



LFC Academy, Liverpool

Biodiversity Net Gain (BNG) Assessment

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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.

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Executive Summary

- 1.1 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 (Ref: 25/00688/FUL) for upgrades to the current training grounds at LFC Academy, The Liverpool Way, Liverpool, L33 7ED (“the site”) located within Knowsley LPA.
- 1.2 This version of the report (v3) and the associated metric (v4) responds to consultation comments from MEAS dated 13th February 2026. The most significant change is a correction to the assessment of individual trees in the baseline and in terms of tree removals. Other changes respond to clarification from the client that the current astroturf pitch will be replaced by a natural grass turf reinforced pitch, plus minor changes to the landscape masterplan.
- 1.3 The overall site according to the Landscape Masterplan (Ref: 3912-PLA-XX-DR-L-0001_RevP04) measures 5.82 ha.
- 1.4 The site currently 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 14.70 units, and the baseline hedgerow value is 0.49 units.
- 1.5 The proposals will include the conversion of a natural outdoor football pitch into an indoor pitch, creation of a natural grassland pitch to replace the current astroturf 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, although some 30 small and medium-sized trees will be removed.
- 1.6 The post development area habitat value is 13.85 units, and the post development hedgerow value is 0.83 units.
- 1.7 The headline results show that the mandatory 10% net gain for area habitats has not been achieved on site. There is a -5.81% net deficit equivalent to a deficit of 2.32 habitat units against the 10% net gain target. A +68.93 % net gain worth 0.34 units has been achieved for hedgerows, exceeding the mandatory 10% net gain required.
- 1.8 Off-site units will require to be purchased to meet the deficit and to satisfy trading rules. The applicant intends to source these units locally if possible. If permission is granted, it will be subject to a national planning condition requiring submission and approval of a pre-commencement Biodiversity Gain Plan - this document will specify exactly where the off-site units are being procured.

- 1.9 A 30-year Habitat Management and Monitoring Plan (HMMP) will be necessary for the on-site habitats, to be secured by s106 agreement. This HMMP will also accompany the standard Biodiversity Gain Plan planning condition prior to the commencement of development. 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'.

2.0 Introduction

- 2.1 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 (Ref: 25/00688/FUL) for upgrades to the current training grounds at LFC Academy, The Liverpool Way, Liverpool, L33 7ED (“the site”).
- 2.2 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

- 2.3 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

- 2.4 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 and the conversion of an existing artificial pitch to a reinforced natural grass pitch, as well as tree removal, tree planting, changes to grassland and car parking and the provision of indoor links to different sections of the site (see masterplan at Appendix A).

Relevant Legislation

- 2.5 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.
- 2.6 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.
- 2.7 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.

2.8 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.

2.9 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

- 2.10 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

- 2.11 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)

- 2.12 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.
- 2.13 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

- 2.14 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

3.0 Methods

Ecological Survey Reference Documents

- 3.1 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

- 3.2 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

- 3.3 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

- 3.4 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

- 3.5 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.

- 3.6 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

- 3.7 The proposals were initially assessed in August 2025 using the Statutory Biodiversity Metric following the User Guide¹⁵. The assessment has been updated in March 2026 to take account of necessary corrections to tree sizes and extent of removal.
- 3.8 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.
- 3.9 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.
- 3.10 The principles of biodiversity net gain as set out in the BNG Good Practice Guidelines have been considered throughout this process.

Determining Strategic Significance

- 3.11 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation, given the lack of a published LNRS.
- 3.12 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.
- 3.13 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.

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

- 3.14 The Urban Tree and Other Neutral Grassland habitats on the site are North Merseyside BAP habitats and they are therefore described as 'Formally identified in the local strategy'. The other habitats on 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.
- 3.15 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.
- 3.16 A bespoke tree helper schedule was created to allocate the large number of existing trees and groups to the appropriate size and condition and retention category, linking to the tree reference numbers used in the Urban Green Arboricultural Impact Assessment. This bespoke Tree Helper is found at appendix E.

Post-Development Calculations

- 3.17 Post-development calculations have been based on the Landscape Masterplan (Ref: 3912-PLA-XX-DR-L-0001-Landscape Masterplan_RevP04) and the Tree Retention and Removal Plan (Ref: 3912-PLA-XX-DR-L-2001-Tree Retention and Removal Plan_RevP04).
- 3.18 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.
- 3.19 The Tree Helper tool within the Statutory Biodiversity Metric was used to calculate the areas for individual trees. All newly planted trees, including seven trees that will be relocated have been assigned as 'small' trees within the tool.
- 3.20 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

- 3.21 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: Ref: 3912-PLA-XX-DR-L-0001-Landscape Masterplan_RevP04).

4.0 Baseline Conditions.

Important Ecological Features

- 4.1 There is one local statutory designated site present within 2 km of the site which is Acornfield Plantation located 1.1 km east.
- 4.2 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.
- 4.3 There are no notable habitats within 0.25 km of the site.

On-Site Baseline

- 4.4 Details regarding the baseline habitats are provided in the following drawings:
- Baseline UK Habitats (TEP Ref: G11306.010B)
 - Baseline Habitat Condition & Significance (TEP Ref: G11306.011B)
- 4.5 A full account of the results of the Condition Assessment of the area habitats on site can be found within Appendix D.
- 4.6 The site measures 5.82 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

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

- 0.07 ha other neutral grassland (condition good) worth 0.97 units;
 - 2.31 ha developed land; sealed surface (condition N/A) worth 0.0 units;
 - 0.88 ha artificial unvegetated, unsealed surface (condition N/A) worth 0.0 units; and
 - 2.56 ha modified grassland (condition poor) worth 5.12 units.
- 4.8 There are 111 small urban trees on site in moderate condition worth 4.05 units, 30 medium urban trees in moderate condition worth 4.5 units, and 4 small urban trees in poor condition worth 0.07 units.

Baseline Hedgerows

- 4.9 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.
- 4.10 Figure 2 presents the baseline results, prior to post-development assessment, taken from the metric and based on the above figures.

On-site baseline	Area habitat units	14.70
	Hedgerow units	0.49
	Watercourse units	0.00

Figure 2: Headline results - baseline only

5.0 Change in Ecological Value

- 5.1 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

- 5.2 Details regarding post-development habitats are provided in the following drawings:

- Proposed Habitats (TEP Ref: G11306.012B)
- Proposed Condition & Significance (TEP Ref: G11306.013B)
- Habitat Impact (TEP Ref: G11306.014B)
- Landscape Masterplan (Ref: 3912-PLA-XX-DR-L-0001-Landscape Masterplan_RevP04)
- Tree Retention and Removal Plan (Ref: 3912-PLA-XX-DR-L-2001-Tree Retention and Removal Plan_RevP04)

- 5.3 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: x11306.001a v4).

Impact on Area Habitats

- 5.4 Permanent losses of area habitats comprise the following:

- 0.59 ha developed land; sealed surface (condition N/A);
- 0.75 ha artificial unvegetated, unsealed surface (condition N/A); and
- 1.67 ha modified grassland in poor condition worth 3.34 units.

- 5.5 0.37 ha of small urban trees in moderate condition worth 3.40 area habitat units, and 0.34ha of medium urban trees in moderate condition worth 3.13 units, and 0.0163 ha of small urban trees in poor condition worth 0.09 units are to be retained.

- 5.6 This means that collectively 0.22ha of tree canopy area, worth 2.01 units is lost.

Impact on Hedgerows

- 5.7 All hedgerows will be retained.

Proposed Area Habitats

- 5.8 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;
 - 0.25 ha introduced shrub (condition N/A) worth 0.48 units;
 - 0.05 ha rain garden in moderate condition worth 0.18 units; and
 - 0.97 ha modified grassland (condition poor) worth 1.87 units; and
 - 0.02 ha other neutral grassland (condition good) worth 0.19 units.
- 5.9 Proposed tree planting totals 77 new small urban trees in moderate condition, of which 7 will be relocated from the existing scheme - these numbers have been accounted for in the tree removal. Total units created through tree-planting, is 1.10 units.
- 5.10 The following habitats will be enhanced by the post-development proposals:
- 5.11 0.13 ha modified grassland in poor condition will be enhanced to other neutral grassland in moderate condition worth 0.93 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 for the extended area of other neutral grassland.
- 5.12 Modified grassland in poor condition was selected as the most appropriate habitat classification for the proposed new show pitch. Although the pitch will be predominantly grassland, it will incorporate artificial elements and regular maintenance regimes (e.g. mowing, levelling and potential reinforcement), which will limit its ecological value. As such, it is not anticipated to function as a semi-natural grassland habitat and is therefore best aligned with the modified grassland category in poor condition for Biodiversity Net Gain assessment purposes.

Proposed Hedgerows

- 5.13 The following hedgerow extents will be created by the post-development proposals:
- 0.35 km non-native and ornamental hedgerow in poor condition worth 0.34 hedgerow units.

BNG Unit Net Change

- 5.14 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)	Area habitat units	-0.85		
	Hedgerow units	0.34		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-5.81%		
	Hedgerow units	68.93%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	14.70	16.17	2.32
Hedgerow units	10.00%	0.49	0.54	0.00
Watercourse units	10.00%	0.00	0.00	0.00

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

- 5.15 The headline results show that the mandatory 10% net gain for area habitats has not been achieved with a -5.81% deficit achieved for area habitats which equates to a 2.32-unit deficit against the BNG target. A +68.93% net gain has been achieved for hedgerows, exceeding the mandatory 10% net gain required.

Trading Rules Summary

- 5.16 Due to the loss of 0.93 units of urban trees in medium distinctiveness and 1.73 units of modified grassland in low distinctiveness, the trading rules cannot be satisfied on site.

Significance of On-Site Habitats

- 5.17 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.

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.

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.
- 6.4 Off-site units will require to be purchased to meet the deficit and to satisfy trading rules. The applicant intends to source these units locally if possible. If permission is granted, it will be subject to a national planning condition requiring submission and approval of a pre-commencement Biodiversity Gain Plan - this document will specify exactly where the off-site units are being procured.

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 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 deficit in area habitats of -5.81%, which equates to 2.32 units and a net gain of 68.93% on hedgerows which equates to +0.34 hedgerow units.
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.
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: G11306.010B Baseline UK Habitats

Drawing 2: G11306.011B Baseline Habitat Condition & Significance

Drawing 3: G11306.012B Proposed UK Habitats

Drawing 4: G11306.013B Proposed Habitat Condition & Significance

Drawing 5: G11306.014B Habitat Impact



KEY

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

Individual Trees and Other Neutral Grassland' are prioritised in local BAP and are deemed to be of high strategic significance - 'formally identified in local strategy'. All other habitats are of low strategic significance - 'area/compensation not in local strategy'.

Note:

The locations of habitats and habitat features are indicative.



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B	Baseline trees update.	MK	JC	03/04/2026
A	Updated habitat classifications.	BT	JC	12/02/2026
Rev	Description	Drawn	Approved	Date



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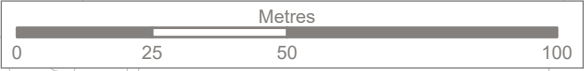
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Project
Liverpool Football Club Academy

Title
Baseline Condition and Strategic Significance

Drawing Number
G11306.011B

Drawn	Checked	Approved	Scale	Date
MK	BJ	CN	1:1,400 @ A3	05/03/2026





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.

Labels show existing trees to be retained - refer to Urban Green Tree Removal and Retention Plan. Unlabelled trees are proposed to be planted - refer to Planit-ie landscape masterplan.

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Rev	Description	Drawn	Approved	Date
B	Baseline trees update.	MK	JC	03/04/2026
A	Updated habitat classifications.	BT	JC	12/02/2026

THE ENVIRONMENT PARTNERSHIP

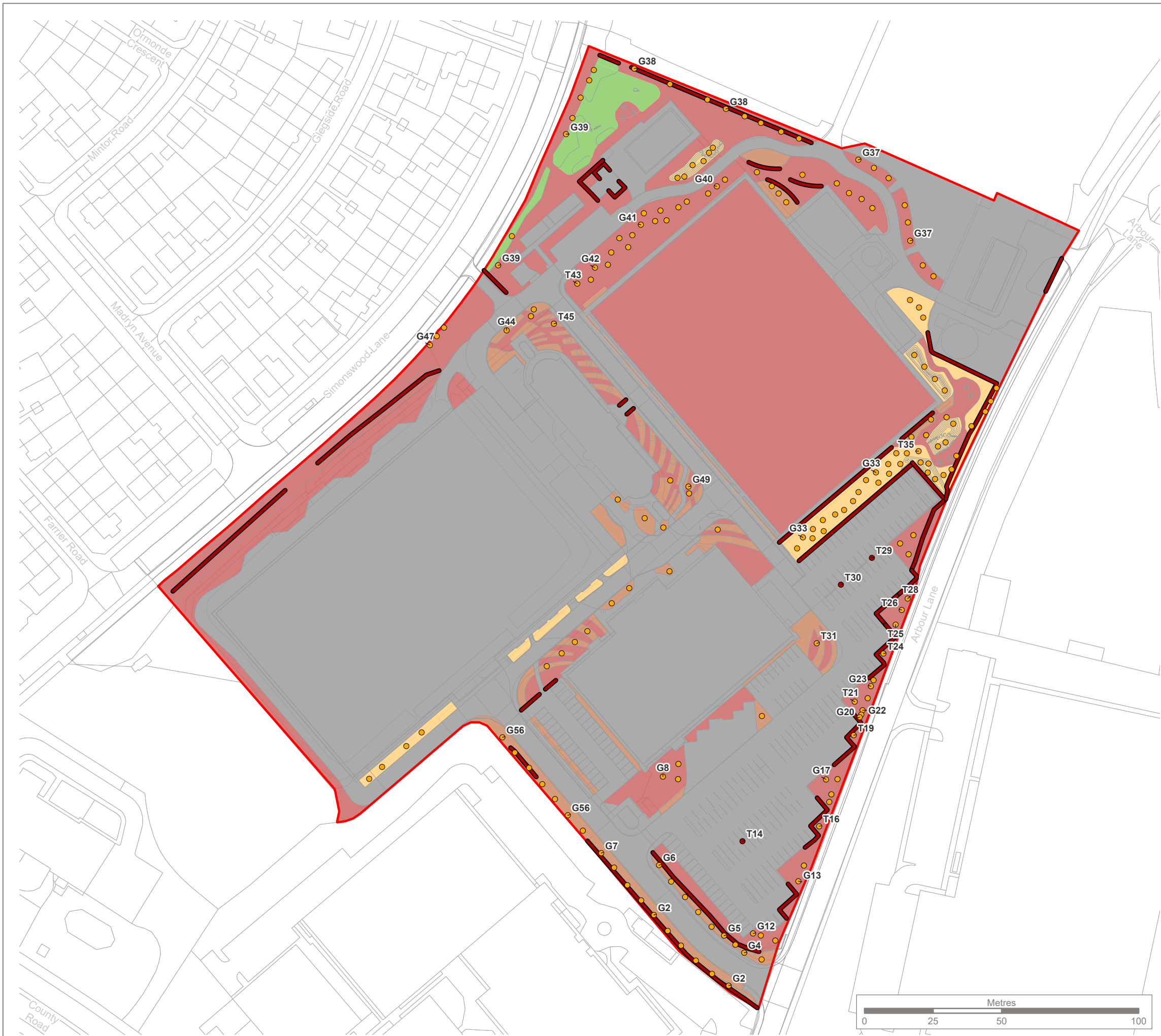
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Project
Liverpool Football Club Academy

Title
Proposed Habitats

Drawing Number
G11306.012B

Drawn	Checked	Approved	Scale	Date
MK	BJ	CN	1:1,400 @ A3	05/03/2026



KEY

- Site boundary
- Individual Tree Condition
 - Moderate
 - Poor
- 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.

Labels show existing trees to be retained - refer to Urban Green Tree Removal and Retention Plan. Unlabelled trees are proposed to be planted - refer to Planit-ie landscape masterplan. Individual Trees and Other Neutral Grassland' are prioritised in local BAP and are deemed to be of high strategic significance - 'formally identified in local strategy'. All other habitats are of low strategic significance - 'area/compensation not in local strategy'.

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B	Baseline trees update.	MK	JC	03/04/2026
A	Updated habitat classifications.	BT	JC	12/02/2026
Rev	Description	Drawn	Approved	Date



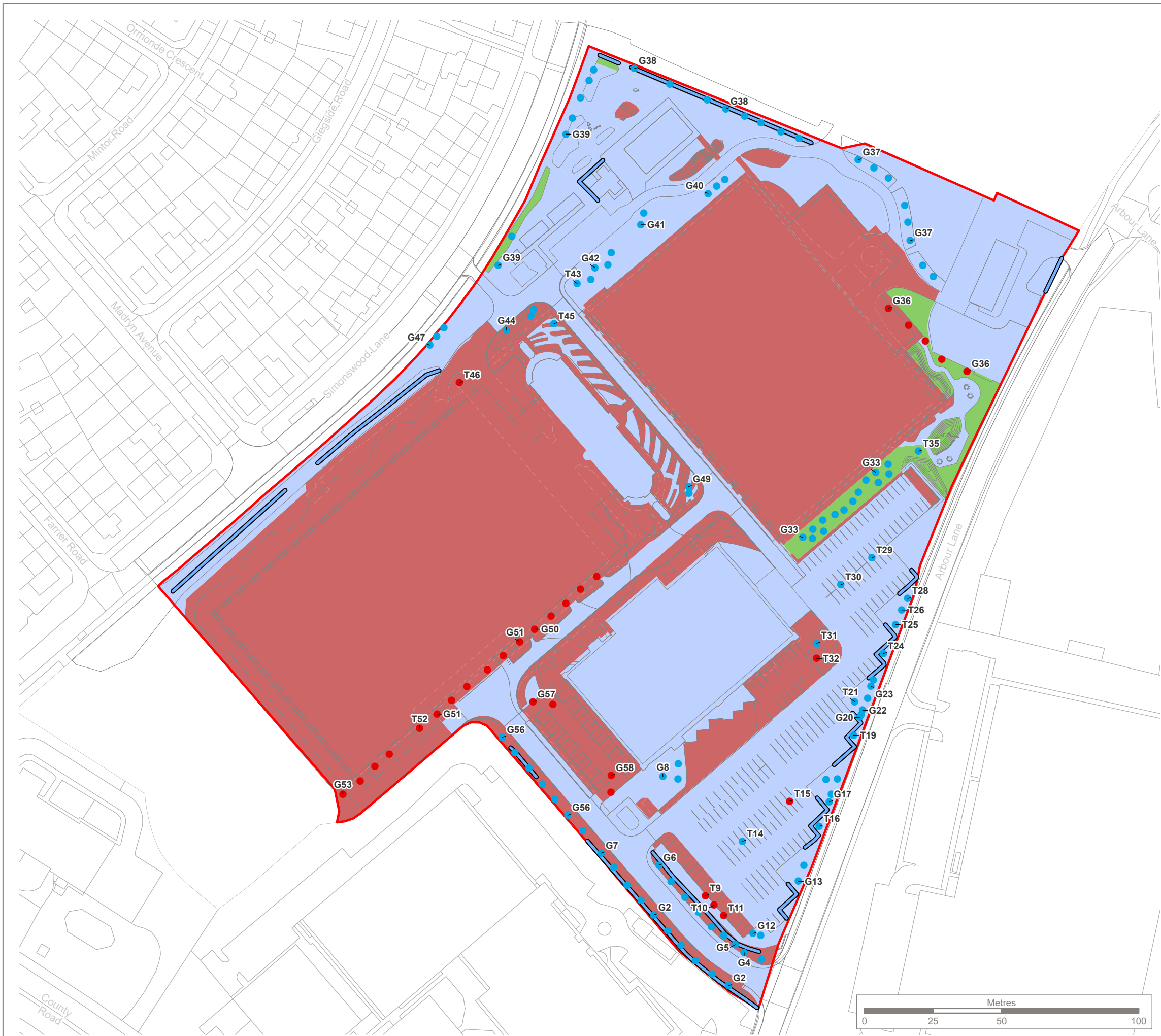
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Project
Liverpool Football Club Academy

Title
Proposed Condition and Strategic Significance

Drawing Number
G11306.013B

Drawn	Checked	Approved	Scale	Date
MK	BJ	CN	1:1,400 @ A3	05/03/2026



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

Note:

The locations of habitat impacts are indicative.

Tree T15 is to be removed and replaced as Arboricultural good practice - not directly affected by development, so not included in metric, but shown here for completeness.



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Site Map

Rev	Description	Drawn	Approved	Date
B	Baseline trees update.	MK	JC	03/04/2026
A	Updated habitat classifications.	BT	JC	12/02/2026



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Project
Liverpool Football Club Academy

Title
Habitat Impact

Drawing Number
G11306.014B

Drawn	Checked	Approved	Scale	Date
MK	BJ	CN	1:1,400 @ A3	05/03/2026

Appendix A: Landscape Masterplan (3912-PLA-XX-DR-L-0001-Landscape Masterplan_RevP04)



- F1 - Curved feature bench
- F2 - Bench with backrest and armrest
- F3 - Picnic bench made from recycled pitch material
- F4 - Play boulders
- F5 - Play timber stepping logs
- F6 - Play timber balance beams
- F7 - Existing fence
- F8 - Proposed fence to match existing
- F9 - Proposed legends panel
- F10 - Electric Vehicle Charging Bay
- F11 - Bug Hotel
- F12 - Bird Box
- F13 - Bee Post
- F14 - Nature/Sustainability interpretation element
- F15 - Cycle Stand
- F16 - Cycle Parking Hub
- F17 - Fixed Concrete Bollards with Legends Engraving

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

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NOTES:

1. Do not scale from this drawing; always work to noted dimensions.

2. All setting out, levels and dimensions to be agreed on site.

3. All dimensions are in millimetres unless otherwise stated.

4. The dimensions of all materials must be checked on site before being laid out.

5. This drawing must be read with the relevant specification clauses and detail drawings.

6. 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.

P03	10/12/25	Stage 3	IvR	KR
P02	01/12/25	Stage 3 Draft	IvR	KR
P01	28/11/25	DRAFT	IvR	KR

Revision	Date	Description	Drawn	Apprvd.

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Client

Liverpool Football Club

Project

Liverpool Football Club Academy

Drg Title

Landscape Masterplan

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

Scale	Size	Workstage
1:750	A1	Stage 3

Drg No.	Suitability	Revision
3912-PLA-XX-DR-L-0001	S4	P03

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Appendix B: Tree Retention and Removal Plan (Ref: 3912-PLA-XX-DR-L-2001-Tree Retention and Removal Plan_RevP04)

TREE WORKS NOTES:

All felling and tree surgery is to be carried out by an Arboricultural Association approved contractor. All operations are to be carried out in accordance with BS3998:2010 Recommendations for tree work and N.P.T.C certification guidelines.

METHOD STATEMENT:

Tree felling and surgery works are to be carried out prior to the commencement of main construction works. Once complete, approved hoarding is to be erected around the construction area. This hoarding is to be sited outside the canopy extents of retained trees and is to remain outside the canopies throughout the contract period. This fencing shall not be removed or repositioned without the prior written permission of the LPA.

Under no circumstances should materials, vehicles, equipment, diesel oil or spoil be stored within the canopy of retained trees. Similarity no excavations for services or other construction activities are to be carried out within the protected zone unless approved in writing from the LPA.

Note:-

Tree felling should not be undertaken through the months of March to August unless agreed with the local planning authority due to the nesting birds season.

- If the program of works clashes with these dates then any trees in question should be heavily pruned to reduce the chance of nesting during the above months.

- All tree removal and excavation works should be undertaken in accordance with Amenity Tree Care's Preliminary Tree Survey.

Extracted from BS 5837: 2012 Trees in relation to design, demolition and construction- Recommendations

This text has been extracted from the aforementioned guidance document and highlights the key factors when considering trees in relation to demolition and construction. For further information and conformation on protection measures contractors should familiarise themselves with the full document prior to any site works.

Section 3: Terms and definitions

3.5 construction site-based operations with the potential to affect existing trees.

3.6 construction exclusion zone area based on the root protection area (3.7) from which access is prohibited for the duration of a project

3.7 Root Protection Area (RPA) layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority

Section 4: Feasibility: surveys and preliminary constraints.

4.6 For single stem trees, the RPA (see 3.7) should be calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem, one of the two calculation methods below should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be determined from Annex D. The calculated RPA for each tree should be capped to 707 m2.

a) For trees with two to five stems, the combined stem diameter should be calculated as follows:

(stem diameter 1)2 + (stem diameter 2)2 ... + (stem diameter 5)2

b) For trees with more than five stems (not illustrated in Annex C), the combined stem diameter should be calculated as follows:

(mean stem diameter)2 x number of stems

6.1 Arboricultural method statement

6.1.1 A precautionary approach towards tree protection should be adopted and any operations, including access, proposed within the RPA (or crown spread where this is greater) should be described within an arboricultural method statement, in order to demonstrate that the operations can be undertaken with minimal risk of adverse impact on trees to be retained.

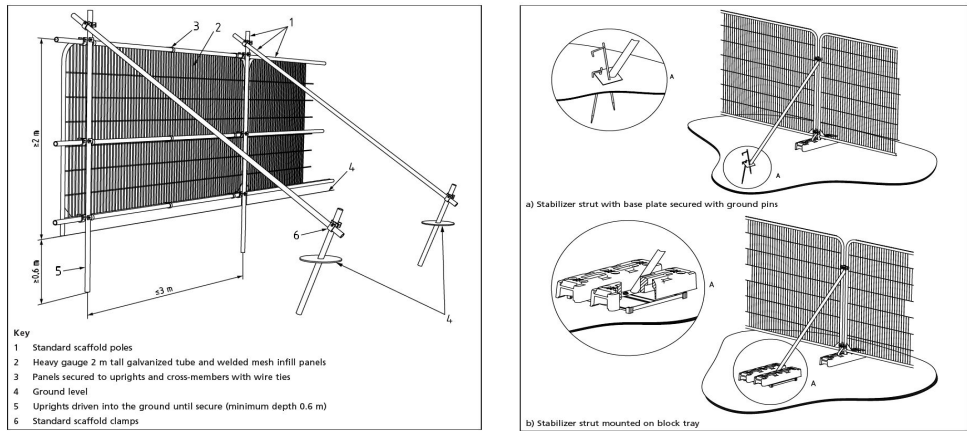
6.2 Barriers and ground protection

6.2.1 General

6.2.1.1 All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of

6.2.2 Barriers

6.2.2.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.



6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use is part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

6.2.3.2 Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary round protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.

6.2.3.3 New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

7.2 Avoiding physical damage to the roots during demolition or construction

7.2.1 To avoid damage to tree roots, existing ground levels should be retained within the RPA. Intrusion into soil (other than for piling) within the RPA is generally not acceptable, and topsoil within it should be retained in situ. However, limited manual excavation within the RPA might be acceptable, subject to justification. Such excavation should be undertaken carefully, using hand-held tools and preferably by compressed air soil displacement.

7.3 Tree protection during demolition

7.3.1 Where demolition is proposed on a site where trees are to be retained, access facilitation pruning should be undertaken as necessary to prevent injurious contact between demolition plant and the tree(s). In some cases, working space may be provided by temporarily tying back tree branches. Pruning or tying should be undertaken in accordance with a specification prepared by an arboriculturist. NOTE The local authority will be able to advise whether the trees are under statutory protection such that consent for tree works might be required.

7.3.2 When demolishing a structure (including underground structures) within what would otherwise be the RPA, barriers should be erected, and ground protection installed (see 6.2.3), to protect the underlying soil to the edge of the existing structure.

7.3.4 Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building (often referred to as "top down, pull back")

KEY

Extent of Works Boundary

TREE - Proposed
- Refer to planting schedule

Existing TREE - Existing Retained
-Refer to arboricultural survey for details on tree conditions and protection measures for retained trees.

Existing TREE - Removed
- All works within RPA's and in proximity to trees to be in line with BS 5837

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NOTES:

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- Order of construction and setting out to be agreed on site.

P03	10/12/25	Stage 3	IvR	KR
P02	01/12/25	Stage 3	IvR	KR
P01	27/11/25	DRAFT	IvR	KR
Revision	Date	Description	Drawn	Apprv.

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Client Liverpool Football Club

Project Liverpool Football Club Academy

Drg Title Tree Retention and Removal Plan

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-2001 Suitability S4 Revision P03

Appendix C: Statutory Biodiversity Metric (provided as separate document TEP Ref: x11306.001a (Ver3))

Appendix D: Baseline Condition Assessment

Appendix E : Tree Helper Schedule

LFC Academy - Tree Helper Schedule - Derived from Urban Green Arboricultural Impact Assessment

Size Class	Condition Category	Canopy Area (ha)	Total Number Individuals	Total Canopy Area (ha)	Number to be removed for development	Canopy Area to be removed (ha)	Notes (red = removal)
Small	Poor	0.004	4	0.0163	0	0	T14, T15, T29, T30
							G5 (2t), G6 (5t), G7 (4t), (3t), T9, T10, T11 , G12 (2t), G13 (2t), T16, G17 (4t), G20 (2t), T21, G22 (3t), (1t), T24, T25, T26, T28, T32 , G33 (14t), T35, G36 (5t) , G37 (8t), G39 (7t), G40 (3t), G41 (2t), G42 (4t), T43, G47 (3t), G49 (2t), G51 (6t), T52, G53 (4t) , G56 (7t)
Small	Moderate	0.004072	111	0.4400	21	0.09	
Medium	Poor	0.016286		0.0000		0	
							G2(6t), G4(2t), G38 (8t), (3t), T45, G50 (5t), G57 (2t), G58 (2t)
Medium	Moderate	0.016286	30	0.4886	9	0.15	

LFC Academy - Tree Helper Schedule - Derived from Urban Green Arboricultural Impact Assessment

Size Class	Condition Category	Canopy Area (ha)	Total Number Individuals	Total Canopy Area (ha)	Number to be removed for development	Canopy Area to be removed (ha)	Notes (red = removal)
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							G5 (2t), G6 (5t), G7 (4t), G8 (3t), T9, T10, T11 , G12 (2t), G13 (2t), T16, G17 (4t), T19, G20 (2t), T21, G22 (3t), G23 (1t), T24, T25, T26, T28, T31, T32 , G33 (14t), T35, G36 (5t) , G37 (8t), G39 (7t), G40 (3t), G41 (2t), G42 (4t), T43, T46 , G47 (3t), G49 (2t), G51 (6t), T52, G53 (4t) , G56 (7t)
Small	Moderate	0.004072	111	0.4400	21	0.09	
Medium	Poor	0.016286		0.0000		0	
							G2(6t), G4(2t), G38 (8t), G44 (3t), T45, G50 (5t), G57 (2t), G58 (2t)
Medium	Moderate	0.016286	30	0.4886	9	0.15	



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