinus (4), Eleagnus pungens 'Maculata' (3), Escallonia 'Apple Blossom' (4), Eonymus fortunei 'Emerald Gaiety' (6), Festuca spon (6), Geranium 'Johnson's Blue' (4), Hebe aliciana 'Red Edge' (4), Hebe 'Autumn Glory' (4), Hypericum x moserianum (4), Juniperus sabina 'Tamanischofolia' (3), Lavandula 'Hidcotte' (6), Lonicera 'Nargess' (4), Lonicera 'Silver Beauty' (4), Nepeta 'Fassennil' (4), Petrovskia 'Blue Spire' (6), Phormium var, Potentilla 'Red Ace' (5), Prunus laurocerasus 'Zabelliana' (3), Pycnantha 'Orange Chatter' (3), Rubus x 'Betty Ashburne' (4), Spiraea 'Gold Flame' (4), Spiraea 'Shirobana' (4), Viburnum tinus 'Eve Price' (3)

NATIVE PLANTING

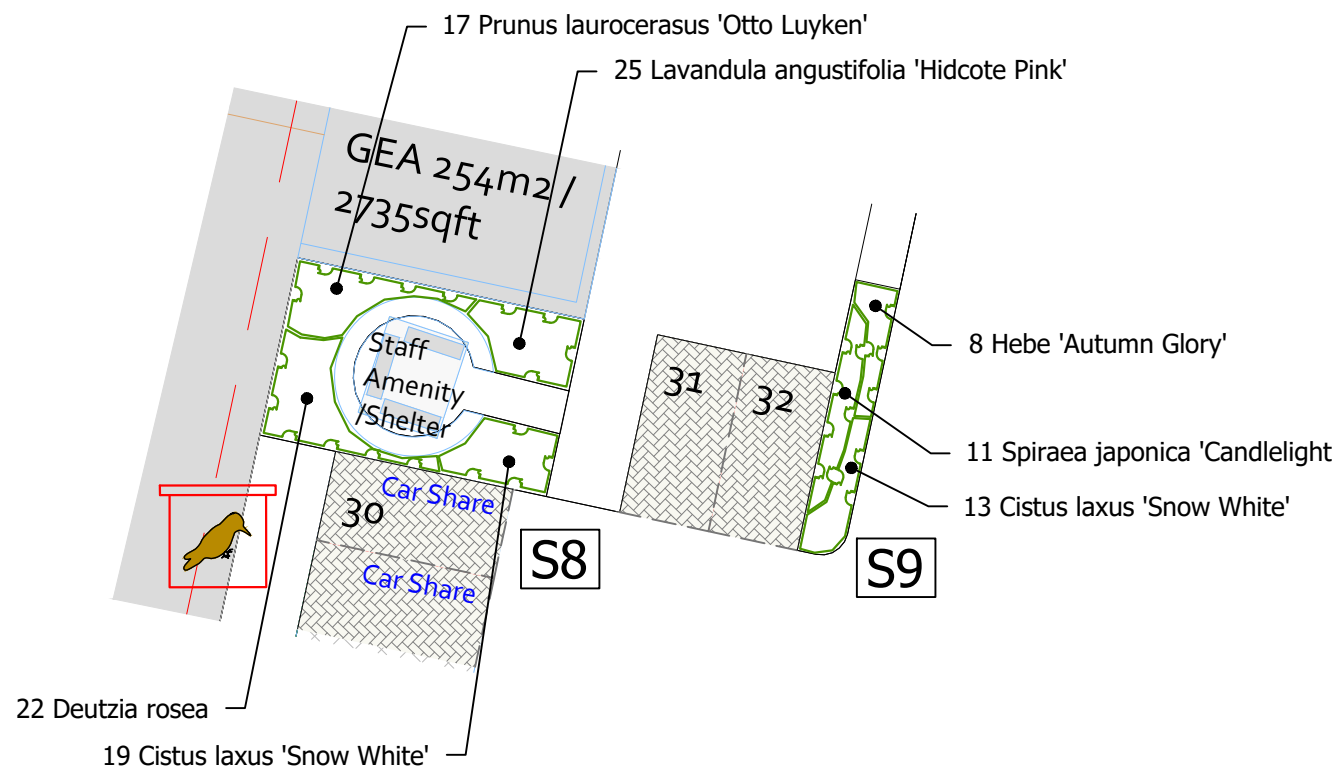
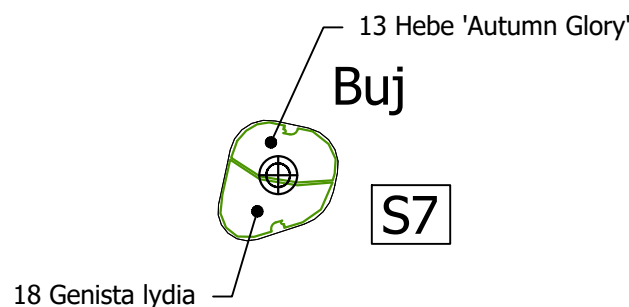
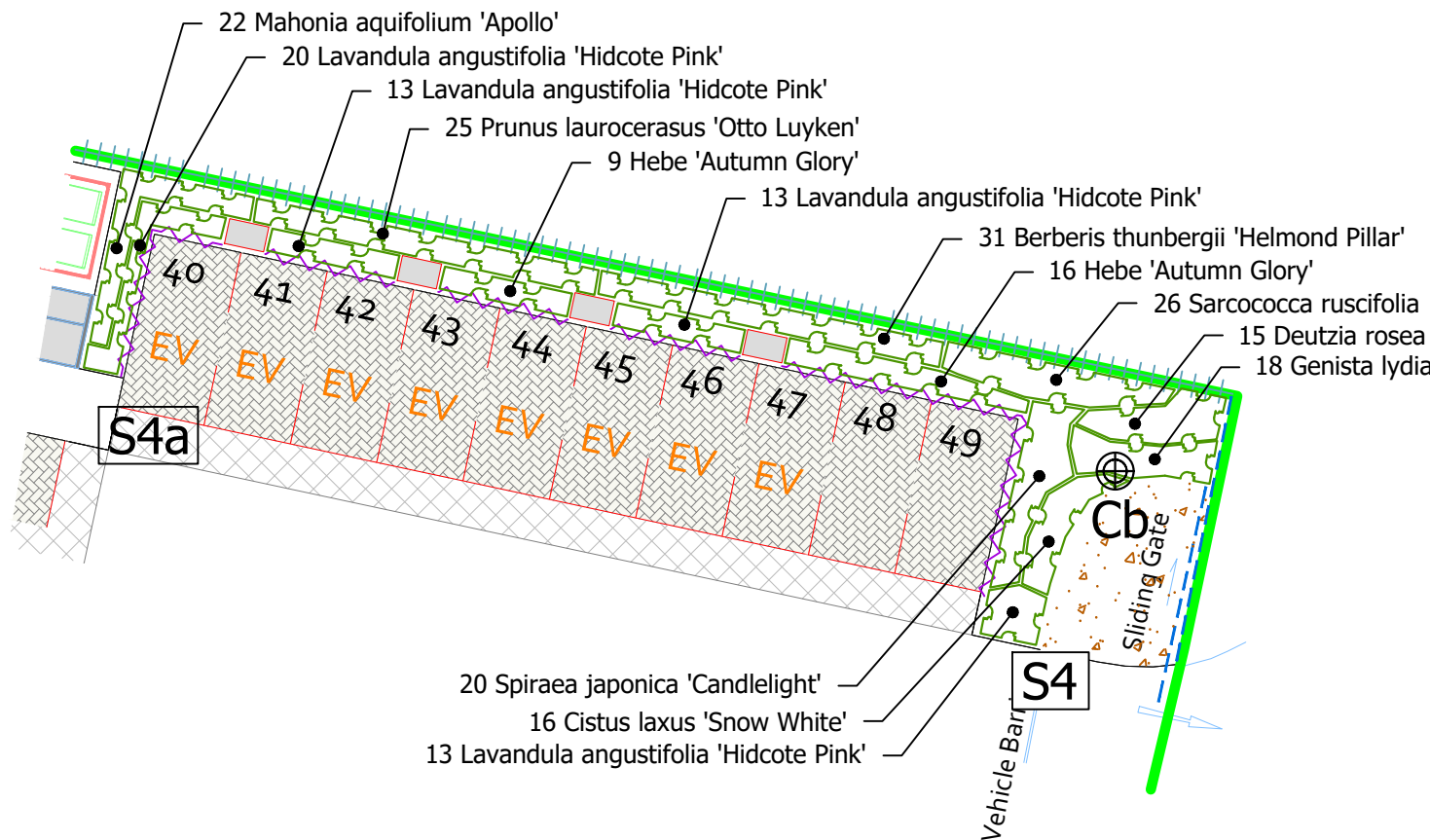
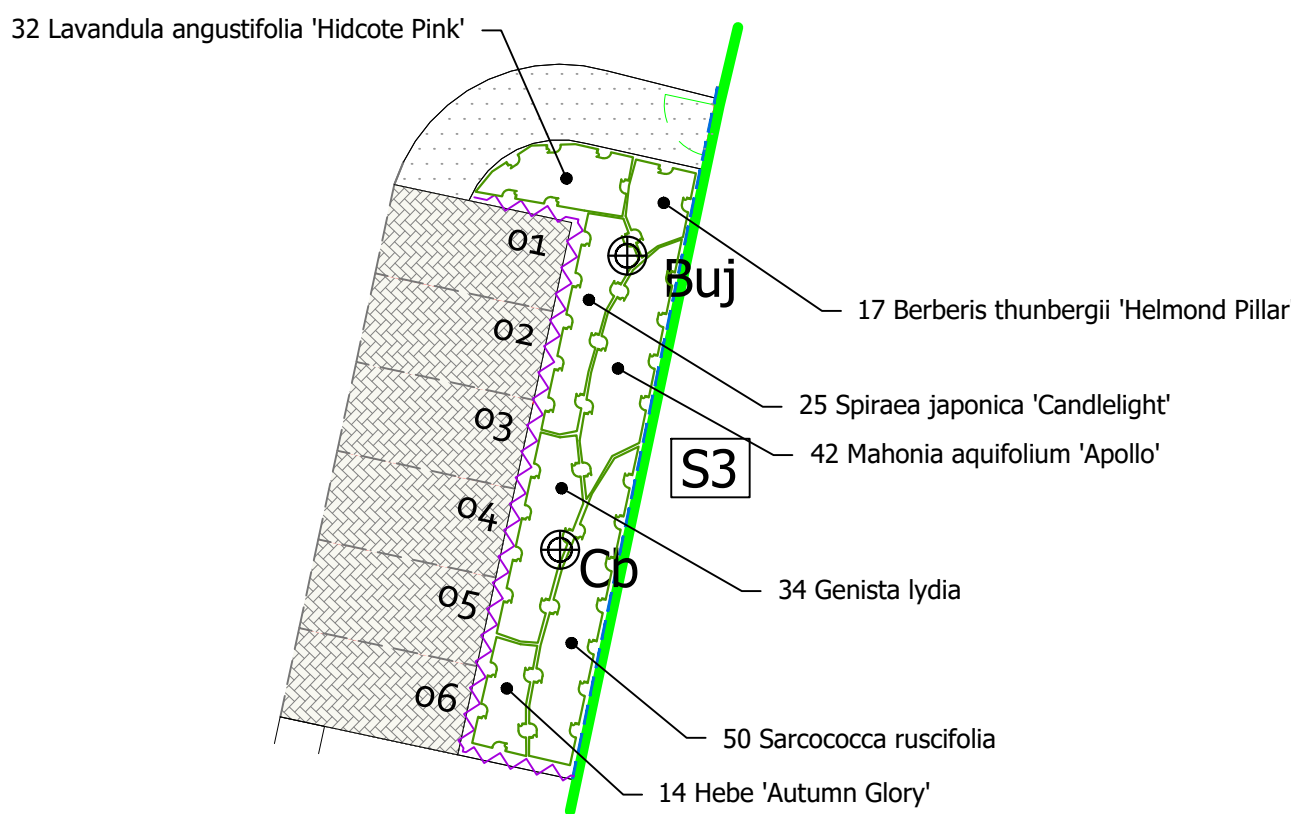
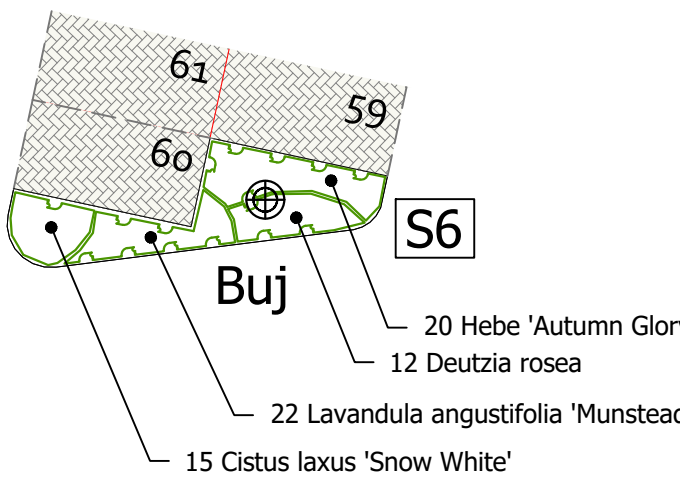
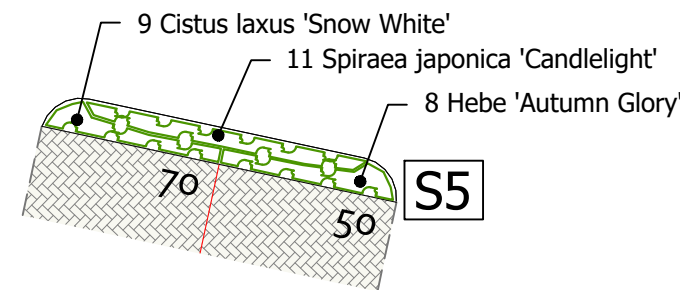
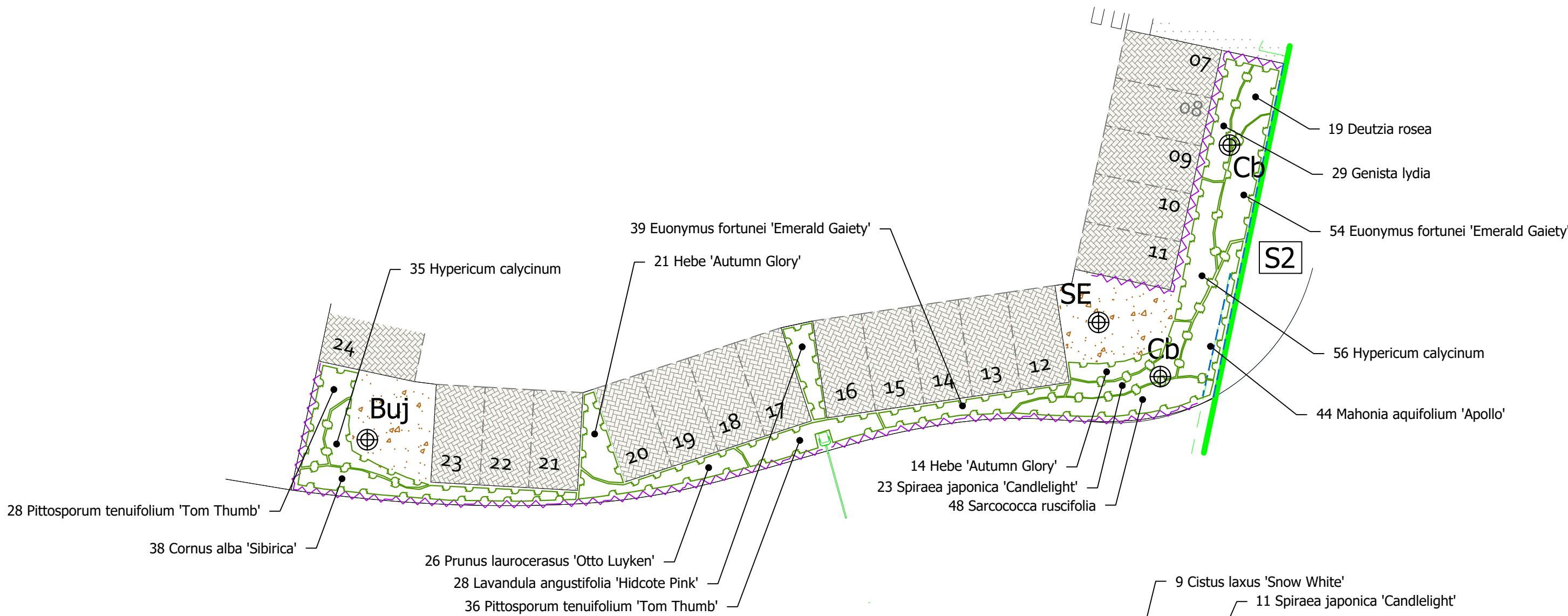
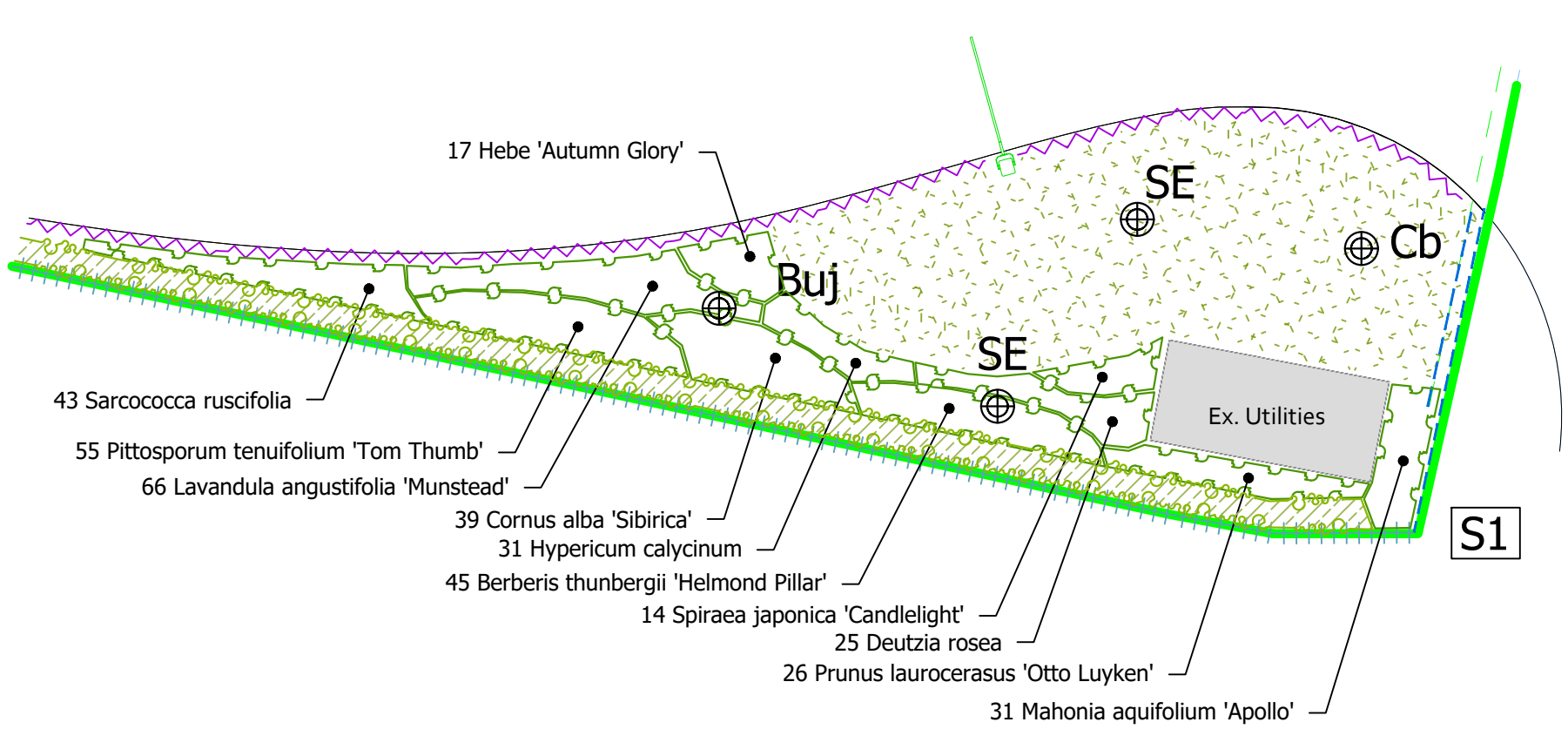
Native species shrub mix to be planted to the perimeter of the site. This native planting mix will help improve the ecological value of the site and improve wildlife foraging opportunities. Species to be planted in random groups to create a 'natural' effect.



- INL 1**
- Proposed heavy standard (14-16cm girth) tree
 - Proposed mixed native species shrub planting
 - Proposed ornamental shrub planting
 - Proposed species rich flowering lawn grass seed (Emorsgates EL1 or similar)
 - Coarse forest bark mulch over geotextile membrane
 - Footpath specification tarmacadam surface
 - Vehicular specification tarmacadam surface
 - Permeable pavers Marshalls Priora - Charcoal/Natural colour
 - Maintenance Access - Loose gravel
 - Proposed 2000mm high timber bin store fence (detailed by others)
 - Existing 2400mm Paladin fence retained
 - Proposed 2400mm high paladin fence with gates (detailed by others)
 - Proposed 900mm dock wall steel railing (detailed by others)
 - Proposed 400mm timber knee rail (detailed by others)
 - Bat boxes (Envisage code 0612 or equivalent)
 - Bird boxes suitable for different species (eg. Envisage 0107 for house martin, 0902 for sparrow and 0904 for starling or equivalent)

REV A Native hedge removed and replaced with native shrubs (M4) SEPT 25

Sue Farmer BA MA MAU Landscape Architect	client BDN Ltd
fdalandscape Westleigh Hall Wakefield Road Derby Dale Huddersfield HD8 8QJ telephone 01484 866611 fax 01484 866616 lidsi 01484 866900 email info@fdalandscape.co.uk www.fdalandscape.co.uk	project Commercial Development ACORNFIELD ROAD, LIVERPOOL, L33 7UG
	drawing title LANDSCAPE MASTERPLAN
scale 1:250 @A0	date Jul 25 SF drawing no R/2883/1A



PLANTING SCHEDULES

TREE SCHEDULE		NUMBERS REQUIRED
SPECIES	Ht in m	3.5-4.25
	Girth in cm	⊕ 12-14
Betula utilis var. jacquemontii (Buj)		5
Carpinus betulus (Cb)		5
Sorbus 'Embley' (SE)		3

All trees to have clear stems to 1.8m above ground level with well developed branching heads with a single, central leader and healthy, fibrous root systems. Trees shall be either container grown or rootballed in accordance with season of planting. Trees shall be planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil:compost mix and shall be secured to a machine rounded stake using 1 no. tree tie with rubber spacer. Finished height of stake shall not exceed 1/3 height of staked tree above ground. Foundation design of new buildings shall accommodate proposed tree planting in accordance with Engineers details.

SHRUB SCHEDULE

ORNAMENTAL PLANTING SCHEDULE				
Shrub				
Nr	Name	Ht in cm	Pot(L)	Density
93	Berberis thunbergii 'Helmold Pillar'	30-40cm	3L	5.00
72	Cistus laxis 'Snow White'	30-40cm	3L	5.00
77	Cornus alba 'Sibirica'	50-60cm	3L	4.00
93	Deutzia rosea	50-60cm	3L	4.00
93	Euonymus fortunei 'Emerald Gaiety'	20-30cm(D)	3L	6.00
99	Genista lydia	30-40cm(D)	3L	5.00
140	Hebe 'Autumn Glory'	25-30cm	3L	4.00
122	Hypericum calycinum	15-20cm	3L	7.00
144	Lavandula angustifolia 'Hidcote Pink'	25-30cm	3L	6.00
88	Lavandula angustifolia 'Munstead'	25-30cm	3L	6.00
139	Mahonia aquifolium 'Apollo'	25-30cm	3L	5.00
119	Pittosporum tenuifolium 'Tom Thumb'	30-40cm	3L	5.00
94	Prunus laurocerasus 'Otto Luyken'	50-60cm	3L	4.00
167	Sarcococca ruscifolia	25-30cm	3L	5.00
104	Spiraea japonica 'Candlelight'	30-40cm	3L	4.00

All shrub material shall be first quality, sturdy, well rooted non-refridgerated stock with well branched heads and fibrous root systems. Shrubs shall be planted into 450mm good quality fibrous topsoil incorporating organic compost and slow release fertiliser in accordance with all good horticultural practice. All plant material shall be a minimum of 3L pot size unless otherwise specified and conform to BS3936 Part 1 and BS 4428. Finished beds shall be lightly forked over and dressed with 50mm coarse forest bark mulch.

NATIVE SHRUB SCHEDULE

Native species shall be planted at 0.75m centres (3/m²) into 450mm depth, good quality clean topsoil incorporating organic compost and slow release fertiliser, over un-compacted sub-grade. Prior to planting all bareroot plant stock shall be dipped into a suitable mychorrhizal plant dip in accordance with the manufacturers recommendations. Plants shall be planted in groups of 3-11 of a single species with the taller growing species to the back of the areas of the areas and the lower growing species to the edges of the areas. Planted areas to be mulched after planting with coarse grade forest mulch to a uniform depth of 50mm.

NATIVE SHRUB MIX SCHEDULE					
Nr	Name	Height/cm	Age	Root	Pot/L
232	Cornus alba	40-60cm		B	
116	Corylus avellana	40-60cm		B	
232	Crataegus monogyna	30-40cm		B	
29	Ilex aquifolium	30-40cm		C	2L
175	Prunus spinosa	40-60cm		B	
59	Rosa canina	40-60cm		B	
116	Rubus fruticosus	30-40cm		B	
116	Sambucus nigra	40-60cm		B	
29	Viburnum opulus	30-40cm		B	
59	Viburnum tinus	20-25cm		C	2L

PLANTING NOTES

All trees to be planted and procured in accordance with BS 8545:2014. The providing nursery shall demonstrate Plant Healthy Certification and/or an adopted biosecurity policy and plant passport scheme. Aftercare shall be in accordance with the approved Landscape Management Document.

GROUND PREPARATION

- Where required all existing topsoil and subsoil shall be stripped and stored separately on site. Heaps must not exceed 3m in height and should be used within 12 months in accordance with BS 4425 (Code of practice for general landscape operations).
- Existing topsoil and inert sub soils, shall be analysed in accordance with BS 3882 to determine available nutrients, texture, organic matter content and pH. Where required, existing soils are to be improved in accordance with BS 3882:2015. Subsoils shall conform to BS 8601:2013
- In all instances, where soil is to be retained and relatively undisturbed for the purposes of planting new vegetation on site, then it must be alleviated to avoid compaction, must be tested for pH for specific species suitability, and may require the addition of biochar + compost + organic fertiliser + native soil.
- Imported topsoil and site won soils shall be to British Standards BS 3882 - Multipurpose Grade. Spread to 300mm depth over areas to be planted with trees and shrubs. Remaining minimum rooting depth to be provide by a good quality subsoil to BS 8601:2013, free of building material debris to achieve the following overall rooting depths:
 - Grass - 450mm
 - Shrubs - 600mm
 - Trees - 900mm

GRASS SEEDING

MEADOW AND SPECIES RICH GRASS SEEDING

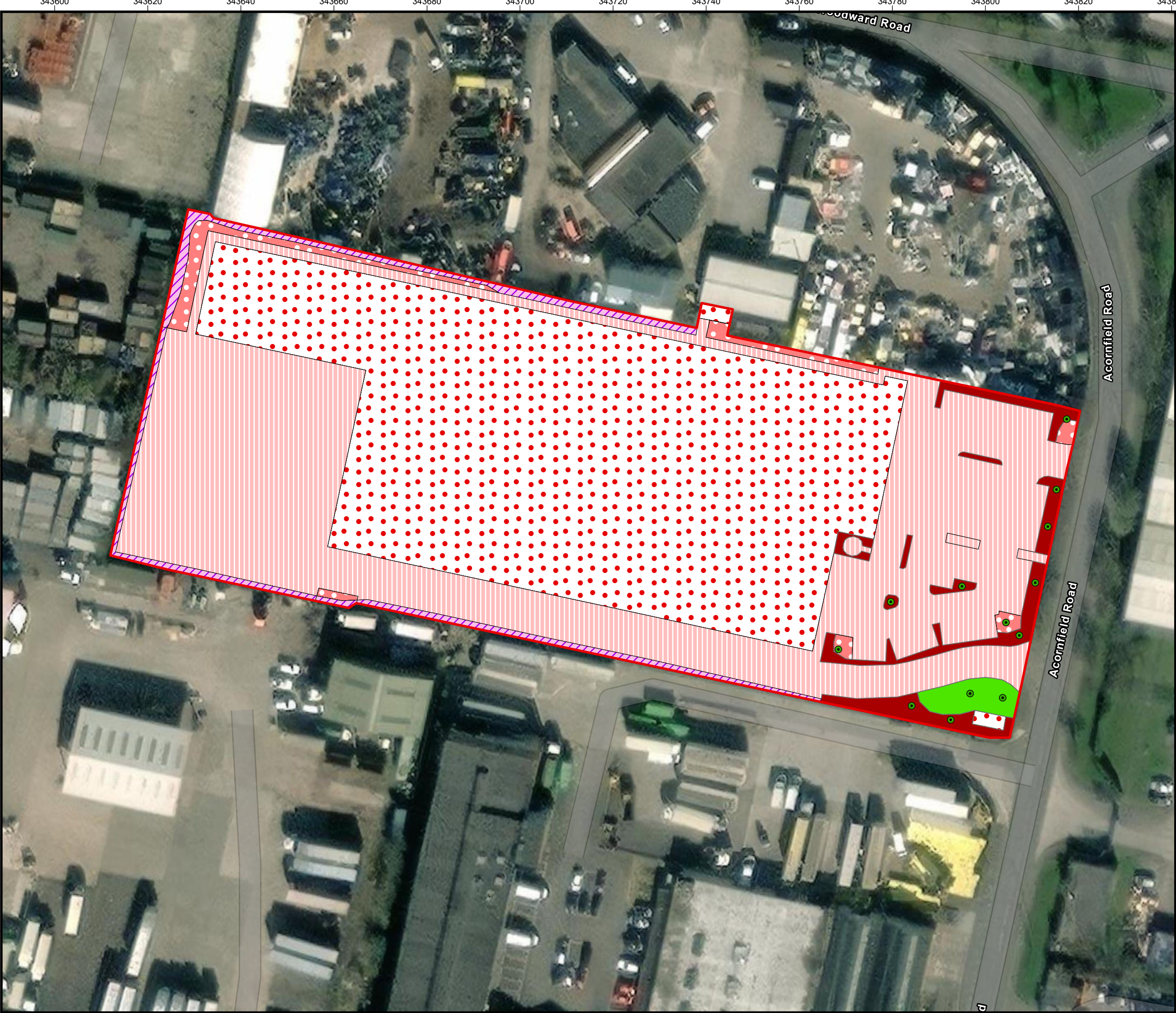
A variety of grassland habitats will be created incorporating species to attract locally important species and enhance the biodiversity of the site. Where appropriate the seeds should be of local provenance and locally sourced but based on the mixed specified below:

SPECIES RICH GRASS (Emorsgate EL1 or similar approved)
Mixture EL1 is to be sown at a rate of 4g/m² and contains slow growing grasses with a selection of wild flowers that respond well to regular short mowing.

REV A Native hedge removed and replaced with native shrubs (MN)		SEPT 25	
Sue Farmer BA MAUD MLI Landscape Architect fdalandscape Westleigh Hall Wakefield Road Denby Dale Huddersfield HD8 8QJ telephone 01484 861611 fax 01484 861616 isdn 01484 866900 email info@fdalandscape.co.uk www.fdalandscape.co.uk	client BDN Ltd		
	project Commercial Development ACORNFIELD ROAD, LIVERPOOL, L33 7UG		
	drawing title LANDSCAPE DETAILS SHRUB BED S1-S9		
	scale 1:200 @A1	date Jul 25	drwn by MBN

APPENDIX 6 - POST- DEVELOPMENT UKHAB HABITAT MAP

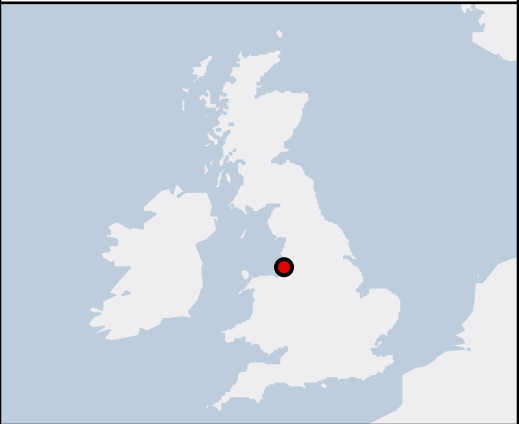
U R B A N
G R E E N



URBAN
GREEN

Legend

- Red Line Boundary
- Building
- Artificial unvegetated unsealed surface
- Developed land sealed surface
- Introduced shrub
- Modified grassland
- Mixed scrub
- PDTree



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Project: Knowsley Industrial Estate		
Title: Post Development UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: TM	Approved: TM
Project: UG3078	Scale @ A3: 1:750	Date: 07/10/2025
Dwg No: UG_3078_BNG_PDHM_01	Revision: 01	

APPENDIX 7 - PHOTOGRAPHS OF THE SITE

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Figure 4. Photographs of the Site



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



Photograph 2: Building B1 with u1c artificial, unsealed surface habitat to the west of the site.



Photograph 3: B1 - negligible roosting potential, bounded by u1b6 – developed land to the north, east and south.



Photograph 4: Internal structure of B1 displaying internal artificial light and negligible roosting potential.



Photograph 5: Structure of building B2 with negligible roosting potential in relation to u1b6 and u1c habitats on site.



Photograph 7: Example of ruderal and ephemeral species interspersed across u1b6 and u1c habitats.



Photograph 6: Internal space of B2 showing lack of potential roosting features.



Photograph 8: Example of ephemeral plant species scattered across the site, within u1c habitat parcels.



Photograph 9: u1b5 buildings in relation to predominant u1c habitat, west of the site.



Photograph 11: Combination of habitats onsite, including u1b5, u1b6, u1c and scattered ephemeral and ruderal stands.



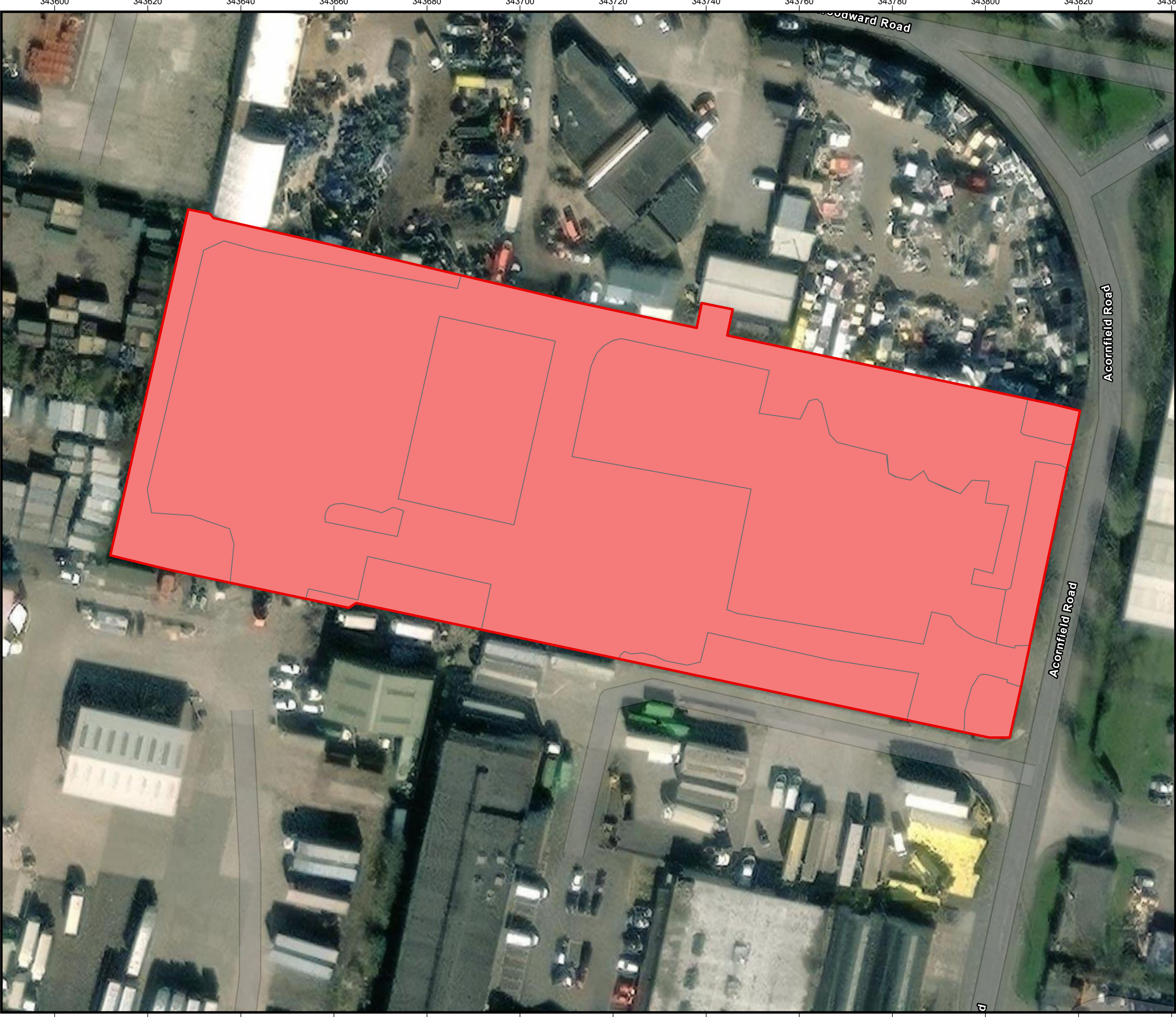
Photograph 10: example of poor condition u1b6 habitat south-west of the site, and interspersed ruderal plant species.



Photograph 12: Active herring gull (*Larus argentatus*) nest TN1 with three eggs present at time of surveying.

APPENDIX 8 - HABITAT RETENTION AND

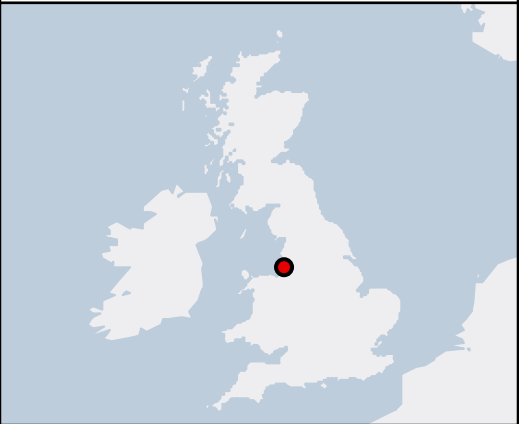
U R B A N
G R E E N



U R B A N
G R E E N

Legend

- Red Line Boundary
- Lost



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Client: Ryder & Granite Estates Limited		
Project: Knowsley Industrial Estate		
Title: Habitat Retention Results		
Issue: 01	Figure: 00	
Drawn: CL	Checked: TM	Approved: TM
Project: UG3078	Scale @ A3: 1:750	Date: 26/09/2025
Dwg No: UG_3078_BNG_HR_01		Revision: 01