



LFC Academy, Liverpool

Biodiversity Net Gain (BNG) Assessment

Prepared For: LFC Academy

Document Reference: 11306.003

December 2025

Version 1.0

TEP
401 Faraday Street
Birchwood Park
Warrington
WA3 6GA
Tel: 01925 844004
Email: tep@tep.uk.com
Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Document Title	Biodiversity Net gain (BNG) Assessment
Document Ref	11306.003
Version	1.0
Prepared For	LFC Academy

Author	Charlotte Nuttall TEP - Warrington
Date	December 2025
Checked	Francis Hesketh
Approved	Francis Hesketh

Amendment History					
Version	Date	Modified by	Check/ Approved by	Reason	Status
1.0	Dec 25	CN	FH	Issue to client	Final

The Environment Partnership Ltd is a private limited company registered in England. Registered number 7745159. Registered office: 401 Faraday Street, Birchwood Park, Warrington, WA3 6GA. © Copyright 2025 The Environment Partnership Ltd. All Rights Reserved.

This document has been prepared by The Environment Partnership Ltd ("TEP") for sole use of our Client in accordance with the provisions of the contract between TEP and the Client. No third party may use or rely upon this document or its content. TEP accepts no liability or responsibility for any such use or reliance thereon by any third party.



TEP is a Registered Practice of the Chartered Institute of Ecology and Environmental Management. The content of this document has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Code of Professional Conduct and is compliant with British Standard BS42020:2013 Biodiversity Code of Practice for Planning and Development.

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

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

Contents

Executive Summary	3
1.0 Introduction	4
2.0 Methods	8
3.0 Baseline Conditions	11
4.0 Change in Ecological Value	13
5.0 Off-setting strategy	16
6.0 Implementation, Management and Monitoring	17
7.0 BNG Good Practice Principles	18

Tables

Table 1: Good Practice Principles	18
---	----

Figures

Figure 1: Approximate site location in the context of the wider landscape	4
Figure 2: Headline results - baseline only	12
Figure 3: Headline Results as shown in the Statutory Biodiversity Metric	14

Drawings

- Drawing 1: G11306.010 Baseline UK Habitats
- Drawing 2: G11306.011 Baseline Habitat Condition & Significance
- Drawing 3: G11306.012 Proposed UK Habitats
- Drawing 4: G11306.013 Proposed Habitat Condition & Significance
- Drawing 5: G11306.014 Habitat Impact

Appendices

- Appendix A: Landscape Masterplan (Ref: 3912-PLA-XX-DR-L-0001 Rev 02)
- Appendix B: Statutory Biodiversity Metric
- Appendix C: Baseline Condition Assessment

Executive Summary

1. This Biodiversity Net Gain (BNG) Assessment has been prepared by TEP on behalf of LFC Academy (“the applicant”), in support of a full planning application for upgrades to the current training grounds at LFC Academy, The Liverpool Way, Liverpool, L33 7ED (“the site”) located within Knowsley LPA.
2. The overall site according to the Landscape Masterplan (Ref: 3912-PLA-XX-DR-L-0001 Rev 02) measures 5.83 ha. This BNG assessment is based on Revision 02, with an update in Revision 03 yet to be undertaken. Therefore, the outcome of this BNG assessment is likely to be subject to minor changes in the final iteration, including the loss of further modified grassland, the reduction of condition of other neutral grassland and creation of additional introduced shrub.
3. The site comprises two football pitches (a natural grassland pitch and an artificial astroturf pitch) and several buildings used by the club, with areas of modified grassland, a small pocket of planted wildflowers in the northwest and a non-native and ornamental hedgerow in the northwest. The baseline area habitat value is 7.23 units, and the baseline hedgerow value is 0.49 units.
4. The proposals will include the conversion of a natural outdoor football pitch into an indoor pitch, additional hardstanding, non-native and ornamental hedgerow planting, tree planting and areas of native meadow planting. Existing trees and hedgerows will mostly be retained. The post development area habitat value is 7.18 units, and the post development hedgerow value is 1.01 units.
5. A -0.6% net loss with a 0.77 unit deficit can be achieved for area habitats, which is below the mandatory 10% net gain required. A +106.35% net gain worth 0.52 units has been achieved for hedgerows, exceeding the mandatory 10% net gain required. Trading rules for area habitats are not satisfied on-site.
6. To fully meet BNG requirements, off-site habitat units will be purchased, ideally from a local habitat bank to meet the mandatory 10% net gain for area habitats and trading rules, and a 30-year Habitat Management and Monitoring Plan (HMMP) will be necessary for the on-site habitats, to be secured by s106 agreement. These matters can be secured through the Biodiversity Gain Plan planning condition prior to the commencement of development, although Liverpool City Region BNG guidance notes that a draft HMMP may be required for the on-site habitats prior to determination, given that the habitats are deemed to be of 'significance'.

1.0 Introduction

- 1.1 This Biodiversity Net Gain (BNG) Assessment has been prepared by TEP on behalf of LFC Academy Ltd (“the applicant”), in support of a full planning application for upgrades to the current training grounds at LFC Academy, The Liverpool Way, Liverpool, L33 7ED (“the site”).
- 1.2 This BNG Assessment provides a baseline value and a post-development scenario for the site. The Statutory Biodiversity Metric version 1.0.4 published by Defra¹ has been used to assess the net gain output.

Site Description

- 1.3 The site (central grid reference SJ 42373 98504) is within the administrative area of Knowsley Council, surrounded by commercial developments to the east and residential development to the west. The A5208 is to the south of the site. To the north of the site are more training fields, part of the LFC academy but outside the site boundary. The site is currently used as a major sporting training ground (Figure 1).



Figure 1: Approximate site location in the context of the wider landscape

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

Proposed Development

- 1.4 The proposed development is for major upgrades to the current training ground, with the principal change relating to BNG being the creation of an indoor football pitch that replaces a natural grass pitch, as well as the provision of indoor links to different sections of the site (see masterplan at Appendix A).

Relevant Legislation

- 1.5 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act (TCPA) 1990 (as inserted by Schedule 14 of the Environment Act 2021)². A 10% biodiversity net gain requirement is mandatory under the Environment Act 2021 for major and minor developments made under the TCPA 1990, subject to the confirmed exemptions.
- 1.6 The BNG Regulations most directly relevant to planning are:
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 - commence BNG for most types of new planning applications and provides transitional arrangements for section 73 permissions;
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024 - prescribe exemptions for categories of development to which BNG does not apply;
 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 which set out the modifications for irreplaceable habitat; and
 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 - amend the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 to include provisions in respect of applications for planning permission and the submission and determination of Biodiversity Gain Plans, as well as modifications of Schedule 7A of the Town and Country Planning Act 1990 for phased development.
- 1.7 National Planning Policy Guidance for BNG³ details the statutory framework for net gain and advises how BNG should be applied through the planning process, including:

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

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

- consideration of the Biodiversity Gain Hierarchy⁴ during site selection and design, prior to submission of a planning application
- conformance with National Planning Policy Framework 2024 (NPPF) and the mitigation hierarchy;
- how the Biodiversity Gain Objective of at least 10% gain should be proven using the statutory biodiversity metric⁵;
- advice regarding exemptions and examples of de minimis exemptions;
- approval of a Biodiversity Gain Plan once planning permission has been granted; and
- enforcement and monitoring.

1.8 The Biodiversity Gain Hierarchy is distinct from the mitigation hierarchy. The Biodiversity Gain Hierarchy sets out a list of priority actions (which are not applicable to irreplaceable habitats):

- In relation to on-site habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- In relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

1.9 The mitigation hierarchy is set out in the NPPF at Paragraph 193(a)⁶, which states that a planning application should be refused if significant harm to biodiversity resulting from the development cannot be:

- avoided (through locating on an alternative site with less harmful impacts);
- adequately mitigated; or, as a last resort,
- compensated for.

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

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

⁶ NPPF Paragraph 193(a) <https://www.gov.uk/guidance/national-planning-policy-framework/15-conserving-and-enhancing-the-natural-environment>

Local Policy

Local Nature Recovery Strategy

- 1.10 The Local Nature Recovery Strategy (LNRS) for Liverpool City Region, as of November 2025, has undergone public consultation and will be published soon⁷.

Liverpool City Region (LCR) BNG Guidance

- 1.11 LCR has published a guidance note⁸ which helps developers and LPA's understand submission requirements relating to BNG. Notable points relevant to this application include explanation of:
- how to apply the strategic significance multiplier
 - how to account for delays in starting habitat creation post-clearance
 - when on-site habitats are deemed to be 'significant', triggering the need for the LPA to review a draft Habitat Management and Monitoring Plan prior to determination

Knowsley Local Plan Core Strategy (Adopted 2016)

- 1.12 The current Local Development Plan is the Knowsley Local Plan Core Strategy (Adopted 2016) which outlines development management strategies, site allocations and a growth strategy for the borough.
- 1.13 The following policies relate to biodiversity and nature conservation:
- Policy C52 - Development Principles
 - Policy CS8 - Green Infrastructure
 - Policy CS19 - Design Quality and Accessibility in New Development
 - Policy CS21 - Greenspaces and Trees
 - Policy ENV3 Light Pollution
 - Policy DQ4 - Trees and Development

Site Allocations

- 1.14 The site is not allocated for biodiversity and nature conservation purposes in the Knowsley Local Plan.

⁷ Liverpool City Region Combined Authority (2025) [Online]. <https://www.liverpoolcityregion-ca.gov.uk/local-nature-recovery-strategy>

⁸ LCR_Mandatory_BNG_Guidance_Note_FINAL.pdf

2.0 Methods

Ecological Survey Reference Documents

- 2.1 To support this assessment the Preliminary Ecological Appraisal (PEA) (TEP Report Ref: 11306.002) and Ecological Desk Study (TEP Report Ref: 11306.001) were reviewed.

Survey Methods

UK Habitat (UKHab) Classification Survey

- 2.2 An updated UK Habitat survey was undertaken by a suitably experienced TEP Ecologist, certified to Level 3 under the Field Identification Skills Certification. The survey was completed on 26th August 2025. The survey was undertaken in accordance with the UK Habitat Classification (UKHab) assessment method⁹. This method records the habitat types present in the site, based on the UKHab descriptions. Plant species are identified in accordance with Stace (2019)¹⁰ and recorded as species lists using the DAFOR scale¹¹, where relevant.

UK Habitat Classification Conversion

- 2.3 UKHab results were converted to UK Habitat classification code with reference to the UK Hab conversions provided in the 'Technical Data' button in the calculation tool of the Statutory Biodiversity Metric, the UK Habitat Classification - Habitat Definitions and the UK Habitat Classification Field Key¹².

Condition Assessment

- 2.4 Habitat condition assessments of habitats on site were undertaken by a suitably experienced TEP ecologist concurrently with the UKHab Survey. The condition assessments were undertaken using guidance presented in the Statutory Biodiversity Metric User Guide¹³ and the Statutory Biodiversity Metric condition assessments¹⁴.

Limitations

- 2.5 Any ecological survey represents a snapshot of ecological conditions at the time of the survey; ecological conditions may change over time. Efforts to identify dominant

⁹ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). The UK Habitat Classification - Habitat Definitions V1.1 at <http://www.ukhab.org/>

¹⁰ Stace, C. (2019) New Flora of the British Isles. 4th Ed. C & M Floristics

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

¹² UKHab Version 2.0 (2023)

¹³ Statutory biodiversity metric: user guide (July 2024)

¹⁴ Statutory biodiversity metric: condition assessments (July 2024)

plant species for the purposes of characterising broad habitat types do not constitute a detailed botanical survey.

- 2.6 Survey maps do not include the boundary planted trees or woodland along Simonswood Lane, given they fall outside of the red-line boundary.

BNG Assessment

- 2.7 The proposals have been assessed in August 2025 using the Statutory Biodiversity Metric following the User Guide¹⁵.
- 2.8 To calculate the change in biodiversity across the site, a field survey is undertaken by a suitably qualified ecologist to determine the habitats present on site, their location, size, and condition. This information is then digitised, and the resulting information fed into the Statutory Biodiversity Metric.
- 2.9 The Statutory Biodiversity Metric is a tool designed to enable developers to measure the change in biodiversity across their site. It determines if there will be net gain, net loss or no net loss of biodiversity following completion of their development and any subsequent management regime.
- 2.10 The principles of biodiversity net gain as set out in the BNG Good Practice Guidelines have been considered throughout this process.

Determining Strategic Significance

- 2.11 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation, given the lack of a published LNRS.
- 2.12 Consideration has also been given to the location of Local Wildlife Sites, as well as county wide and nationally designated wildlife sites, specifically where they are referenced in local policy as providing important connectivity.
- 2.13 Strategic significance utilises published local strategies and objectives to identify local priorities for targeting biodiversity and nature improvement. Strategic significance will be high if the habitat location is identified in local plans, strategies, or policies. Medium strategic significance should be used where habitat was deemed ecologically desirable for a particular habitat type such as acting as a wildlife corridor or buffer.
- 2.14 The habitats on the site are not mapped or described as locally ecologically important within the Knowsley Local Plan Core Strategy and therefore, all habitats have been assigned low strategic significance.

¹⁵ The Statutory Biodiversity Metric User Guide (July 2024). www.gov.uk/government/publications

- 2.15 Areas of the Site are allocated in the draft LNRS as creation of wildlife rich-spaces in towns, cities and villages through the installation of biodiversity enhancements in new developments which have been included in the site proposals.

Post-Development Calculations

- 2.16 Post-development calculations have been based on the Landscape Masterplan (Ref: 3912-PLA-XX-DR-L-0001 Rev 02)
- 2.17 Metric habitats were assigned based on the most appropriate UK Habitat Classification type for each habitat parcel, using the landscape design and professional judgement, and a target condition was assigned for each parcel based upon the condition assessment criteria for habitats within the Statutory Biodiversity Metric draft user guide and condition assessment instructions. The target condition for habitat types varied depending upon their location, likely levels of use and management measures required.
- 2.18 The Tree Helper tool within the Statutory Biodiversity Metric has been used to calculate the areas for individual trees. All planted trees have been assigned as 'small' trees within the tool.
- 2.19 All habitats have been assigned creation within the same-year factor given that the majority of habitat creation involves planting and enhancements which **can** be undertaken the same year as works commence.

Limitations

- 2.20 Assumptions have been made for the feasibility of habitat types and conditions that are achievable within the site based on the provided Landscape Masterplan (Ref: 3912-PLA-XX-DR-L-0001 Rev 02).
- 2.21 86 recently-planted small urban trees are not included in baseline because they are currently <7.5cm diameter. However, they will form part of the permanent landscape so are counted in the habitat creation sheet of the metric.

3.0 Baseline Conditions.

Important Ecological Features

- 3.1 There is one local statutory designated site present within 2 km of the site which is Acornfield Plantation located 1.1 km east.
- 3.2 There are ten non-statutory local wildlife sites within 2 km of the site. These are:
- Kirkby Brook, Northwood - 0.6 km north;
 - Otis Meadow - 1 km south;
 - Acornfield Plantation - 1.1 km east;
 - Northwood Forest Hills - 1.1km north;
 - Charley Wood - 1.2km east;
 - Meadow, Kirkby (Mill) Brook of Old Hall Lane - 1.3km west
 - Kirkby Brook - 1.3km west
 - Kraft Operational Land - 1.4km south
 - Kirkby Brook, including Mill Brook - 1.7km northwest; and
 - Knowsley Brook - 1.7km south.
- 3.3 There are no notable habitats within 0.25 km of the site.

On-Site Baseline

- 3.4 Details regarding the baseline habitats are provided in the following drawings:
- Baseline UK Habitats (TEP Ref: G11306.010)
 - Baseline Habitat Condition & Significance (TEP Ref: G11306.011)
- 3.5 A full account of the results of the Condition Assessment of the area habitats on site can be found within Appendix C.
- 3.6 The site measures 5.83 ha and comprises two football pitches (one being natural and the other artificial) and several used buildings, with areas of modified grassland, a small pocket of planted wildflowers in the northwest and a non-native and ornamental hedgerow in the northwest. The baseline area and hedgerow habitats present within the site boundary are as follows:

Baseline Area Habitats

- 3.7 The area and unit values of each area habitat type present within the site boundary are as follows:

- 2.32 ha developed land; sealed surface (condition N/A);
 - 2.64 ha modified grassland in poor condition worth 5.28 units;
 - 0.7 ha other neutral grassland in good condition worth 0.84 units; and
 - 0.8 ha artificial unvegetated, unsealed surface (condition N/A).
- 3.8 There are 34 small urban trees on site each in moderate condition worth 0.1384 units. Some existing trees mapped on the Landscape Masterplan have been excluded from the baseline where they are currently smaller than 7.5cm DBH.

Baseline Hedgerows

- 3.9 The length and unit values of each hedgerow habitat type present within the site boundary are as follows:
- 0.49 km non-native and ornamental hedgerow in poor condition worth 0.49 units.
- 3.10 Figure 2 presents the baseline results, prior to post-development assessment, taken from the metric and based on the above figures.

On-site baseline	<i>Area habitat units</i>	<i>7.23</i>
	<i>Hedgerow units</i>	<i>0.49</i>
	<i>Watercourse units</i>	<i>0.00</i>

Figure 2: Headline results - baseline only

4.0 Change in Ecological Value

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

Post Development Habitats

- 4.2 Details regarding post-development habitats are provided in the following drawings:
- Proposed Habitats (TEP Ref: G11306.012)
 - Proposed Condition & Significance (TEP Ref: G11306.013)
 - Habitat Impact (TEP Ref: G11306.014)
 - Landscape Masterplan (Ref: 3912-PLA-XX-DR-L-0001 Rev 02)
- 4.3 Full details of the conversion of proposed habitats within the Landscape Masterplan to UKHab along with the target condition are provided in the Assessor Comments within the completed Statutory Biodiversity Metric (TEP Ref: x11306.001).

Impact on Area Habitats

- 4.4 Permanent losses of area habitats comprise the following:
- 0.34 ha developed land; sealed surface (condition N/A); and
 - 1.7 ha of modified grassland in poor condition worth 3.4 units.
- 4.5 0.1384 ha of urban trees worth 1.11 area habitat units are to be retained, with four trees proposed for removal (0.0163 ha).

Impact on Hedgerows

- 4.6 All hedgerows will be retained.

Proposed Area Habitats

- 4.7 The following area habitats will be created by the post-development proposals:
- 1.72 ha developed land; sealed surface (condition N/A) worth 0.0 units;
 - 0.24 ha introduced shrub (condition N/A) worth 0.46 units; and
 - 0.08 ha rain garden in moderate condition worth 0.29 units.
- 4.8 Proposed tree planting totals 84 new small urban trees in moderate condition. An additional 86 recently-planted small urban trees in moderate condition have been included in the metric as habitat creation because their DBH is currently below

7.5cm so cannot be recorded in the baseline but will be retained and allowed to grow.

4.9 The following habitats will be enhanced by the post-development proposals:

- 0.07 ha modified grassland in poor condition will be enhanced to other neutral grassland in good condition worth 0.55 units. This will include additional areas surrounding the existing native meadow area in the north corner of the site which is already in good condition and therefore good condition was assumed feasible in this area. This also includes an area south adjacent to the show football pitch with planted trees, although this area will be subject to a reduced condition in the final iteration of the metric.
- 0.05 ha modified grassland in poor condition will be enhanced to other neutral grassland in moderate condition worth 0.31 units located in the eastern corner of the site, southeast of the show football pitch.

Proposed Hedgerows

4.10 The following hedgerow extents will be created by the post-development proposals:

- 0.54 km non-native and ornamental hedgerow in poor condition worth 0.52 hedgerow units.

BNG Unit Net Change

4.11 Figure 3 presents the headline results taken from the metric and based on the above figures and impacts.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-0.04		
	<i>Hedgerow units</i>	0.52		
	<i>Watercourse units</i>	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-0.60%		
	<i>Hedgerow units</i>	106.35%		
	<i>Watercourse units</i>	0.00%		
Trading rules satisfied?		No - Check Trading Summaries ▲		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Area habitat units</i>	10.00%	7.23	7.95	0.77
<i>Hedgerow units</i>	10.00%	0.49	0.54	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

Figure 3: Headline Results as shown in the Statutory Biodiversity Metric

4.12 The headline results show that the mandatory 10% net gain for area habitats has not been achieved with a -0.6% net gain achieved for area habitats which equates

to a 0.77 unit deficit against the BNG target. A +106.35% net gain has been achieved for hedgerows, exceeding the mandatory 10% net gain required.

Trading Rules Summary

- 4.13 The proposals on-site will result in the permanent loss of habitats of low distinctiveness, and the creation and enhancement of habitats on site will result in insufficient units of low distinctiveness or better habitat to compensate for the loss of low distinctiveness habitat. Therefore, trading rules are not satisfied on-site.

Significance of On-Site Habitats

- 4.14 On-site habitats can be deemed 'significant' if they comprise habitats of medium or higher distinctiveness. If so, an on-site Habitat Management and Monitoring Plan (HMMP) is required to be secured by s106 obligation. To avoid a scenario where very small areas of medium-distinctiveness habitats need a s06 obligation, LCR guidance has listed when a HMMP is triggered.
- 4.15 In this case, the number of new trees and the presence of areas of proposed Other Neutral Grassland (existing and proposed), triggers the need for a HMMP. LCR guidance is that a draft HMMP should be provided prior to determination, so that the Council can satisfy itself on the feasibility of delivery of the mandated BNG.

5.0 Off-setting strategy

- 5.1 A net gain in habitat units and satisfaction of trading rules cannot be achieved within the site. Therefore, to satisfy the mandatory 10% net gain and trading rules the applicant will pursue purchase of biodiversity units from a habitat bank, ideally a local one. The purchase of the following units has been proposed to offset losses, satisfy trading rules, and meet the minimum 10% net gain in habitat units:

- 0.77 units of other neutral grassland.

- 5.2 Habitat banks that cover the Local Planning Authority Area and National Character Area (NCA) have been approached. This is a matter that can be secured through the Biodiversity Gain Plan planning condition prior to the commencement of development.

6.0 Implementation, Management and Monitoring

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

7.0 BNG Good Practice Principles

7.1 An appraisal of the scheme against the ten good practice principles for development is set out in Table 1.

Table 1: Good Practice Principles

Good Practice Principle:		Commentary:
1.	Apply the mitigation hierarchy	The site is primarily low distinctiveness habitats including modified grassland, developed land; unsealed surface, and artificial unvegetated; unsealed surface. The majority of losses are of modified grassland for the conversion of a natural outdoor football pitch into an indoor pitch. Therefore, it has not been possible to retain this habitat on site. On-site planting has been included where possible to go some way to compensating for losses, as well as the enhancement of low distinctiveness grassland to other neutral grassland. Offsite land is not available to the client, and therefore habitat units will be purchased from a habitat bank, ideally locally, to off-set the remaining losses. It has been possible to retain the individual trees and hedgerow habitats on site. The development plan mitigates the losses and exceeds the minimum 10% net gain for hedgerows.
2.	Avoid losing biodiversity that cannot be offset by gains elsewhere.	There are no irreplaceable habitats within the habitat baseline.
3.	Be inclusive and equitable.	Conversations have been undertaken with the client and landscape architects, working closely to maximise new landscape features which can be enjoyed by a variety of site end users and to enhance biodiversity in the area where possible.
4.	Address risks.	A precautionary approach to habitat condition assessment has been adopted due to the likely moderate/high use of retained areas. Management and monitoring, to be included in within the HMMP will ensure remedial action is taken to enable target conditions to be achieved.
5.	Make a measurable Net Gain contribution.	The proposals will deliver a net loss in area habitats of -0.6%, which equates to a deficit of 0.77 habitat units and a net gain in hedgerow habitats of +106.35% which equates to +0.52 hedgerow units. Opportunities to achieve a net gain in area-based habitats were explored, no off-site land owned by the client is available to be used for BNG, therefore the deficit will be achieved by purchasing biodiversity units from a habitat bank.
6.	Achieve the best outcomes for biodiversity.	The creation of new habitats on site, particularly the other neutral grassland and non-native and ornamental hedgerows will enhance the site for biodiversity.
7.	Be additional.	The creation of new habitats and their management for biodiversity for the next 30 years will add value to this site, along with biodiversity enhancements such as bat and bird boxes.
8.	Create a Net Gain legacy.	A 30-year Habitat Management and Monitoring Plan (HMMP) will be created to ensure the successful establishment and maintenance of the habitats to be retained, created and enhanced on site.

Good Practice Principle:		Commentary:
9.	Optimise sustainability.	Biodiversity net gain has influenced the indicative landscape design, with higher distinctiveness habitats proposed on the Site where this is practicable.
10.	Be transparent.	This report provides a transparent method for the BNG assessment ensuring that all stakeholders can follow the process through.

Drawings

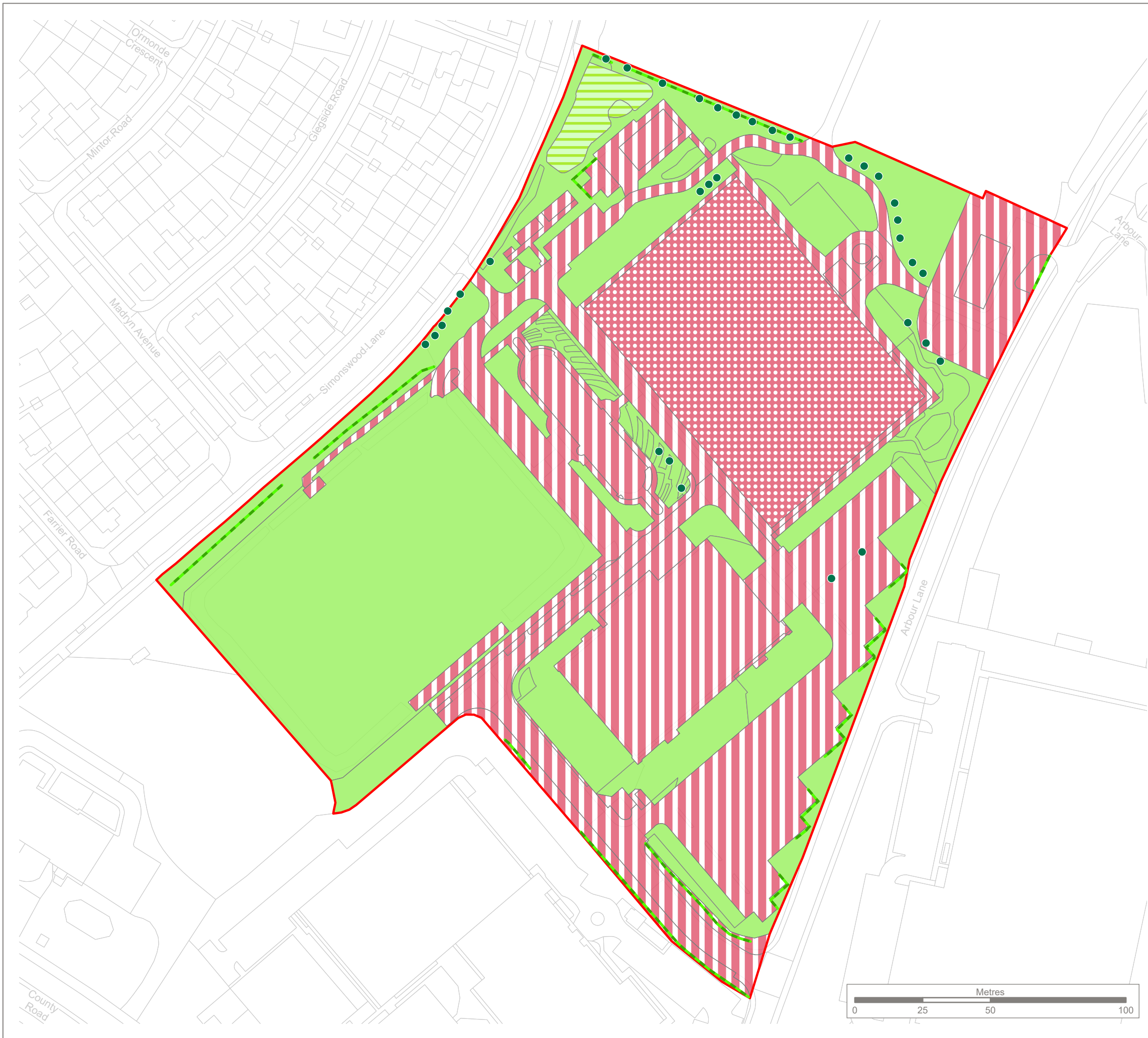
Drawing 1: G11306.010 Baseline UK Habitats

Drawing 2: G11306.011 Baseline Habitat Condition & Significance

Drawing 3: G11306.012 Proposed UK Habitats

Drawing 4: G11306.013 Proposed Habitat Condition & Significance

Drawing 5: G11306.014 Habitat Impact



KEY

Site boundary

Urban tree

Non-native and ornamental hedgerow

Modified grassland

Other neutral grassland

Artificial unvegetated, unsealed surface

Developed land, sealed surface

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

Reproduced by permission of Ordnance Survey on behalf of HMSO.

Contains OS data © Crown Copyright and database right 2025. All rights reserved.

Contains data from OS Zoomstack. Licence number 0100057890.



Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington, WA3 6GA

Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project

Liverpool Football Club Academy

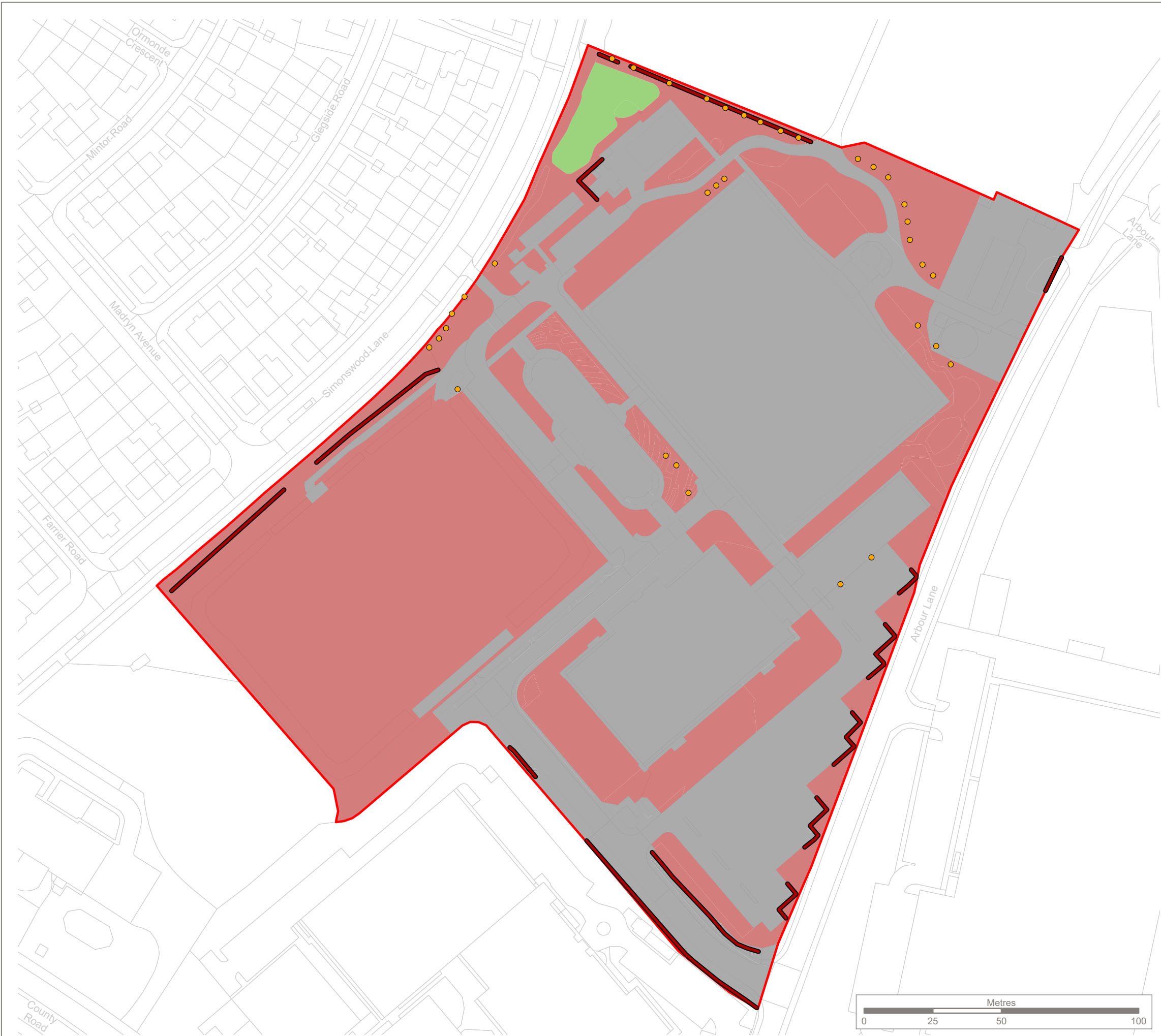
Title

Baseline Habitats

Drawing Number

G11306.010

Drawn	Checked	Approved	Scale	Date
MK	BJ	CN	1:1,400 @ A3	04/12/2025



KEY

- Site boundary
- Individual Tree Condition
 - Moderate
- Linear Features Condition
 - Poor
- Habitat Condition
 - Good
 - Poor
 - Not applicable - other

Strategic Significance
All habitats with strategic significance value of 'area/compensation not in local strategy/no local strategy'

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

Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2025. All rights reserved.
Contains data from OS Zoomstack. Licence number 0100057890.



Rev	Description	Drawn	Approved	Date



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

Project
Liverpool Football Club Academy

Title
Baseline Condition and Strategic Significance

Drawing Number
G11306.011

Drawn	Checked	Approved	Scale	Date
MK	BJ	CN	1:1,400 @ A3	04/12/2025



KEY

Site boundary

Urban tree

Non-native and ornamental hedgerow

Modified grassland

Other neutral grassland

Artificial unvegetated, unsealed surface

Developed land, sealed surface

Introduced shrub

Rain garden

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

Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2025. All rights reserved.
Contains data from OS Zoomstack. Licence number 0100057890.
Based on drawing SK-01-S0-P02 Draft Masterplan provided by client.



Rev	Description	Drawn	Approved	Date

T

E

P

THE

ENVIRONMENT

PARTNERSHIP

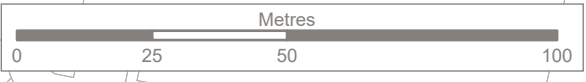
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

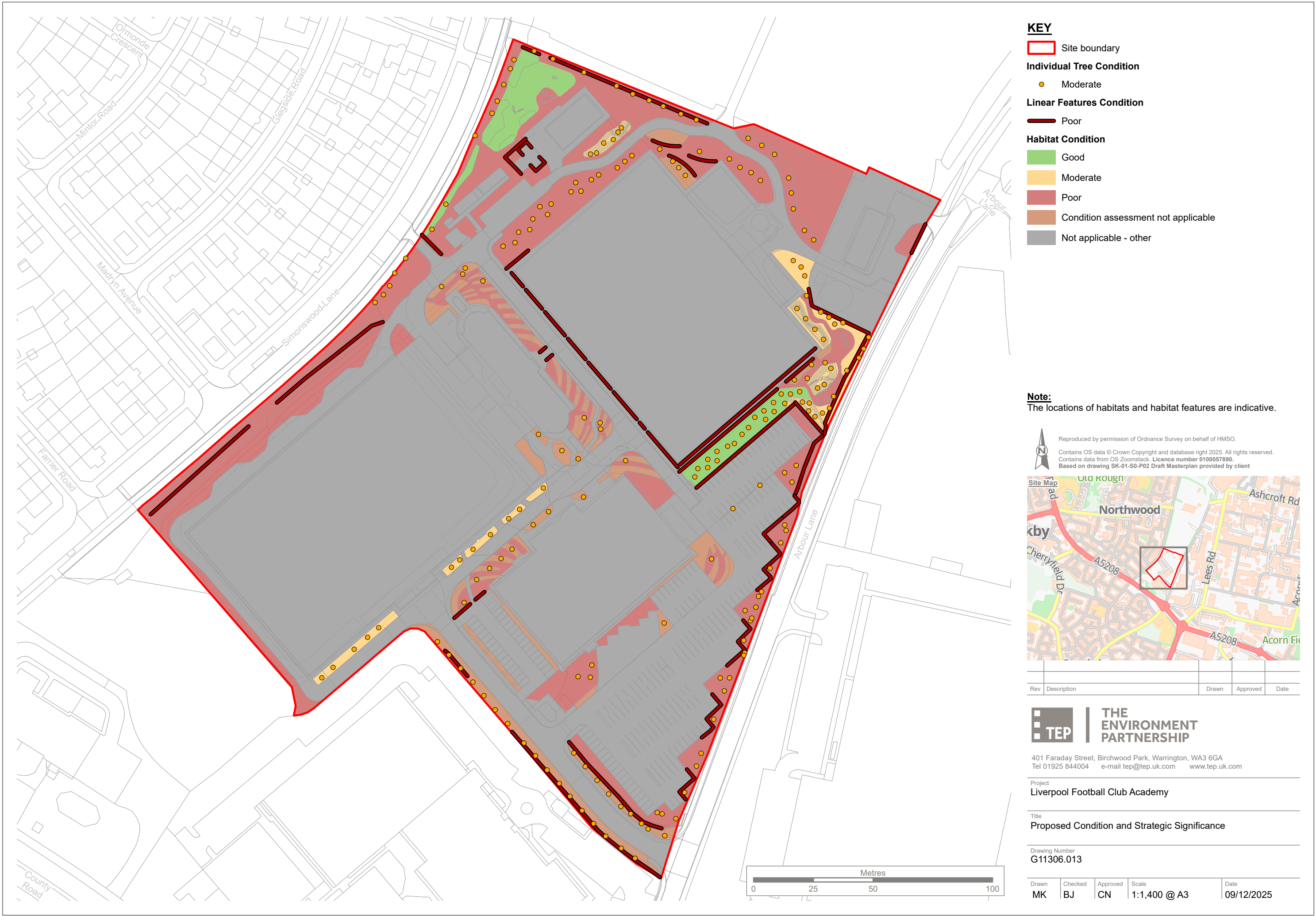
Project
Liverpool Football Club Academy

Title
Proposed Habitats

Drawing Number
G11306.012

Drawn	Checked	Approved	Scale	Date
MK	BJ	CN	1:1,400 @ A3	09/12/2025





KEY

- Site boundary
- Individual Tree Condition
 - Moderate
- Linear Features Condition
 - Poor
- Habitat Condition
 - Good
 - Moderate
 - Poor
 - Condition assessment not applicable
 - Not applicable - other

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

Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2025. All rights reserved.
Contains data from OS Zoomstack. Licence number 0100057890.
Based on drawing SK-01-S0-P02 Draft Masterplan provided by client



Rev	Description	Drawn	Approved	Date



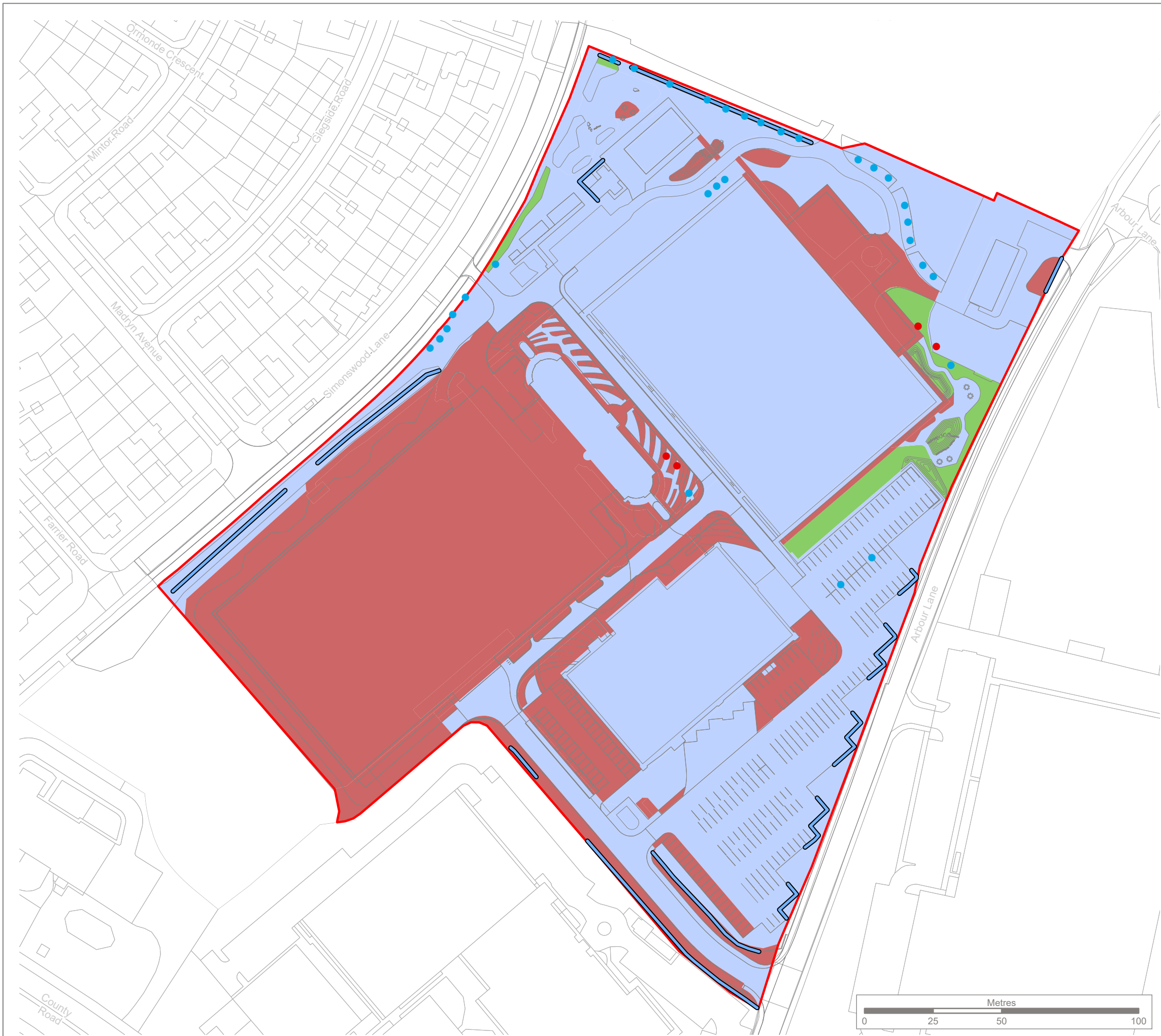
THE ENVIRONMENT PARTNERSHIP
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Liverpool Football Club Academy

Title
Proposed Condition and Strategic Significance

Drawing Number
G11306.013

Drawn	Checked	Approved	Scale	Date
MK	BJ	CN	1:1,400 @ A3	09/12/2025



KEY

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

Note:
The locations of habitat impacts are indicative.

Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2025. All rights reserved.
Contains data from OS Zoomstack. Licence number 0100057890.
Based on drawing SK-01-S0-P02 Draft Masterplan provided by client



Rev	Description	Drawn	Approved	Date

 **THE ENVIRONMENT PARTNERSHIP**

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

Project
Liverpool Football Club Academy

Title
Habitat Impact

Drawing Number
G11306.014

Drawn	Checked	Approved	Scale	Date
MK	BJ	CN	1:1,400 @ A3	09/12/2025

Appendix A: Landscape Masterplan (Ref: 3912- PLA-XX-DR-L-0001 Rev 02)



KEY

- Extent of Works Boundary
- PT1 - Exposed aggregate insitu concrete
Colour: Buff
- PT2 - Proposed brushed concrete surface
Colour: Buff
- PT3 - Proposed tarmac surface
- PT4 - Concrete small format paver herringbone
Colour: Warm
- PT5 - Proposed large format concrete paver
Colour: Buff
- PT6 - Gravel infilled concrete cellular paving
- EX1 - Existing large format concrete paver
- EX2 - Existing tarmac
- EX3 - Existing Concrete paver herringbone
Colour: Red
- EX4 - Existing servicing area
- WL1 - Proposed 450mm high concrete wall
- WL2 - Entry wall to match the AXA
- Concrete Kerb
- TREE - Proposed
- Refer to planting schedule
- Existing TREE - Existing Retained
-Refer to arbicultural survey for details on tree conditions and protection measures for retained trees.
- SW1 - Existing Lawn
- SW2 - Proposed Planting mixed native and ornamental
- SW3 - Proposed Raingarden Planting
- SW4 - Existing Hedge
- SW5 - Proposed Hedge
- SW6 - Biodiversity Planting
- Mound
- Depression
- SW7 - Native Meadow
- Specimen Shrub Dome
- Clipped Hornbeam Pillar

- 1 - Pedestrian Plaza
- 2 - Proposed parking
- 3 - Service route to indoor pitch
- 4 - Play
- 5 - Biodiversity area

This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

NOTES:

- Do not scale from this drawing, always work to noted dimensions.
- All setting out, levels and dimensions to be agreed on site.
- All dimensions are in millimetres unless otherwise stated.
- The dimensions of all materials must be checked on site before being laid out.
- This drawing must be read with the relevant specification clauses and detail drawings.
- Order of construction and setting out to be agreed on site.

Notes: For detailed arrangement of elements regarding the tags referenced please refer to the correlating drawing:
Hardworks - 1000, Softworks - 2000, Furniture - 4000.

P02	01/12/25	Stage 3 Draft	IvR	KR
P01	28/11/25	DRAFT	IvR	KR
Revision	Date	Description	Drawn	Apprvd.

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Leeds

1 Saw Mill St.,
Water Lane,
Leeds,
LS11 5WE

W: plantit-ie.com
E: info@plantit-ie.com
T: 0113 824 6413

Client Liverpool Football Club

Project Liverpool Football Club Academy

Drg Title Landscape Masterplan

Created on 29-10-25 Created by IvR Approved by KR

Scale 1:750 Size A1 Workstage Stage 3

Drg No. 3912-PLA-XX-DR-L-0001 Suitability S4 Revision P02

Appendix B: Statutory Biodiversity Metric

(provided as separate document
TEP Ref: x11306.001)

Appendix C: Baseline Condition Assessment

Baseline

Site Name: LFC Academy
Metric Version: Statutory Biodiversity Metric
Date of Survey: 26/08/2025
Surveyor: LP & JCh

Habitats			Criteria								Passes	Score	Essential Criteria	Limitations/Notes
Metric Classification	Condition Criteria Sheet Used	Condition		A	B	C	D	E	F	G				
Grassland - Modified grassland	Low Distinctiveness	Poor		Fail	Fail	Pass	Pass	Pass	Pass	Pass	5	6	A failed	A - less than 5-8 species B - sward not varied C - no scrub D - less than 5% damage, some areas very poached and short sward, mown. All MG grassland areas and includes natural sports pitch to the east
Grassland - Other neutral grassland	Medium, High, and Very High Distinctiveness	Good		Pass	Pass	Pass	Pass	Pass	Pass		6	6		Planted section of wildflowers behind family/rec room.
Individual trees – Urban tree	Individual Trees	Moderate		Pass	Pass	Fail	Pass	Fail	Fail		3	3		Small immature trees
Urban - Developed land; sealed surface	Urban	N/A												Buidlings, roads/hardstanding
Urban - Artificial unvegetated, unsealed surface	Urban	N/A												Astroturf football pitch
Urban - Introduced shrub	Urban	N/A												Small area of introduced shrub east of western pitch. Species include pine, privet, barberry.

Hedgerows			Criteria											
Metric Classification	Condition		A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	No. of Failures	Functional Groups
Non-native and ornamental hedgerow	Poor												N/A	Non-native ornamental hedgerow along fence in the northeast, extending southwest. Species comprise cherry laurel, cotoneaster, hazel, dog rose, blackthorn, elder and barberry. 3m wide, 5m high.



WARRINGTON

401 Faraday Street
Birchwood Park
Warrington
WA3 6GA

T: 01925 844004
E: tep@tep.uk.com

MARKET HARBOROUGH

The Reynard Suite
Bowden Business Village
Market Harborough
Leicestershire
LE16 7SA

T: 01858 383120
E: mh@tep.uk.com

GATESHEAD

Office 26 Gateshead
International Business
Centre
Mulgrave Terrace
Gateshead
NE8 1AN

T: 0191 6053340
E: gateshead@tep.uk.com

LONDON

8 Trinity Street
London
SE1 1DB

T: 020 3096 6050
E: london@tep.uk.com

CORNWALL

Nr Falmouth
Cornwall

T: 01326 240081
E: cornwall@tep.uk.com