



THE
ENVIRONMENT
PARTNERSHIP



SYMMETRY PARK MERSEYSIDE

WIDNES

UNITS 3 AND 4 RESERVED MATTERS 3 - BIODIVERSITY NET GAIN ASSESSMENT

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Executive Summary

1. The Environment Partnership (TEP) were commissioned by Tritax Symmetry (Merseyside) Ltd to undertake a Biodiversity Net Gain (BNG) assessment for the Units 3 and 4 Reserved Matters 3 application for Symmetry Park Merseyside located at the former Cronton colliery, Widnes; hereafter referred to as the "Site".
2. Habitat surveys and condition assessments were undertaken in March, September and October 2019 and June 2020, with an update in August 2021 to inform this assessment. There are not considered to be any significant constraints to the surveys or condition assessments.
3. The Site comprises a range of habitats including unmanaged arable fields, horse paddocks, semi-improved neutral grassland, semi-natural and plantation broad-leaved woodland, scrub, and scrub/tree regeneration over grassland.
4. The soft landscape development proposals produced by Enzygo (MAN.1453.008.ENZ.XX.00.DR.L.45.101 to .103) have been used to inform this assessment. Proposals include the creation of native woodland and native shrub planting along with wildflower meadow, woodland flora planting and native hedgerows.
5. Biodiversity Metric 2.0 has been used as the tool to calculate the biodiversity impact. For the Outline Development Zone, the baseline habitat units total 31.46, while post-development units total 21.89. Therefore, there is a net loss of -9.58 habitat units and a net percentage loss of -30.44%. With respect to hedgerow units, no hedgerows are present in the baseline and 1.00 hedgerow units will be created.
6. For the Country Park Zones, the baseline habitat units total 1.61, while post-development units total 0.97. Therefore, there is a net loss of -0.64 habitat units and a net percentage loss of -39.97%.
7. In summary, the total number of units required to achieve no net loss would be the sum of 9.58 habitat units in the Outline Development Zone plus 0.64 habitat units in the Country Park Zone i.e. 10.22 habitat units.
8. In line with the S106 agreement drawn up with Knowsley Council as part of the initial Hybrid application (20/00494/HYB), the aim is to deliver no net loss for the Units 3 and 4 Reserved Matters 3 application. The shortfall in biodiversity habitat units will be delivered via a financial contribution, defined as £11,000 per unit, as agreed in the S106 agreement.

1.0 Introduction

Background

- 1.1 The Environment Partnership (TEP) were commissioned by Tritax Symmetry (Merseyside) Ltd to undertake a Biodiversity Net Gain (BNG) assessment for the Units 3 and 4 Reserved Matters 3 application for Symmetry Park Merseyside located at the former Cronton colliery, Widnes; hereafter referred to as the "Site".
- 1.1 The Reserved Matters 3 application boundary covers part of the area previously identified as the Outline Development Zone in the hybrid application (20/00494/HYB) and parts of what was previously identified as the Country Park Zone Outline Application in the hybrid application (20/00494/HYB) which were included as offsetting for the BNG assessment of the Detailed Application of 20/00494/HYB.
- 1.2 The purpose of this design stage report is to provide an updated, detailed assessment on the BNG delivered for the area previously identified as the Outline Development Zone in the hybrid application (20/00494/HYB) and the north-eastern part of the area previously identified as the Country Park Zone Outline Application in the hybrid application (20/00494/HYB) in support of the Units 3 and 4 Reserved Matters 3 application for this part of the site.
- 1.3 No other changes to areas previously identified as the Country Park Zone Outline Application in the hybrid application (20/00494/HYB) have occurred hence no updated BNG assessment of these areas are undertaken, in order to avoid double-counting of biodiversity units.
- 1.4 In order to maintain continuity with the original BNG assessment, Biodiversity Metric 2.0 has been used to assess the net gain output of the Reserved Matters 3 application. Two metrics, one for each of the areas described above have been produced.

Site description

- 1.5 The central grid reference of the Site is SJ 4721 8939. The Site covers an approximate area of 18ha and is located between Widnes and Prescot, immediately southeast of Junction 6 of the M62 motorway (Figure 1).

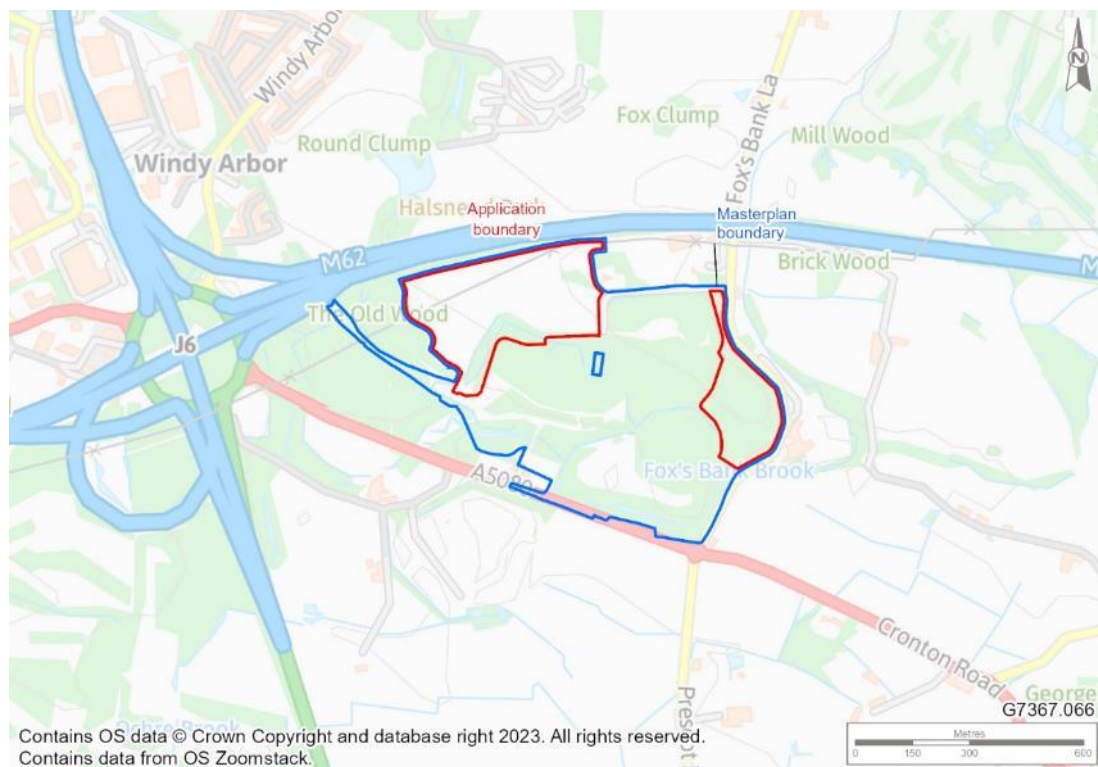


Figure 1 Site location and Units 3 and 4 Reserved Matters 3 application redline boundary

- 1.6 The Site comprises a range of habitats including unmanaged arable fields, horse paddocks, semi-improved neutral grassland, semi-natural and plantation broad-leaved woodland, scrub, and scrub/tree regeneration over grassland. As a result of earthworks undertaken as part of Reserved Matters 2, some areas now comprise artificial unvegetated, unsealed surface.

Proposed development

- 1.7 The proposals are for B8 business use (storage and distribution) and associated infrastructure and landscaping (22605-UMC-XXXX-SI-DR-A-0671-Illustrative Masterplan_P08). The detailed landscape plan has been used in the assessment of post-development landscaping (MAN.1453.008.ENZ.XX.00.DR.L.45.101 to 103).
- 1.8 Earthworks to facilitate the Unit 2 development and provide landscaping for the Country Park are also proposed.

Relevant Policy and Legislation

National Policies

- 1.9 Paragraph 174(d) of the revised NPPF (2021) states that "*Planning policies and decisions should contribute to and enhance the natural and local environment by [...] minimising impacts on and providing net gains for biodiversity [...]*" The Government 25-year Environment Plan states that government will "*[...] embed environmental net gain principle for development*".

- 1.10 In July 2019, the government issued revised planning practice guidance (NPPG) with details on how planners can implement "net environmental gain" requirements when assessing development proposals, including new advice on protecting wildlife.
- 1.11 Revised guidance recently published by the government says that net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain. It states: *"Planning conditions or obligations can, in appropriate circumstances, be used to require that a planning permission provides for works that will measurably increase biodiversity"*.
- 1.12 In terms of measuring net gain, the guidance states that using a metric is a pragmatic way to calculate the impact of a development and the net gain that can be achieved. It goes on to state that *"[...] tools such as the Defra biodiversity metric can be used to assess whether a biodiversity net gain outcome is expected to be achieved"*.
- 1.13 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are. In order to inform the biodiversity net gain assessment, the Biodiversity Metric 2.0 metric has been used.
- 1.14 The Environment Act 2021 received Royal Assent on 9th November 2021 and includes a mandatory 10% biodiversity net gain on all Town and Country Planning Act 1990 developments. The 10% requirement was mandated on 12th February 2024. However, as this Reserved Matters application relates to a planning approval received before 12th February 2024, mandatory 10% is not applicable in this instance and the agreements written into the original approval still stand.

Local Policies

- 1.15 There is no current local policy within the Knowsley Council's Local Plan requiring a specific percentage of BNG.

Aims of this report

- 1.16 The aims of this report are to:
- Set out the methods used to assess the habitat baseline of the Site;
 - Set out the methods and assumptions used to assess the post development habitat scoring of the Site;
 - Assess the BNG that is delivered as a result of the site design and offsetting required;
 - Demonstrate how the BNG good practice principals for development have been addressed; and
 - Set out the requirement for a 30 year management and monitoring plan.

2.0 Methods

2.1 The existing habitat information was gathered for the site by TEP in 2019, 2020 and 2021. Full details are provided within the following technical reports:

- Ecology Chapter of the Symmetry Park Merseyside Environmental Statement;
- Appendix 8.1 of the ES: Ecology Desk Study (June 2020);
- Appendix 8.2 of the ES: Phase 1 Habitat Survey and Target Notes (March, September and October 2019, June 2020);
- Appendix 7.7 of the ES: Arboricultural Impact Assessment; and
- Updated site walkover (reported below) (August 2021).

Survey Methods

Desk Based Assessment

2.2 A search of existing information relating to protected species, habitats of conservation priority and designated sites was undertaken in June 2020. Sources included Merseyside Biobank, Natural England and MAGIC Map websites. The search extended 2km from the site boundary for non-statutory designated sites, protected species and priority species and habitats. Information regarding statutory protected sites within the wider area (up to 10km) was also collected. Relevant local planning policies were also identified to inform the assessment.

Phase 1 Habitat Survey

2.3 A Phase 1 habitat survey was undertaken by TEP ecologists (all FISC Level 4 or 5) in March, September and October 2019 and June 2020. The survey was carried out in accordance with the Phase 1 Habitat Survey assessment methods (JNCC, 2010) and the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). Habitat types were mapped and dominant vegetation species noted. Any invasive species were also recorded.

2.4 An updated site walkover was undertaken by Associate Ecologist Anne Pritchard (FISC Level 4) in August 2021 to identify any significant changes in vegetation cover.

Condition Assessment

2.5 An updated condition assessment survey of the area-based habitats present, pre-development was undertaken by Associate Ecologist Anne Pritchard (FISC Level 4) in August 2021 in order to identify any significant changes from those initially used for the Hybrid application BNG assessment. The condition assessments were undertaken using the guidance presented in the Biodiversity Metric 2.0 - Technical Supplement¹.

¹ IAN CROSHER A, SUSANNAH GOLD B, MAX HEAVER D, MATT HEYDON A, LAUREN MOORE D, STEPHEN PANKS A, SARAH SCOTT C, DAVE STONE A & NICK WHITE A. 2019. The Biodiversity Metric 2.0: Auditing and accounting for biodiversity value: technical supplement (Beta version, July 2019). Natural England.

Arboriculture Survey

- 2.6 An arboricultural survey of the site was carried out by Tyler Grange in May 2020². The survey was by means of inspection from ground level in accordance with *BS 5837:2012 Trees in relation to design, demolition, and construction – Recommendations (Ref 7-20)*. The Standard provides a categorisation method to “identify the quality and value (in a non-fiscal sense) of the existing tree stock, to allow informed decisions to be made concerning which trees should be removed or retained in the event of development occurring”. The method places trees and groups of trees into one of four quality categories and provides guidance on the integration and protection of trees during construction.
- 2.7 The presence of Tree Preservation Orders, Conservation Areas, Ancient Woodland, and Veteran Trees was also ascertained.

BNG Assessment

- 2.8 The Site was assessed using Biodiversity Metric 2.0 in line with the user guide³ and technical supplement provided and is the calculator which is defined in the S106 agreement for the site.
- 2.9 Biodiversity Metric 2.0 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 In order to calculate the change in biodiversity across the site, a site survey was undertaken by a suitably qualified ecologist to determine the habitats present, their location, size, and condition. This information is then digitised and the resulting information fed into Biodiversity Metric 2.0.
- 2.11 The principles of biodiversity net gain as set out in the Biodiversity Net Gain Good Practice Guidelines⁴ have been considered throughout this process as listed below:
1. Apply the mitigation hierarchy;
 2. Avoid losing biodiversity that cannot be offset by gains elsewhere;
 3. Be inclusive and equitable;
 4. Address risks;
 5. Make a measurable net gain contribution;
 6. Achieve the best outcomes for biodiversity;
 7. Be additional;
 8. Create a net gain legacy;

² Appendix 7.7 from ES - Arboricultural Impact Assessment

³ IAN CROSHER A, SUSANNAH GOLD B, MAX HEAVER D, MATT HEYDON A, LAUREN MOORE D, STEPHEN PANKS A, SARAH SCOTT C, DAVE STONE A & NICK WHITE A. 2019. The Biodiversity Metric 2.0: auditing and accounting for biodiversity value. User guide (Beta Version, July 2019). Natural England.

⁴ CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide;

9. Optimise sustainability;

10. Be transparent.

UK Habitat Classification Conversion

- 2.12 Phase 1 habitats were converted to UK Habitat classification code⁵ with reference to the UK Hab conversions provided in the 'Technical Data' button in the calculation tool of the Biodiversity Metric 2.0, the UK Habitat Classification - Habitat Definitions⁶ and the UK Habitat Classification Field Key⁷.

Determining Strategic Significance

- 2.13 Strategic significance was determined through a robust desktop review of local planning policy and other relevant documentation. The desk-based assessment provides full details of local policy and legislation covering the site. This includes biodiversity policies and the policies map within Knowsley Local Plan⁸ documents.
- 2.14 No designated sites or other strategic biodiversity allocations were identified for the site within the Knowsley Local Plan. However, review of the Liverpool City Region Ecological Network identified Core Biodiversity Area (CBA) woodland and grassland within the Reserved Matters application area.
- 2.15 Therefore, where woodland and grassland habitats on-site coincide with the CBA woodland and grassland areas, these are allocated **high strategic significance**. All other habitats are allocated **low strategic significance**.

Post-Development Calculations

- 2.16 Post development calculations have been based on the detailed landscape plan produced by Enzygo (MAN.1453.008.ENZ.XX.00.DR.L.45.101 to 103).

Limitations

- 2.17 All surveys were undertaken at the appropriate time of year and conditions allocated based on survey information at the time. Where access to dense vegetation was limited, review of aerial imagery was also undertaken in order to provide sufficient information to determine more accurate habitat extents and boundaries.

⁵ UK Habitat Classification: [ukhab – UK Habitat Classification](#)

⁶ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). UK Habitat Classification - Habitat Definitions V1.1

⁷ UK Hab Field Key V2.1 Sep2020

⁸ Knowsley Local Plan Core Strategy (adopted January 2016)

3.0 Baseline Conditions

Important Ecological Features

- 3.1 No designated sites are located within the Site boundary.
- 3.2 The closest internationally designated sites are the Mersey Estuary Special Protection Area (SPA) and Ramsar site which lie 5.3km to the south. The Mersey Estuary Site of Special Scientific Interest (SSSI) is also the closest nationally designated site at 5.3km south.
- 3.3 No statutory locally designated sites are present within 2km of the Site. The closest non-statutory site is Old Wood South Local Wildlife Site (LWS), an ancient woodland, which is located 15m west of the Site.
- 3.4 Information from the desk-based assessment and site survey indicate that deciduous woodland priority habitat is located within the Site in the areas of mature semi-natural broad-leaved woodland.
- 3.5 No irreplaceable habitats are present within the Site. However, ancient woodland is present 15m to the west of the site at Old Wood South LWS. A Tree Preservation Order (64/00001/TPO) is located with the north of the Site and covers mature woodland and stand-alone mature trees in this area and which will be lost as a result of this Reserved Matters 3 application.

On-Site Baseline

Outline Development Zone

- 3.6 The site comprises a range of habitats including unmanaged arable fields, now succeeded to tall ruderal vegetation (UKHab: ruderal/ephemeral), poor semi-improved grassland horse paddocks (UKHab: modified grassland), semi-improved neutral grassland (UKHab: other neutral grassland), semi-natural and plantation broad-leaved woodland (UKHab: lowland mixed deciduous woodland and other woodland, broadleaved respectively), scrub (UKHab: mixed scrub) and scrub/tree regeneration over grassland (UKHab: other neutral grassland). As a result of earthworks undertaken as part of Reserved Matters 2, some areas now comprise UKHab: artificial unvegetated, unsealed surface.
- 3.7 The updated site walkover in August 2021 noted that the key significant change to the habitats present was that cultivation of the arable fields had ceased and tall ruderal vegetation including thistles *Cirsium arvense*, *C. vulgare*, willowherbs *Epilobium hirsutum*, *Chamaenerion angustifolium* and ragwort *Senecio jacobea* had developed. No other significant changes to other habitats had occurred, except now for the earthworks which have taken place as part of Reserved Matters 2.
- 3.8 Since these earthworks were included as post-development habitats in the Reserved Matters 2 BNG assessment they are taken as the baseline for this Reserved Matters 3 application to avoid double counting.

- 3.9 With respect to condition, no significant changes in condition had occurred and so those used in the original BNG assessment are retained in this current BNG assessment.
- 3.10 Full details of the conversion from Phase 1 habitat to the UK Habitat Classification along with the results of the Condition assessment are provided in the Assessor Comments column within the completed Biodiversity Metric 2.0 (Appendix A). The following drawings are provided in Appendix B:
- UK Habitat Classification Baseline (G7367.070); and
 - Baseline Condition and Strategic Significance (G7367.071).

Country Park Zones

- 3.11 This area comprises two small areas to the north and south of the Outline Development Zone and includes poor semi-improved grassland (UKHab: modified grassland), semi-improved neutral grassland (UKHab: other neutral grassland), tall ruderal (UKHab: ruderal/ephemeral), a small area of semi-natural broad-leaved woodland (UKHab: lowland mixed deciduous woodland) and bare ground (UKHab: vacant/derelict/bareground).
- 3.12 Full details of the conversion from Phase 1 habitat to the UK Habitat Classification along with the results of the Condition assessment are provided in the Assessor Comments column within the completed Biodiversity Metric 2.0 (Appendix A). The following drawings are provided in Appendix B:
- UK Habitat Classification Baseline (G7367.075); and
 - Baseline Condition and Strategic Significance (G7367.076).

4.0 Post-Development Habitats

On-Site Proposed Design

Outline Development Zone

- 4.1 Details regarding post-development habitats are provided in the following document, along with client team discussions and are included in Appendix B:
- 4.2 Soft Landscape Plans (MAN.1453.008.ENZ.XX.00.DR.L.45.101 to 103) produced by Enzygo.
- 4.3 The overarching principle for the landscape design proposals has been to respect the local environment, reflect the local flora and associated habitats and to deliver benefits to landscape character, visual amenity, and biodiversity. It has combined several strategies which include:
- Creating a structure of native woodland and shrub planting to complement the existing woodland habitats;
 - Retention and protection of existing woodland to the west of Unit 2 and south of Unit 4;
 - Use of a reclamation grassland mix which includes species known to thrive in poor soil conditions; and
 - Provide amenity/ornamental planting for year-round interest to the internal parts of the development with a high percentage of native species trees and shrubs included in planting mixes where practical and space allows.
- 4.4 Full details of the conversion from the masterplan to the UK Habitat classification along with the target condition are provided in the Assessor Comments within the completed Biodiversity Metric 2.0 (Appendix A). The following drawings are provided in Appendix B:
- Habitat Impacts Plan (G7367.074);
 - UK Habitat Classification Proposed Development (G7367.072); and
 - Proposed Development Condition and Strategic Significance (G7367.073).

Country Park Zones

- 4.5 Details regarding post-development habitats in these areas are also provided by the Soft Landscape Plans (MAN.1453.008.ENZ.XX.00.DR.L.45.101 to 103) produced by Enzygo. The proposals indicate that these areas will be replanted predominantly with woodland and will also include areas of wildflower meadow grassland and a hedgerow.
- 4.6 Full details of the conversion from the masterplan to the UK Habitat classification along with the target condition are provided in the Assessor Comments within the Biodiversity Metric 2.0 (Appendix A). Drawings are provided in Appendix B:
- Habitat Impacts Plan (G7367.081);
 - UK Habitat Classification Proposed Development (G7367.078); and
 - Proposed Development Condition and Strategic Significance (G7367.080).

5.0 BNG Metric

- 5.1 A biodiversity assessment has been undertaken, using the Biodiversity Metric 2.0 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.

Summary of Biodiversity Impact

- 5.2 Detailed results of the assessment for both the Outline Development Zone and the Country Park Zones are provided in separate Biodiversity Metrics in Appendix A. The summary results, taken from the metrics, are provided in Figures 2 and 3 below.

On-site baseline	Habitat units	31.46
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention (Including habitat retention, creation, enhancement & succession)	Habitat units	21.89
	Hedgerow units	1.00
	River units	0.00
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation, enhancement & succession)	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)	Habitat units	-9.58
	Hedgerow units	1.00
	River units	0.00
Total net % change (including all on-site & off-site habitat creation + retained habitats)	Habitat units	-30.44%
	Hedgerow units	Check Data
	River units	0.00%

Figure 2 Results of Biodiversity Net Gain assessment for the Outline Development Zone

On-site baseline	Habitat units	1.61
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention (Including habitat retention, creation, enhancement & succession)	Habitat units	0.97
	Hedgerow units	1.01
	River units	0.00
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation, enhancement & succession)	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)	Habitat units	-0.64
	Hedgerow units	1.01
	River units	0.00
Total net % change (including all on-site & off-site habitat creation + retained habitats)	Habitat units	-39.97%
	Hedgerow units	Check Data
	River units	0.00%

Figure 3 Results of Biodiversity Net Gain assessment for the Country Park Zones

- 5.3 Based on the details available for this Units 3 and 4 Reserved Matters 3 planning application, the results for the Outline Development Zone indicate a net loss of -9.58 (-30.44%) area-based habitat units and a net gain for linear habitat/hedgerow units (the 'Check Data' note for net % change is not possible to calculate when baseline hedgerow units are zero (because no hedgerows are present on the Site)).
- 5.4 For the Country Park Zones, which, as part of the original Hybrid application, was predominantly to be grassland, the results indicate a net loss of -0.64 (-39.97%) area-based habitat units and a net gain for linear habitat/hedgerow units (the 'Check Data' note for net % change is not possible to calculate when baseline hedgerow units are zero (because no hedgerows are present on the Site)).
- 5.5 In summary, the total number of units required to achieve no net loss would be the sum of 9.58 habitat units in the Outline Development Zone plus 0.64 habitat units in the Country Park Zones i.e. 10.22 habitat units.
- 5.6 This shortfall in biodiversity units for both of these areas will be delivered via a financial contribution, defined as £11,000 per unit, as agreed in the S106 agreement associated with Hybrid application 20/00494/HYB. This will enable delivery of habitat enhancement and creation within Knowsley for the benefit of local nature conservation priorities.

6.0 Implementation, Management and Monitoring

- 6.1 This BNG assessment has been undertaken for the Units 3 and 4 Reserved Matters 3 planning application providing a detailed landscape planting schedule with specific species mixes and soil preparation methodology to ensure the target habitats and conditions can be achieved in the Units 3 and 4 area (comprising areas defined as the Outline Development Zone and Country Park Zones in this report).
- 6.2 A detailed 30-year management and monitoring plan will be produced for Units 3 and 4 and will include detailed management prescriptions which aim to achieve the specific target condition for each habitat, based on the Biodiversity Metric 2.0 condition criteria. The plan will 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 will also be included.

7.0 BNG Good Practice Principles for Development

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

Table 1: Appraisal against good practice principles

Good Practice Principle	Commentary
1. Apply the mitigation hierarchy	Discussions during the iterative design process during an earlier Reserved Matters application have enabled the retention of the area of semi-natural broad-leaved woodland (which has been identified as having the potential to be ancient woodland) to the west of Unit 2 and south of Unit 4 within the site design.
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	No ancient woodland, other irreplaceable habitats or designated sites will be lost or affected by this Reserved Matters application.
3. Be inclusive and equitable	Discussions regarding how to achieve 10% net gain were held with Knowsley Council and Merseyside Environmental Advisory Service (MEAS) during the Hybrid planning application process. With respect to this RM application, it was agreed that a maximum offsetting financial contribution was included in the S106. The offsetting fee for any net loss for this RM application will then draw down against the S106 agreement.
4. Address risks	A Landscape and Habitat Management Plan (LHMP) will be produced which will provide detailed prescriptions for the management of each habitat, in order that the target conditions can be achieved.
5. Make a measurable Net Gain contribution	Woodland, scrub and grassland habitats have been the focus of the landscaping scheme for the site in order to compensate for these habitats which have been lost from the site. However, there is a net loss of 9.58 habitat units (-30.44%) from the Outline Development Zone and 0.64 habitat units (-39.97%) from the Country Park Zones and therefore off-site compensation will be required to achieve a net gain.
6. Achieve the best outcomes for biodiversity	Losses of grasslands, woodland and scrub are generally compensated by provision of grassland (specifically designed for reclaimed sites), new woodland and native shrub planting as far as has been possible within the site design. Buffering of adjacent habitats with soft landscaping has protected retained habitats from the built environment and has strengthened habitat corridors. Offsetting payment will help contribute to local nature conservation priorities.
7. Be additional	There are no existing obligations with respect to nature conservation on this site and so all actions will be additional.

Good Practice Principle	Commentary
8. Create a Net Gain legacy	The LHMP will set out a long-term commitment to site management, ensuring habitats will reach their targeted conditions and that any effects from the economic use of the site is mitigated. Monitoring visits will comprise part of the LHMP and will initiate adaptive management where existing interventions are failing to achieve target conditions.
9. Optimise sustainability	Alongside BNG, Tritax Symmetry are committed to high standards of environmental sustainability in the building process, aspiring to BREEAM Excellent for their developments.
10. Be transparent	This report clearly sets out the methods and limitations which have been used to undertake the BNG assessment process.

**APPENDIX A: Biodiversity Metric 2.0
(provided under separate cover)**

APPENDIX B: Associated Plans

Outline Development Zone

UK Habitat Classification - Baseline (G7367.070)

Baseline Condition and Strategic Significance (G7367.071)

Soft Landscape Plans by Enzygo (MAN.1453.008.ENZ.XX.00.DR.L.45.101 to 103)

Habitat Impacts Plan (G7367.074)

UK Habitat Classification Proposed Development (G7367.072)

Proposed Development Condition and Strategic Significance (G7367.073)

Country Park Zones

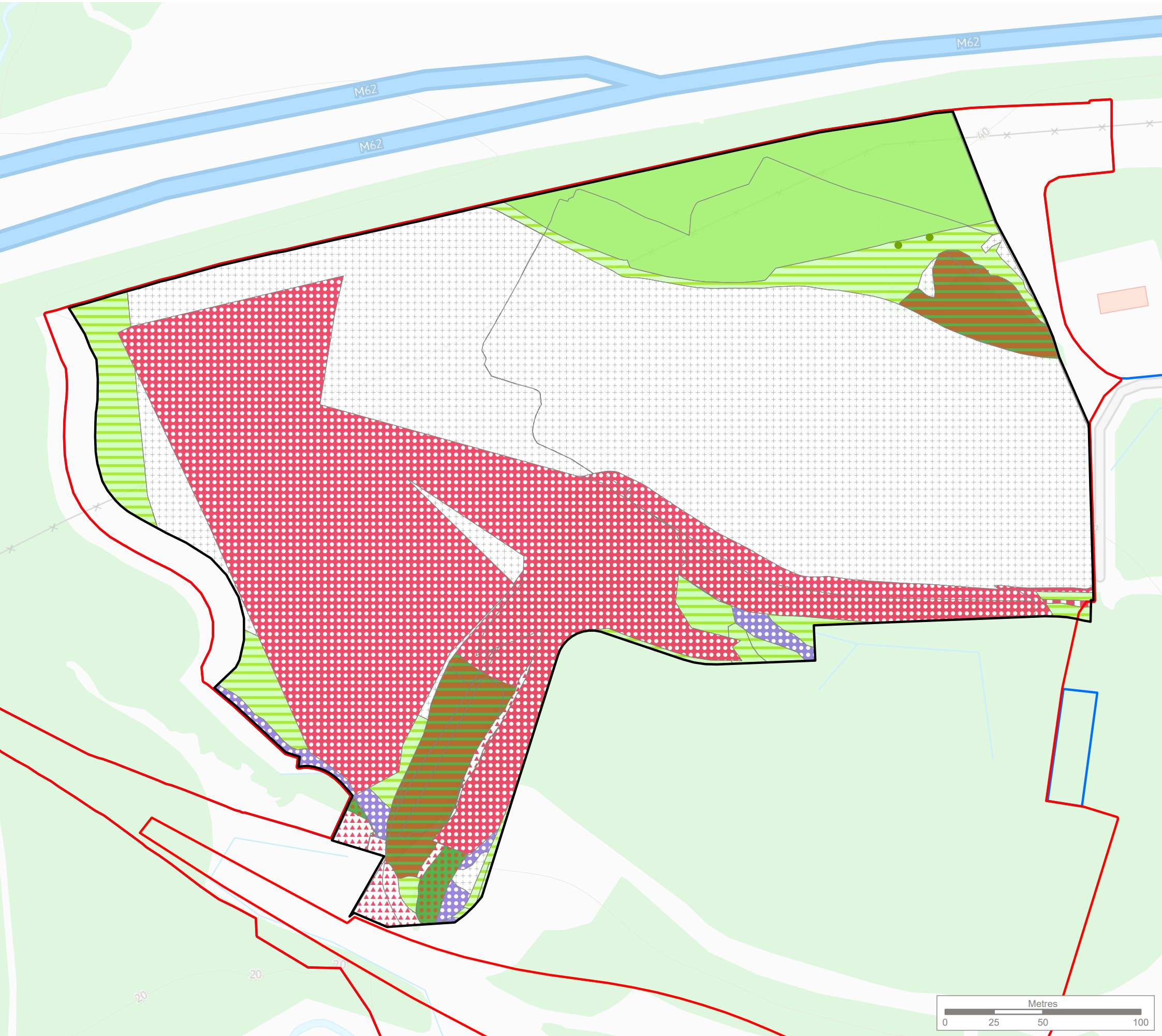
UK Habitat Classification - Baseline (G7367.075)

Baseline Condition and Strategic Significance (G7367.076)

Habitat Impacts Plan (G7367.081)

UK Habitat Classification Proposed Development (G7367.078)

Proposed Development Condition and Strategic Significance (G7367.080)



KEY

- Site boundary
- Application boundary
- Masterplan boundary

Individual Trees

- Rural tree

Grassland

- Modified grassland
- Other neutral grassland

Heathland and Shrub

- Mixed scrub

Sparsely Vegetated Land

- Ruderal/ephemeral

Woodland and Forest

- Lowland mixed deciduous woodland
- Other woodland, broadleaved

Urban

- Artificial unvegetated, unsealed surface
- Bare ground
- Developed land, sealed surface

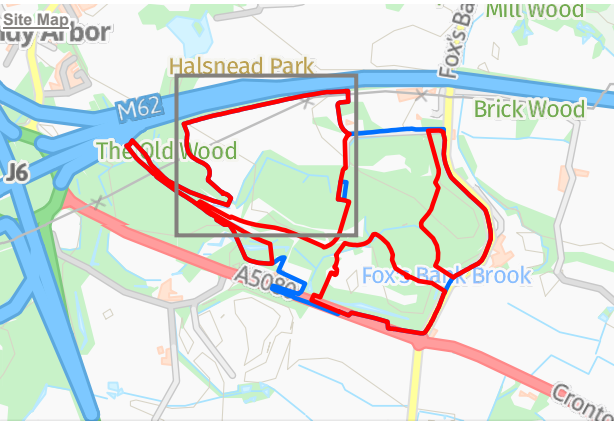
Note:

The locations of habitats and habitat features are indicative.



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Rev	Description	Drawn	Approved	Date



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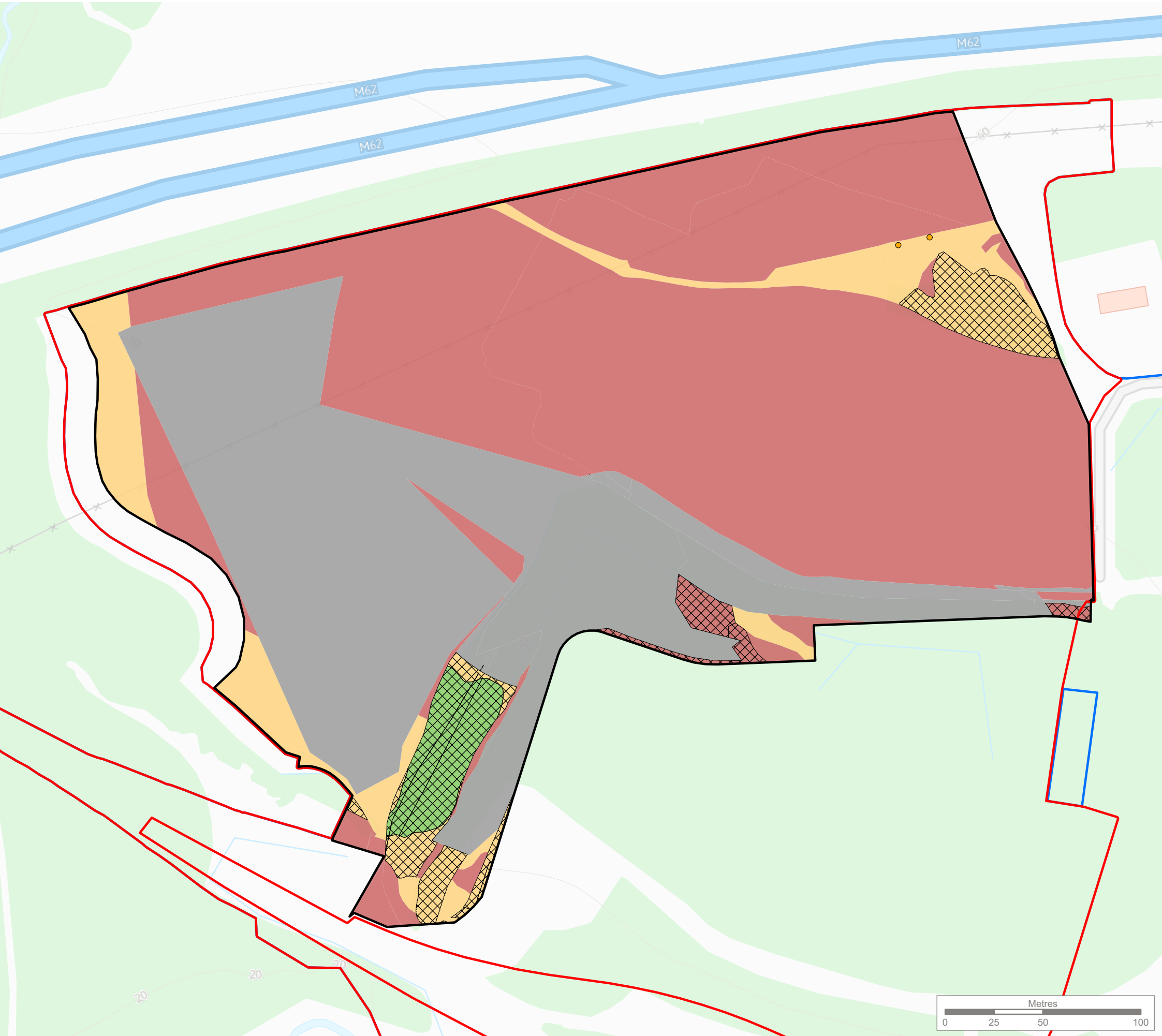
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Symmetry Park

Title
**Existing UK Habitats
Reserved Matters 3**

Drawing Number
G7367.070

Drawn	Checked	Approved	Scale	Date
CW	BJ	ACP	1:2,000 @ A3	26/02/2024



KEY

- Site boundary
- Application boundary
- Masterplan boundary

Individual Tree Condition

- Moderate

Habitat Condition

- Good
- Moderate
- Poor
- Condition assessment not applicable

Strategic Significance

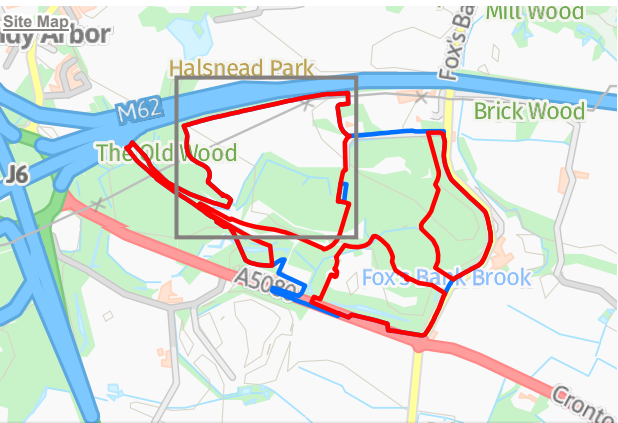
- Formally identified in local strategy
- All other habitats with strategic significance value of area/compensation not in local strategy/no local strategy

Note:
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Rev	Description	Drawn	Approved	Date

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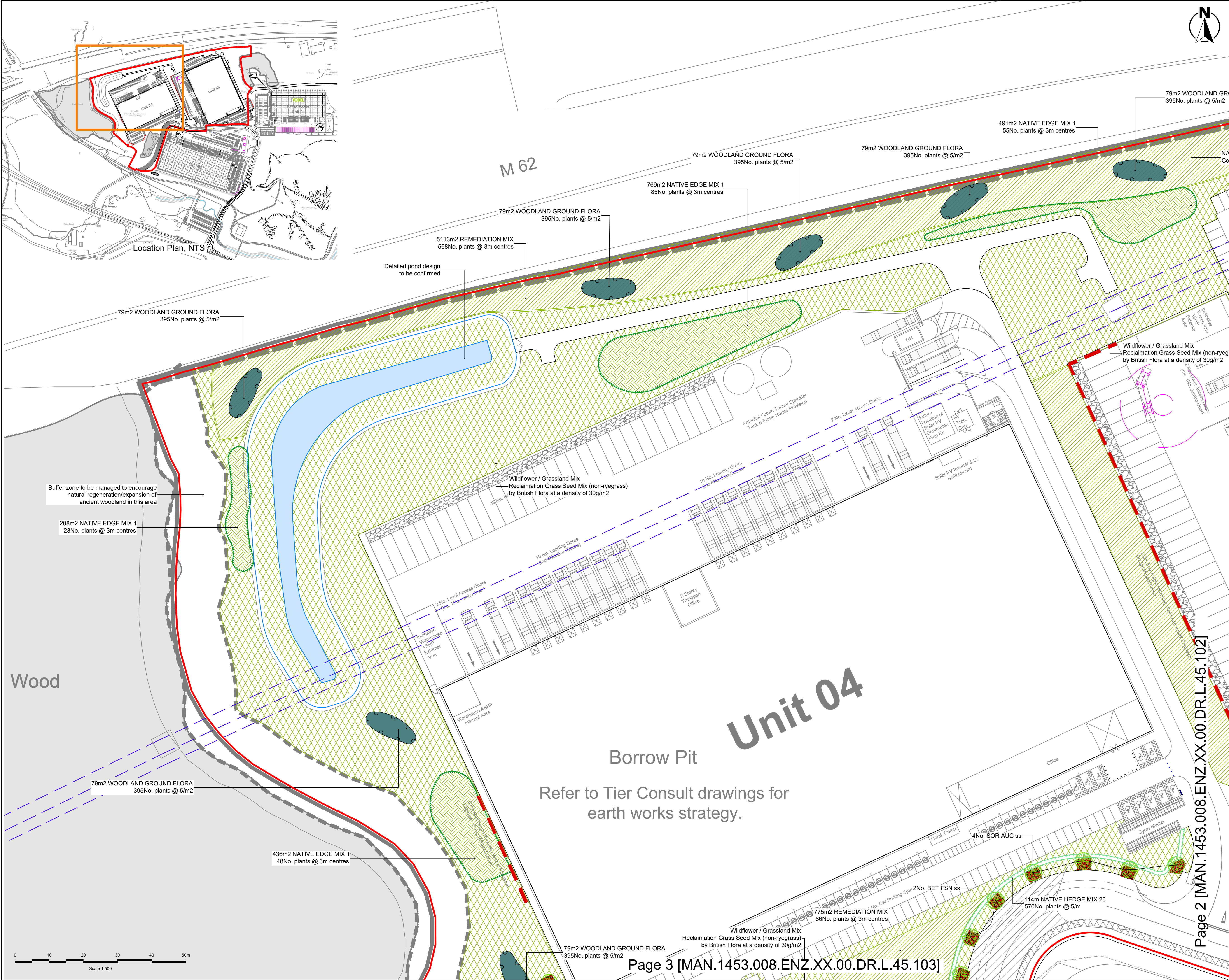
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Project
Symmetry Park

Title
**Existing Habitat Condition and Strategic Significance
Reserved Matters 3**

Drawing Number
G7367.071

Drawn CW	Checked BJ	Approved ACP	Scale 1:2,000 @ A3	Date 26/02/2024
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- NOTES**
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 - This drawing is to be read in conjunction with all relevant drawings and documents associated with this project.
 - All surveyed information including levels and layout is provided by others
 - All existing and proposed dimensions, levels and locations to be checked and verified by the main contractor on site prior to the commencement of the works and any anomalies reported to the engineer.

- KEY**
- Extent of Full Application Boundary
 - Existing Retained Vegetation, refer to arb survey/AIA by Tyler Grange
 - Proposed Tree Planting
 - Proposed Native Hedgerow
 - Proposed Woodland Ground Flora Mix
 - Proposed Remediation Mix
 - Proposed Woodland Mix
 - Proposed Native Edge Mix
 - Proposed Wildflower / Grassland Mix
 - Proposed Groundcover Mix Island beds to be filled with imported top soil of min depth of 450mm
 - Ancient Woodland Buffer - 15m
 - Tree Pit: Imported top soil for tree pits, see specification document, Reclamation Grass Seed Mix (non-ryegrass) sown beneath trees

PL04	09/02/24	Amended Planting	NP	CG	CG
PL03	08/01/24	Amended Planting	NP	CG	CG
PL02	07/12/23	Amended Planting	NP	CG	CG
PL01	01/12/23	First issue	NP	CG	CG

Rev	Date	Description	DRA	CHK	APP

Client
Tritax Symmetry Merseyside 1 Ltd.

Drawing Title
Soft Landscape Plan
(Reserved Matters Application 3)
page 1 of 3

Status	Date	Scale
For Planning	16/11/23	1:500 @ A1

Drawn	Designed	Checked	Approved
NP	NP	CG	CG

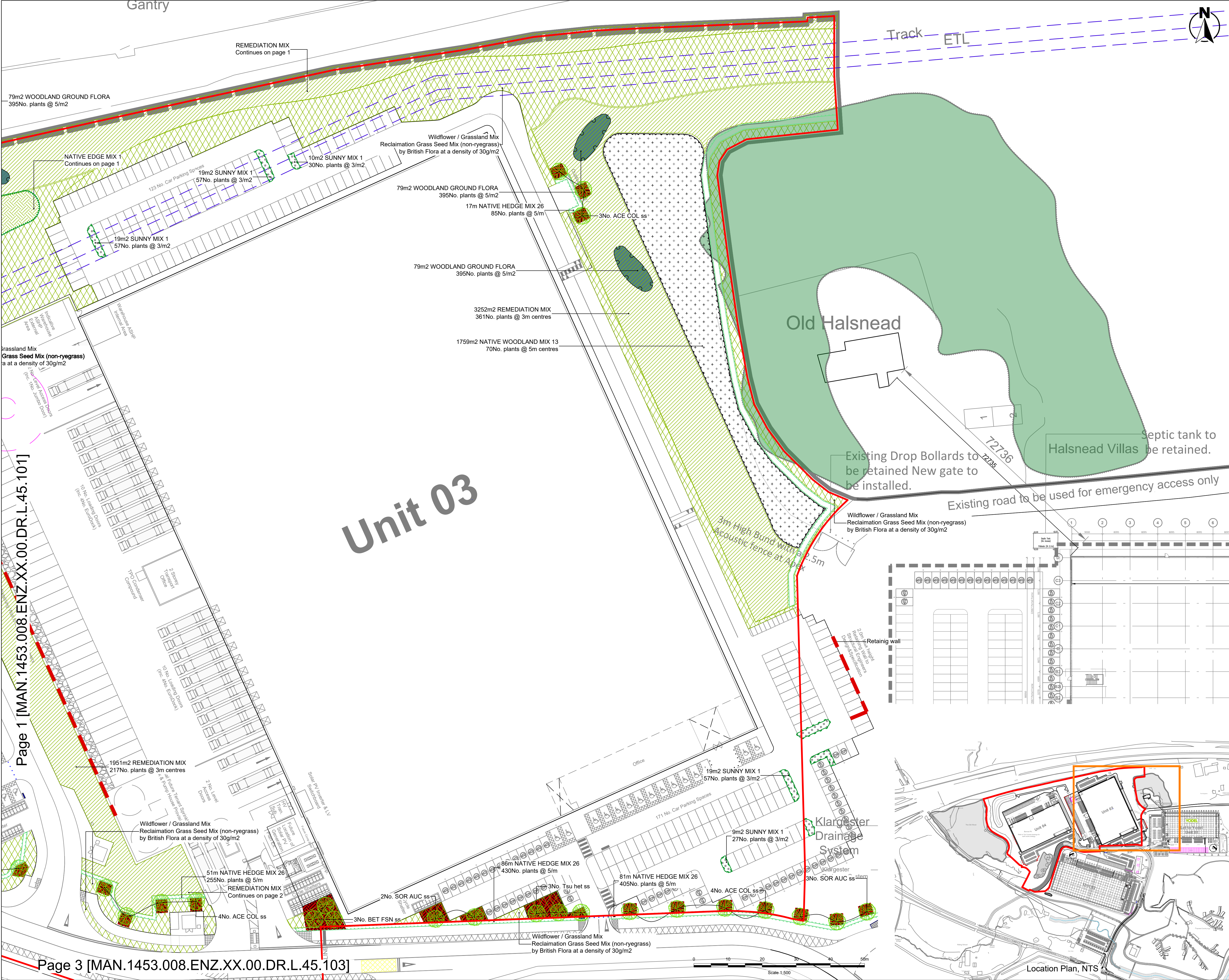
DWG No.	Revision
1453.008.ENZ.XX.00.DR.L.45.101	PL04

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environmental consultants

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MANCHESTER
0161 413 6444

SHEFFIELD
0114 321 5151
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- NOTES**
- Do not scale for construction purposes
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PL04	09/02/24	Amended Planting	NP	CG	CG
PL03	08/01/24	Amended Planting	NP	CG	CG
PL02	07/12/23	Amended Planting	NP	CG	CG
PL01	01/12/23	First issue	NP	CG	CG
Rev	Date	Description	DRA	CHK	APP

Project
Symmetry Park, Merseyside

Client
Tritax Symmetry Merseyside 1 Ltd.

Drawing Title
Soft Landscape Plan
(Reserved Matters Application 3)
page 2 of 3

Status	Date	Scale
For Planning	16/11/23	1:500 @ A1

Drawn	Designed	Checked	Approved
NP	NP	CG	CG

DWG No.	Revision
1453.008.ENZ.XX.00.DR.L.45.102	PL04

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- NOTES**
- Do not scale for construction purposes
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- KEY**
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PL04	09/02/24	Amended Planting	NP	CG	CG
PL03	08/01/24	Amended Planting	NP	CG	CG
PL02	07/12/23	Amended Planting	NP	CG	CG
PL01	01/12/23	First issue	NP	CG	CG
Rev	Date	Description	DRA	CHK	APP

Project
Symmetry Park, Merseyside

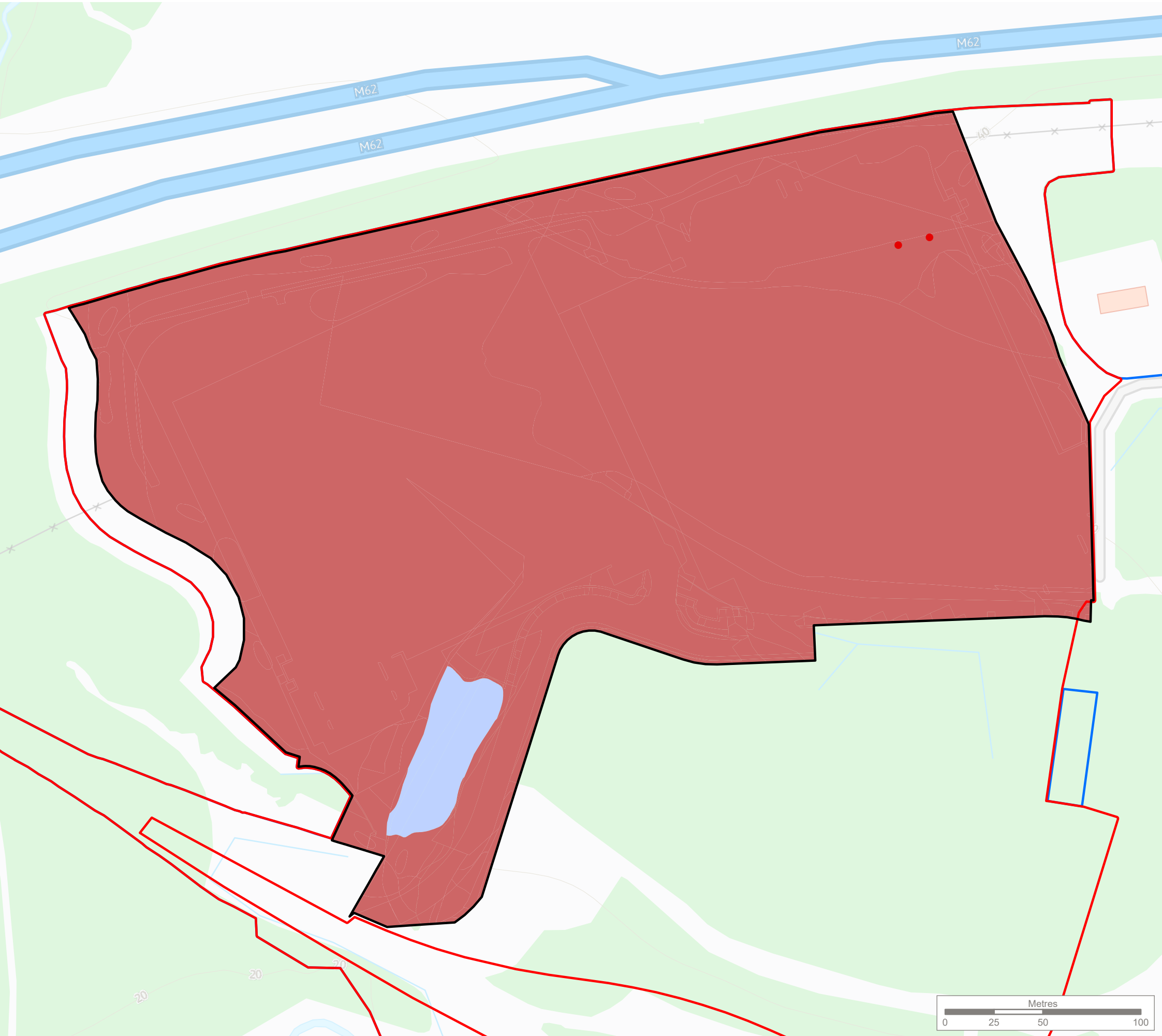
Client
Tritax Symmetry Merseyside 1 Ltd.

Drawing Title
Soft Landscape Plan
(Reserved Matters Application 3)
page 3 of 3

Status	Date	Scale
For Planning	16/11/23	1:500 @ A1

Drawn	Designed	Checked	Approved
NP	NP	CG	CG

DWG No.	Revision
1453.008.ENZ.XX.00.DR.L.45.103	PL04



- KEY**
- Site boundary
 - Application boundary
 - Masterplan boundary

- Individual Tree Impact**
- Lost

- Habitat Impact**
- Retained
 - Lost

Note:
The locations of habitat impacts are indicative.
Based on drawing MAN.1453.008.ENZ.XX.00.DR.L.45.101-103
provided by the client.



Rev	Description	Drawn	Approved	Date



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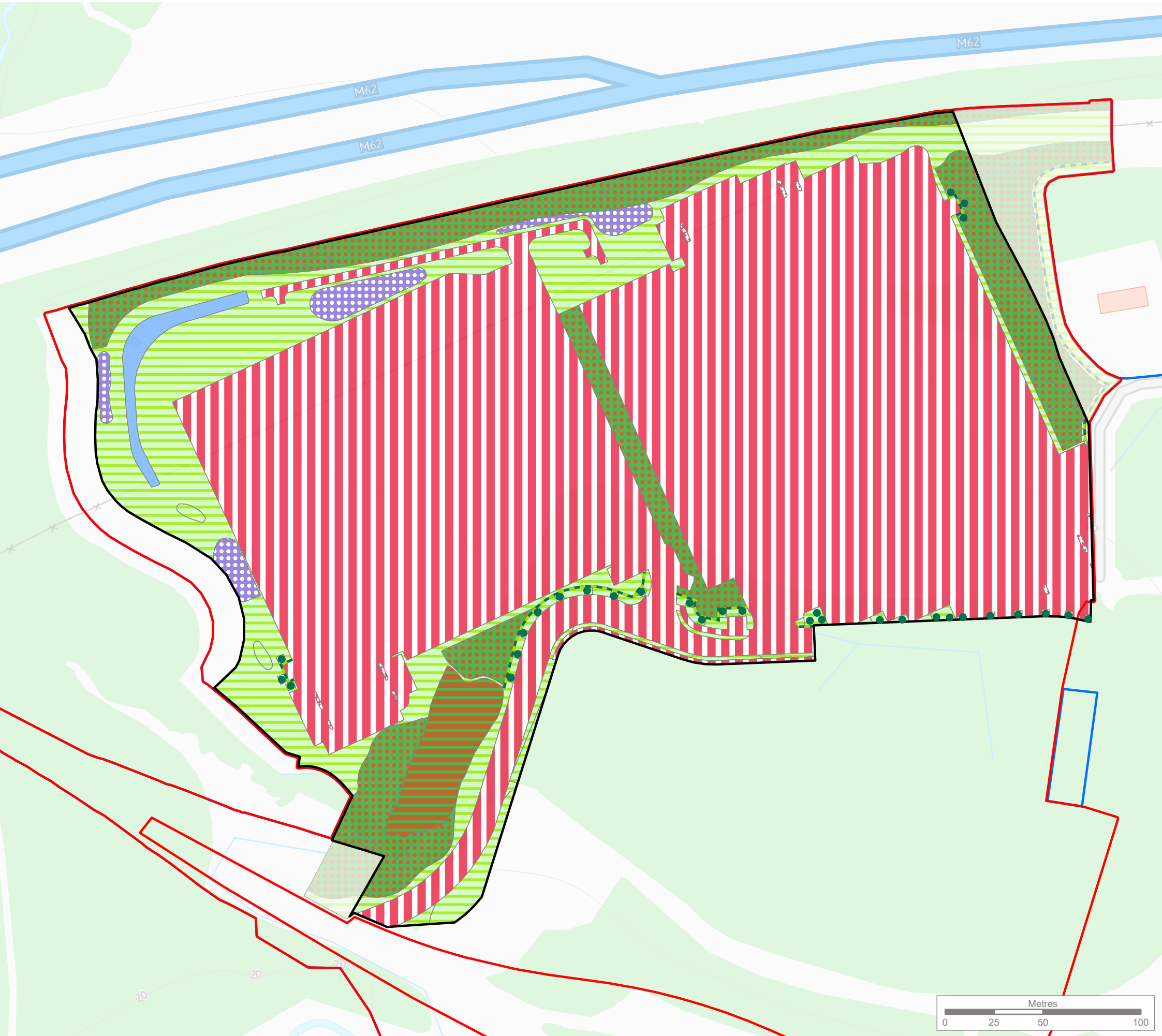
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Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Symmetry Park

Title
**Habitat Impact
Reserved Matters 3**

Drawing Number
G7367.074

Drawn	Checked	Approved	Scale	Date
CW	BJ	ACP	1:2,000 @ A3	26/02/2024



KEY

- Site boundary
- Application boundary
- Masterplan boundary

Individual Trees

- Urban tree

Hedgerows

- Native species-rich hedgerow

Grassland

- Other neutral grassland

Heathland and Shrub

- Mixed scrub

Lakes

- Ponds (non-priority habitat)

Woodland and Forest

- Lowland mixed deciduous woodland
- Other woodland, broadleaved

Urban

- Developed land, sealed surface
- Introduced shrub
- Vacant/derelict land/bareground

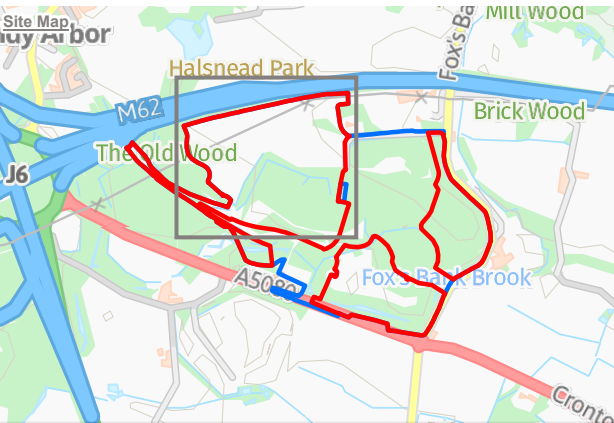
Note:

The locations of habitats and habitat features are indicative. Based on drawing MAN.1453.008.ENZ.XX.00.DR.L.45.101-103 provided by the client.



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Rev	Description	Drawn	Approved	Date



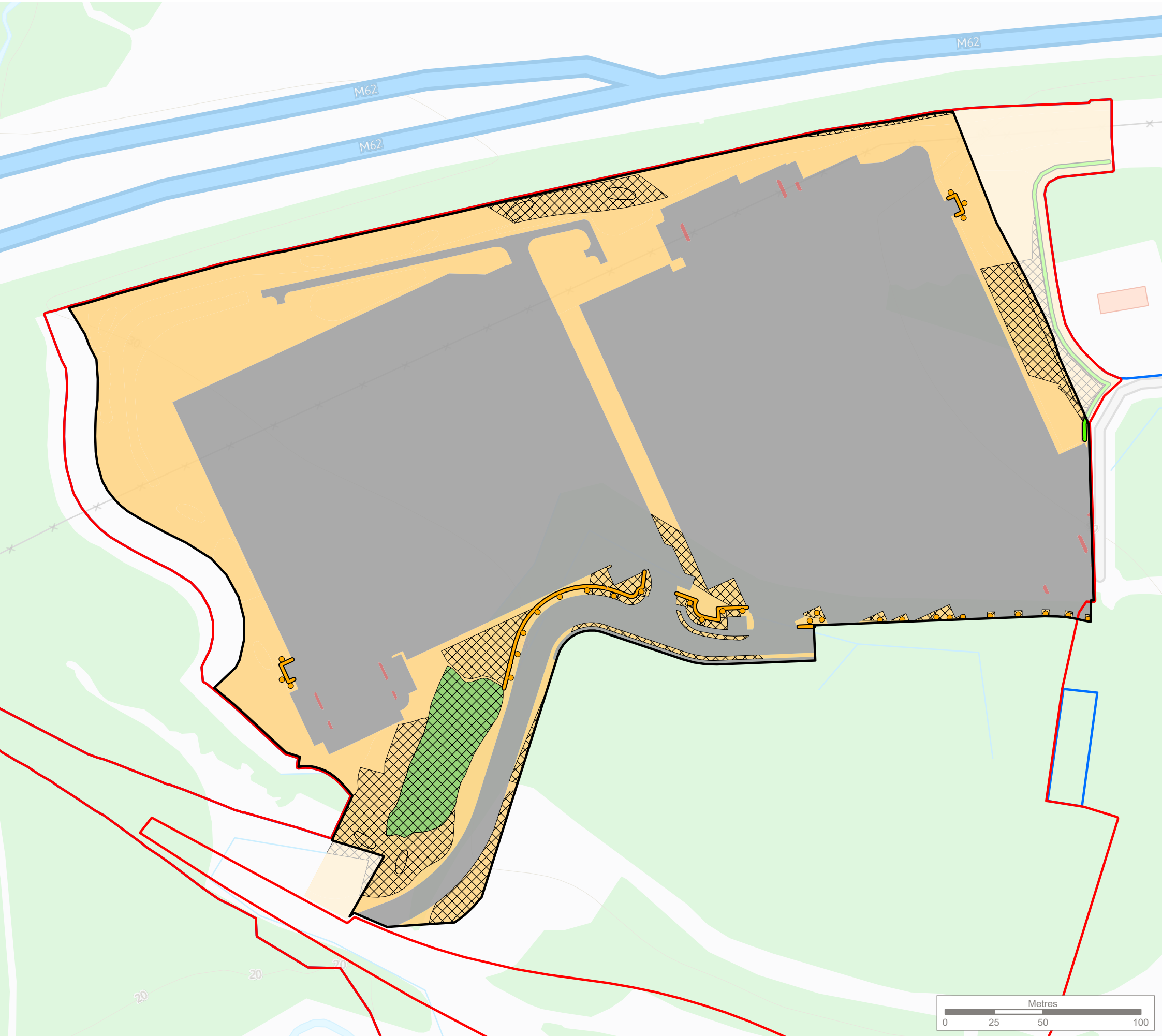
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Project
Symmetry Park

Title
Proposed UK Habitats
Reserved Matters 3

Drawing Number
G7367.072

Drawn	Checked	Approved	Scale	Date
CW	BJ	ACP	1:2,000 @ A3	26/02/2024



KEY

- Site boundary
- Application boundary
- Masterplan boundary

Individual Trees

- Moderate

Hedgerow Condition

- Good
- Moderate

Habitat Condition

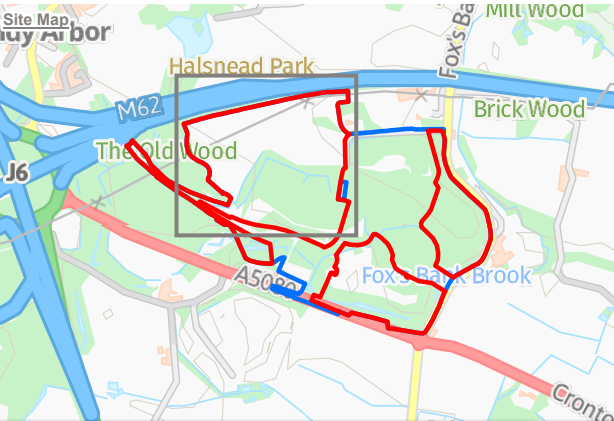
- Good
- Moderate
- Poor
- Condition assessment not applicable

Strategic Significance

- Formally identified in local strategy
- All other 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.
Based on drawing MAN.1453.008.ENZ.XX.00.DR.L.45.101-103 provided by the client.

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Rev	Description	Drawn	Approved	Date



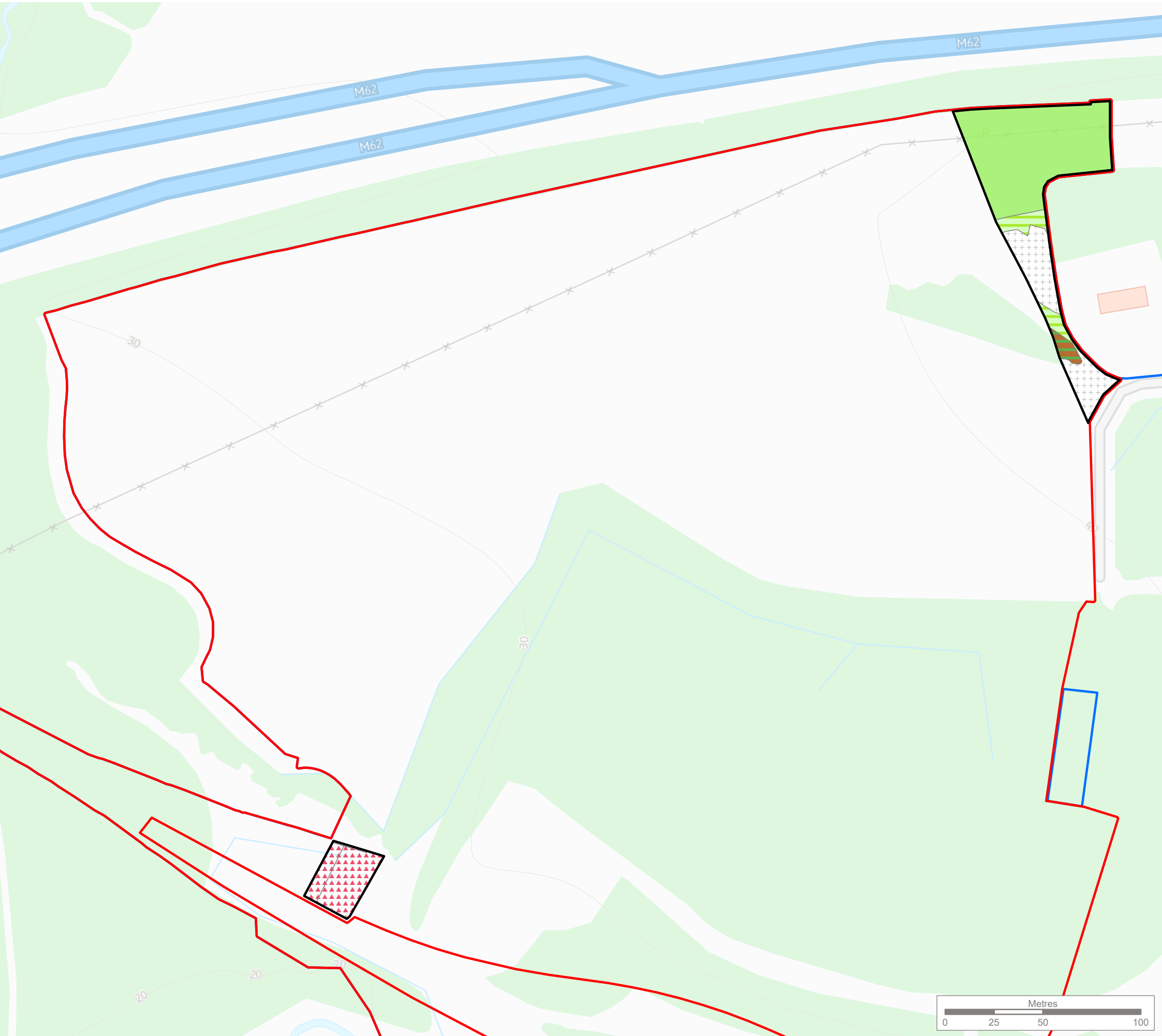
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Project
Symmetry Park

Title
Proposed Habitat Condition and Strategic Significance
Reserved Matters 3

Drawing Number
G7367.073

Drawn	Checked	Approved	Scale	Date
CW	BJ	ACP	1:2,000 @ A3	01/03/2024

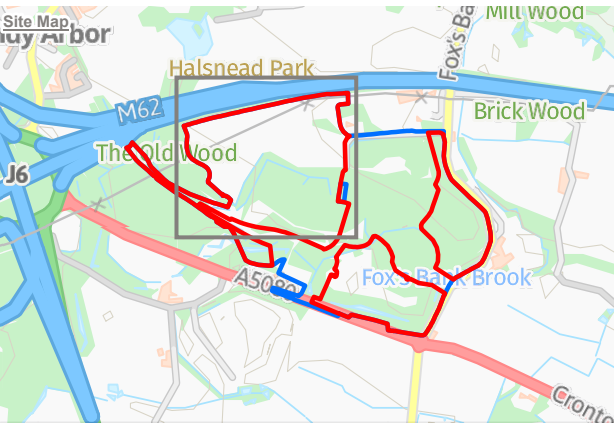


KEY

- Site boundary
- Application boundary
- Masterplan boundary
- Grassland**
 - Modified grassland
 - Other neutral grassland
- Sparsely Vegetated Land**
 - Ruderal/ephemeral
- Woodland and Forest**
 - Lowland mixed deciduous woodland
- Urban**
 - Vacant/derelict land/bareground

Note:
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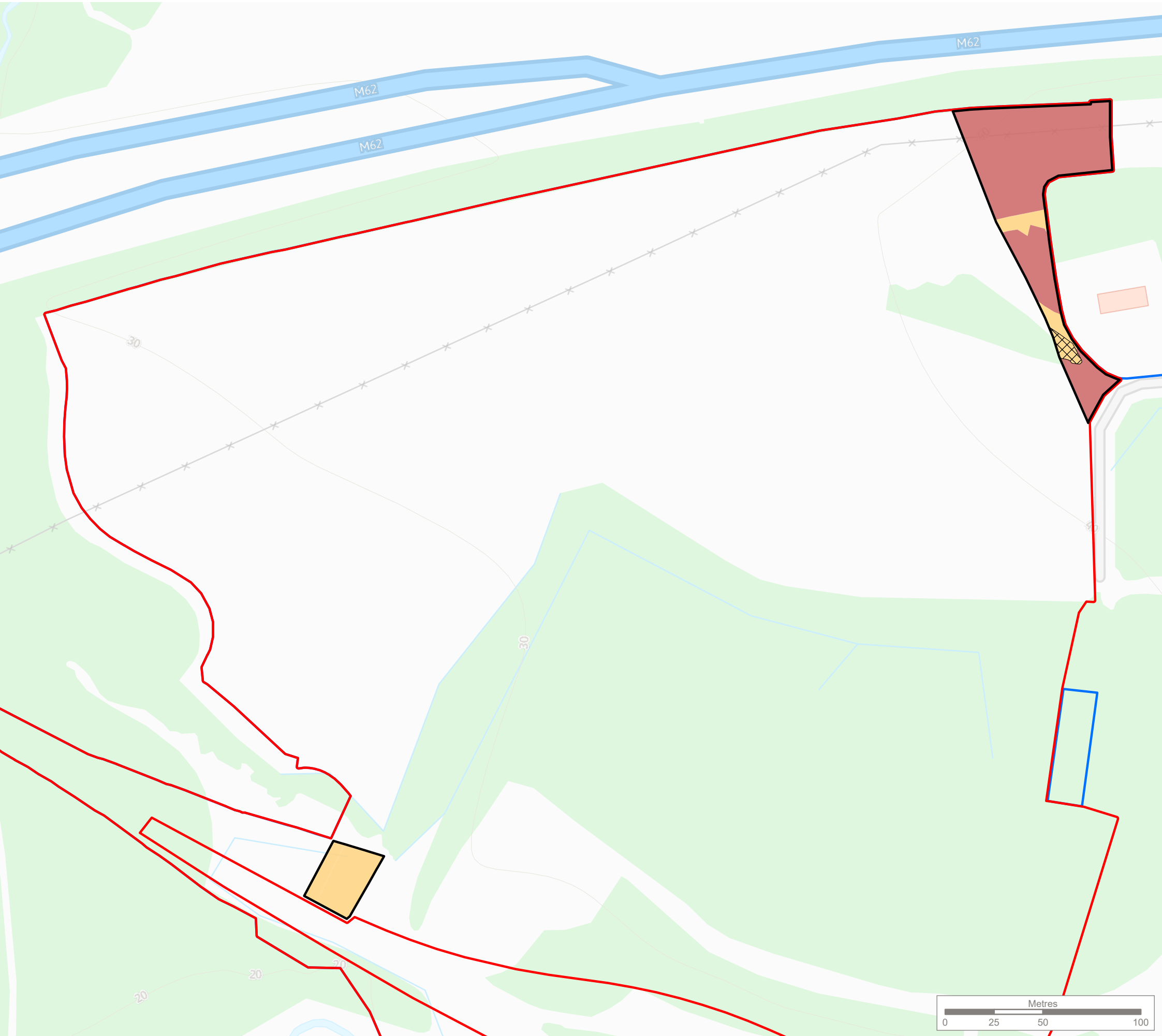
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Project
Symmetry Park

Title
**Existing UK Habitats
Country Park Zone**

Drawing Number
G7367.075

Drawn	Checked	Approved	Scale	Date
CW	BJ	ACP	1:2,000 @ A3	18/01/2024



KEY

- Site boundary
- Application boundary
- Masterplan boundary

Habitat Condition

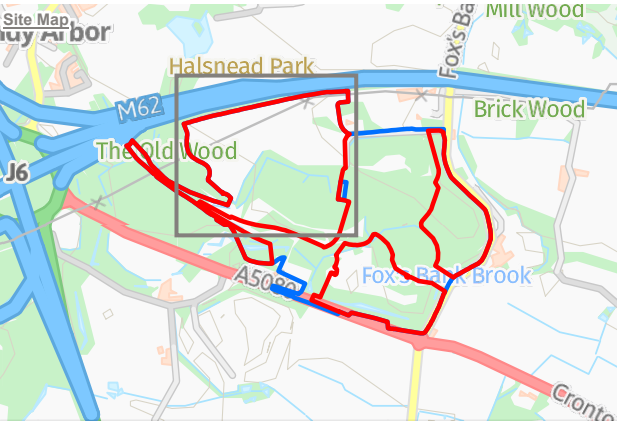
- Moderate
- Poor

Strategic Significance

- Formally identified in local strategy
- All other habitats with strategic significance value of area/compensation not in local strategy/no local strategy

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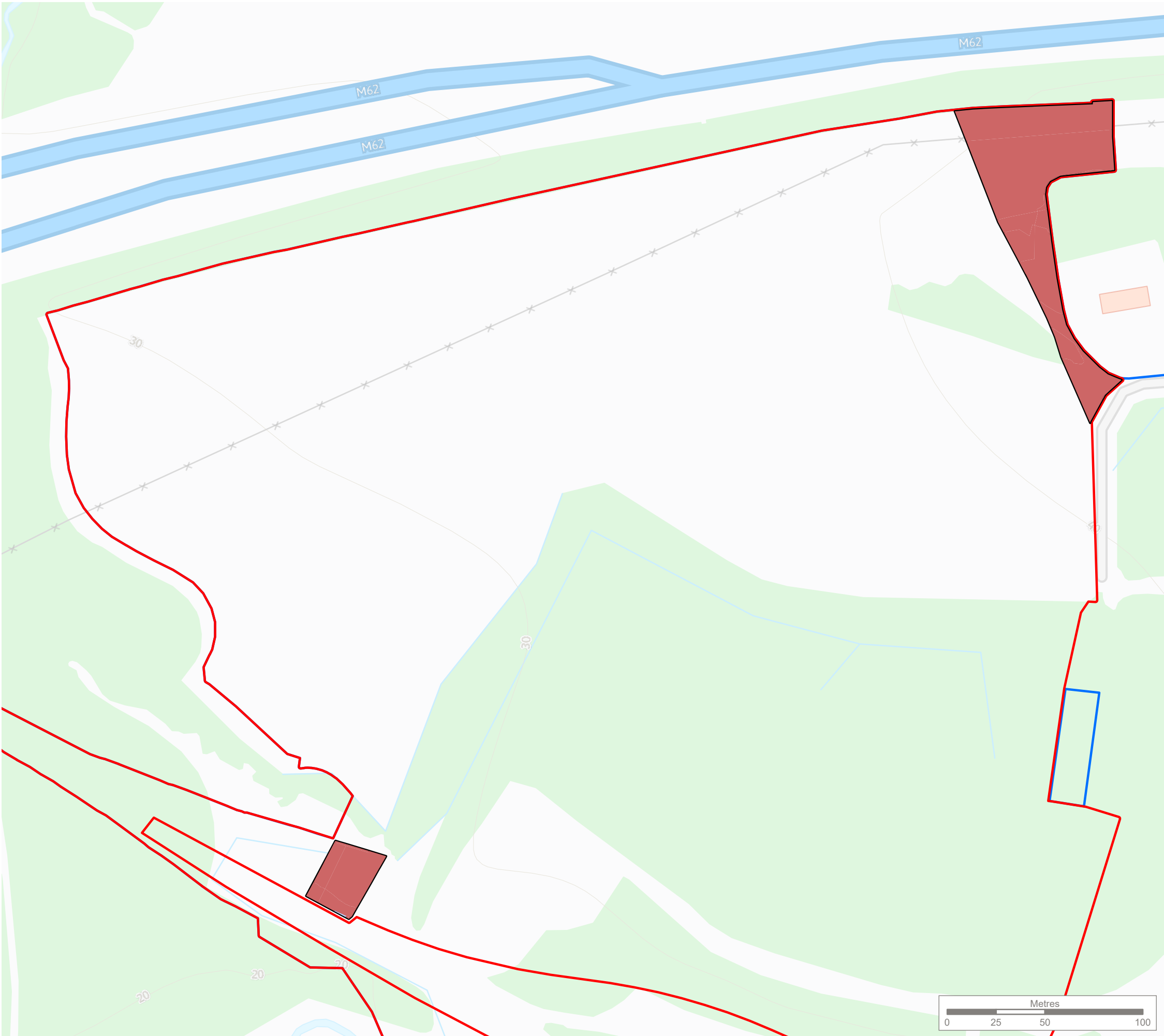
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Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Symmetry Park

Title
Existing Habitat Condition and Strategic Significance Country Park Zone

Drawing Number
G7367.076

Drawn	Checked	Approved	Scale	Date
CW	BJ	ACP	1:2,000 @ A3	18/01/2024



KEY

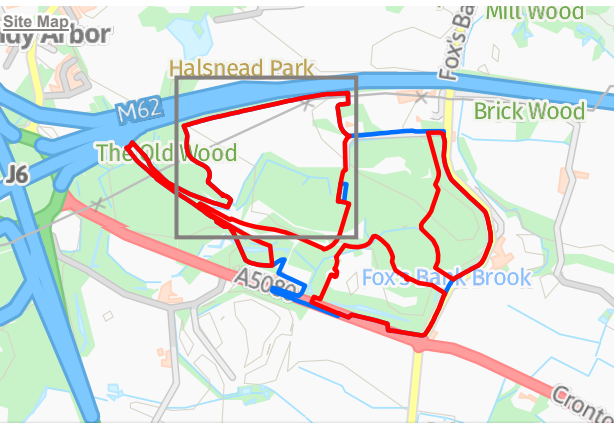
- Site boundary
- Application boundary
- Masterplan boundary

Habitat Impact

- Retained
- Lost

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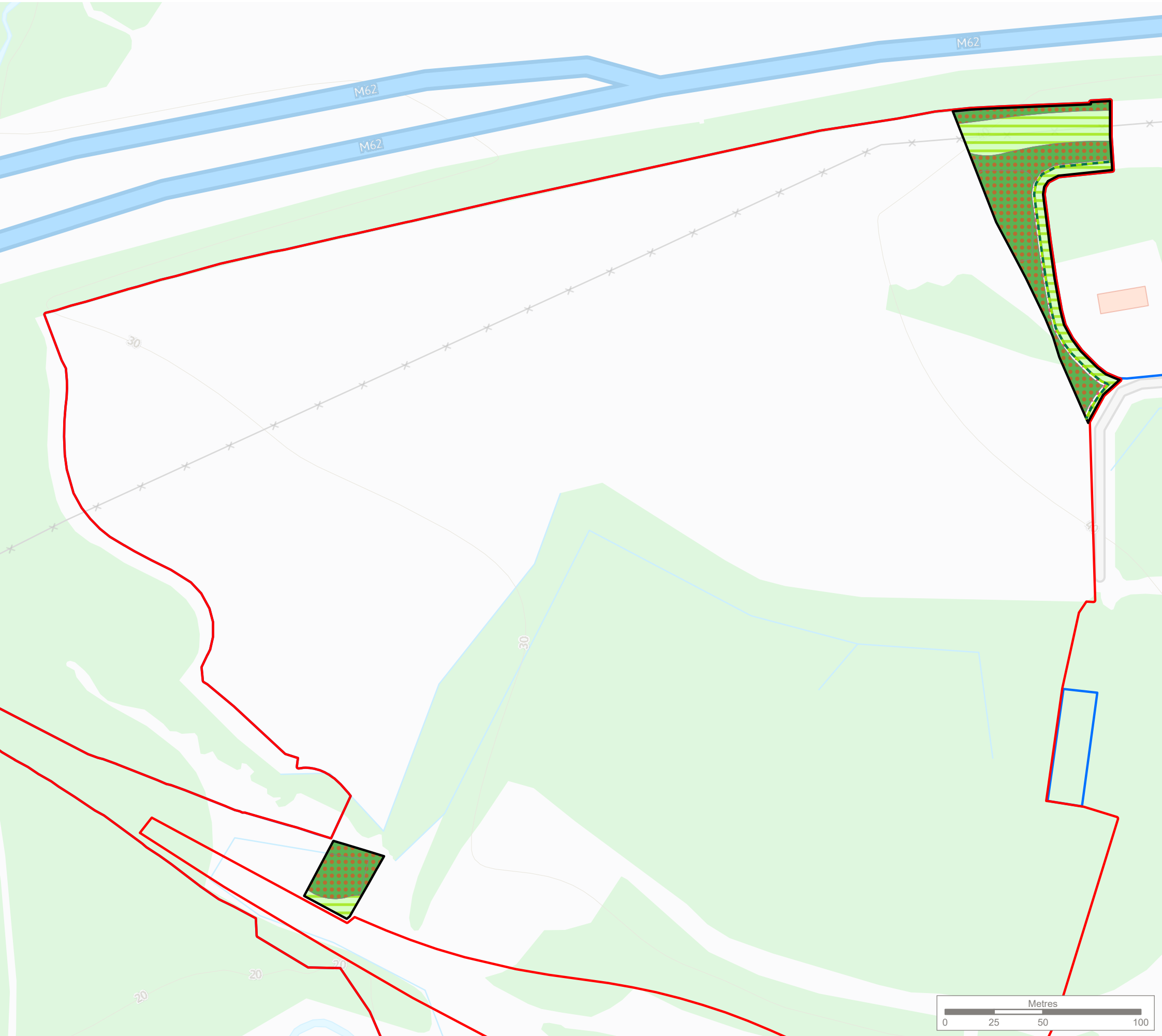
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Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Symmetry Park

Title
**Habitat Impact
Country Park Zone - Previous Proposals**

Drawing Number
G7367.081

Drawn	Checked	Approved	Scale	Date
CW	BJ	ACP	1:2,000 @ A3	18/01/2024

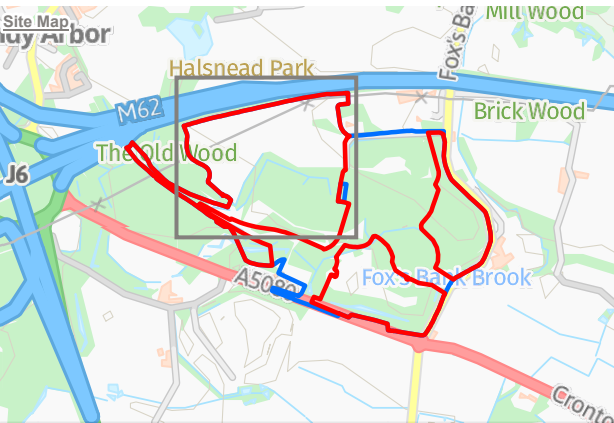


KEY

- Site boundary
- Application boundary
- Masterplan boundary
- Hedgerows**
 - Native species-rich hedgerow
- Grassland**
 - Other neutral grassland
- Woodland and Forest**
 - Other woodland, broadleaved
- Urban**
 - Vacant/derelict land/bareground

Note:
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Rev	Description	Drawn	Approved	Date

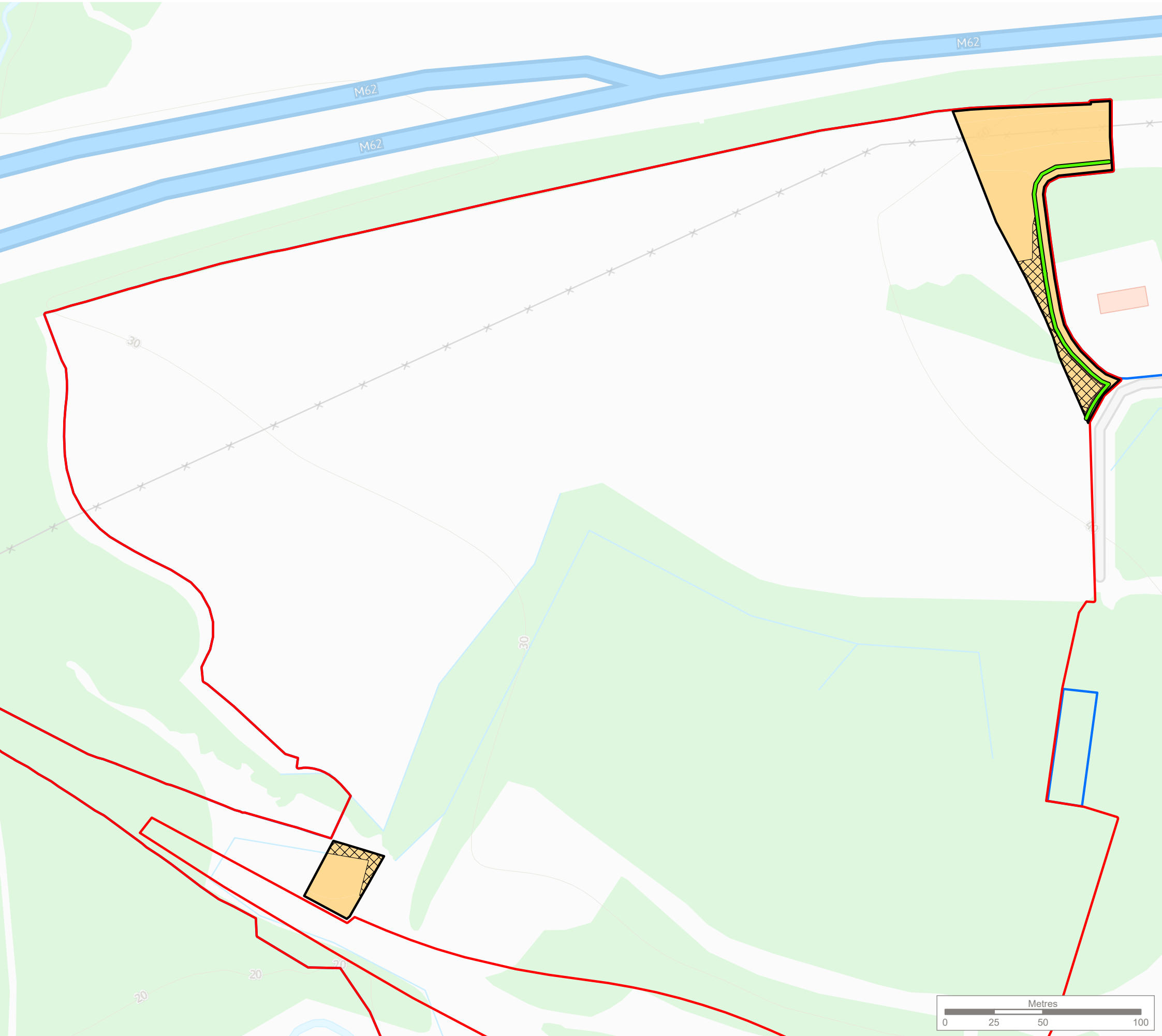
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Project
Symmetry Park

Title
**Proposed UK Habitats
Country Park Zone - RM3 Proposals**

Drawing Number
G7367.078

Drawn	Checked	Approved	Scale	Date
CW	BJ	ACP	1:2,000 @ A3	26/02/2024



KEY

Site boundary

Application boundary

Masterplan boundary

Hedgerow Condition

Good

Habitat Condition

Moderate

Poor

Strategic Significance

Formally identified in local strategy

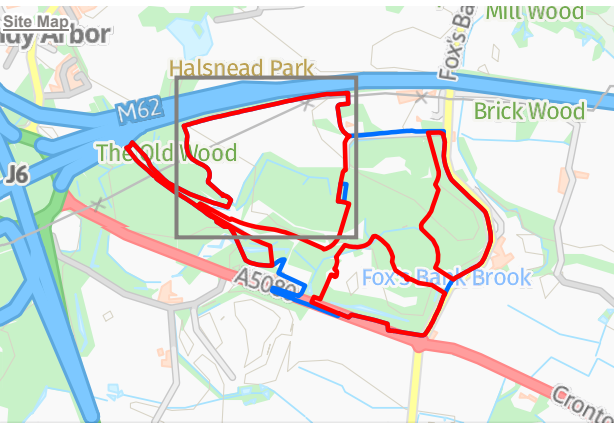
All other habitats with strategic significance value of area/compensation not in local strategy/no local strategy

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Project
Symmetry Park

Title
Proposed Habitat Condition and Strategic Significance
Country Park Zone - RM3 Proposals

Drawing Number
G7367.080

Drawn	Checked	Approved	Scale	Date
CW	BJ	ACP	1:2,000 @ A3	01/03/2024



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