

Land at Saputo Ltd, Moorgate Road, Kirkby Liverpool L32 7PS

PRELIMINARY ECOLOGICAL APPRAISAL AND ASSESSMENT OF BIODIVERSITY NET GAIN

June 2026

ERAP (Consultant Ecologists) Ltd Reference: 2026-100

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Document Control

Survey Type:	Surveyors	Survey Date(s)
Preliminary Ecological Appraisal (PEA) and UK Habitat Classification Survey (including Condition Assessments of habitats)	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM Principal Ecologist	14 th May 2026
Reporting	Personnel	Date
Author	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM Principal Ecologist	29 th May 2026
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SUMMARY

Introduction and Scope

- i. ERAP (Consultant Ecologists) Ltd was commissioned by Marshall CDP to carry out a preliminary ecological appraisal and assessment of biodiversity net gain (BNG) of the entrance at Saputo Ltd, Moorgate Road, Kirkby L32 7PS. The assessment was requested to inform a planning application proposing the construction of a new site entrance off Moorgate Road.
- ii. This report presents the results of a desktop study, a preliminary ecological appraisal, including a licensed daytime bat survey and an assessment of biodiversity net gain carried out in May 2026. The survey was carried out by an appropriately licensed, qualified and experienced ecologist and is in accordance with relevant survey guidelines. The scope of survey undertaken is appropriate to identify potential ecological constraints, the remit of mitigation required and opportunities for biodiversity associated with the proposals.

Results of Survey and Assessment

- iii. The entrance at Saputo Ltd is located in an urban area of Kirkby and comprises an operational gatehouse, hardstanding, mown amenity grassland with scattered trees and beds of introduced shrub / ornamental planting.
- iv. The total site area is 0.6064 hectares (ha). The proposals are small scale and will affect a restricted area associated with the operations of the commercial property. The works will have no adverse direct or indirect effect on statutory or non-statutory designated sites for nature conservation.
- v. No semi-natural habitat, Priority Habitat or irreplaceable habitat are present or will be affected by the proposals.
- vi. No potential roost features or gaps suitable for access by roosting bats were found at the gatehouse (to be removed). The gatehouse is assessed to meet the suitability criteria for use by roosting bats of 'none'. None of the trees (T01 to T10) which lie within or immediately adjacent to the site boundary support potential roost features for use by roosting bats. All surveyed trees are assessed to meet the suitability criteria for use by roosting bats of 'none'. In consideration of the minor nature of the works it is advised that appropriate and proportionate survey work has been carried out and no further surveys in relation to bats are required to inform the planning application and works.
- vii. Appropriate survey effort and / or assessment has been carried out to reasonably discount adverse effects on other relevant protected species. No further surveys are required to inform the works.
- viii. **Section 5.0** of this report and the separate BNG Metric present the results of the assessment of biodiversity net gain. In the presence of the proposed enhancement of 0.4410 hectares of modified grassland (Habitat 5) to other neutral grassland in moderate condition and the planting of 45 native trees it is confirmed that statutory BNG is achieved and the trading rules are satisfied.

Conclusion

- ix. It is concluded that the proposals at the entrance at Saputo Ltd can be achieved in compliance with wildlife legislation, planning policy, Natural England guidance and best practice. The proposals will have no impact on designated sites for nature conservation, ecologically valuable habitats or protected species. Statutory BNG is secured by the proposals.

1.0 INTRODUCTION

1.1 Background and Rationale

- 1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by Marshall CDP to carry out a preliminary ecological appraisal and an assessment of biodiversity net gain (BNG) at the entrance of Saputo Ltd, Moorgate Road, Kirkby L32 7PS. The Ordnance Survey (OS) grid reference at the centre of the site is SJ 42035 97027.
- 1.1.2 The assessment was requested to inform a planning application proposing the construction of a new site entrance off Moorgate Road.

1.2 Scope of Works

Preliminary Ecological Appraisal (PEA)

- 1.2.1 The scope of the PEA was:
- A desktop study for known ecological information at the site and the local area;
 - A Phase 1 Habitat Survey and assessment of the habitats present at the site using the UK Habitats Classification;
 - Assessment of the ecological value of the habitats within the site with the use of the National Vegetation Classification (NVC) and the Ratcliffe criteria, as presented in *A Nature Conservation Review* (Ratcliffe, 1977);
 - Survey and assessment of all habitats for relevant statutorily protected species¹ and other wildlife including badger (*Meles meles*) and bird species;
 - A daytime bat walkover survey for bats, which has comprised a licensed preliminary roost assessment of the gatehouse building and a ground level tree assessment; and
 - The identification of any potential ecological constraints on the proposals and the specification of the scope of mitigation and ecological enhancement required in accordance with wildlife legislation, planning policy guidance and other relevant guidance.

Assessment of Biodiversity Net Gain (BNG)

- 1.2.2 The assessment of BNG at **Section 5.0** has been prepared to provide an assessment of the biodiversity value of the baseline of the site, an assessment of the value of post intervention habitats based on the site proposals, and provides guidance in relation to the requirements to attain a net gain in accordance with *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016).

¹ In accordance with *Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact on the Planning System* (Office of the Deputy Prime Minister, 2005) developers should not be required to undertake surveys for protected species unless there is reasonable likelihood of the species being present and affected by the development. In this instance (for example) as the small site lies within the grounds of a commercial property and there are no ponds within an unobstructed radius of 500 metres from the site, and no water bodies or water courses within or adjacent to the site; there has been no requirement to consider great crested newt (*Triturus cristatus*), water vole (*Arvicola amphibius*) or otter (*Lutra lutra*) as part of this assessment. In addition, given the urban location of the site and the unsuitable conditions at the site and surrounding habitats, the need for survey and assessment for other protected species such as reptiles is reasonably scoped out.

- 1.2.3 This report also advises on how compliance with Chapter 15, paragraph 193(d) of the *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2024)² can be achieved, which states ‘opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate’.
- 1.2.4 This report has been prepared to accompany a completed assessment of BNG using *The Statutory Biodiversity Metric Calculation Tool* (Natural England, 2025). The completed Microsoft Excel spreadsheet assessment is presented as a separate document, named ‘ERAP Ltd 2026-100 Moorgate Road, Kirkby Statutory BNG Metric v1_14.05.26’, hereafter referred to as the ‘BNG Metric’.
- 1.2.5 It is intended that this report provides a transparent assessment to demonstrate the calculation of net gain, based on the reasonable parameters assumed for the proposals (refer to **Section 2.6**). This approach has been applied on a number of other sites ERAP (Consultant Ecologists) Ltd has assisted with and has been accepted by the relevant Local Planning Authorities (LPA) and their ecological advisors to enable a planning application to progress.

1.3 Site Description

- 1.3.1 An aerial image of the site is appended at **Figure 1**. The total site area is 0.6064 hectares (ha)³. The site is located within the grounds of a commercial property operated by Saputo Ltd and is located in an urban area of Kirkby. The wide site is bordered by a security fence beyond which lie built development of a road network, residential properties and commercial units.

1.4 Proposed Development Description

- 1.4.1 The proposals comprise the demolition of the gatehouse, the removal of trees T02 to T08 and the realignment of the site entrance over an area of modified grassland (Habitat 5). The proposals are presented at the *Entrance Proposal Rev E* (Building Management Services, 2026), hereafter the ‘proposals plan’.

2.0 METHOD OF SURVEY

Desktop Study

- 2.1.1 The following sources of information and ecological records were consulted:
- MAGiC Maps: A web-based interactive map which brings together geographic information on key environmental schemes and designations, including details of statutory nature conservation sites;
 - Ancient Tree Inventory (Woodland Trust, 2026): An online database of ancient and veteran trees; and
 - Liver City Region Local Nature Recovery Strategy (LNRS), now published.
- 2.1.2 The proposals at the site are small scale and, given the location of the site within the grounds of a commercial property, will be of limited impact upon the site and local area. In accordance with *Guidelines*

² Hereafter the NPPF

³ As measured by ERAP (Consultant Ecologists) Ltd; detail on the methods used to measure the area of the site are presented at **Section 2.0**. It has been considered suitable in this instance to measure the area habitats in hectares to four decimal places (i.e. to a m² level of accuracy).

for *Accessing, Using and Sharing Biodiversity Data in the UK* (CIEEM, 2020), it is considered that the purchase of ecological records (as provided by Merseyside BioBank) is not required in this instance.

2.2 Surveyor, Survey Date and Conditions

- 2.2.1 The scope of ecological survey and assessment outlined below was carried out by Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM on 14th May 2026. The weather was dry and sunny with a light air (Beaufort scale 1) and an air temperature of 12°C.

2.3 Habitat Assessment and Mapping

Baseline Habitats

- 2.3.1 A Phase 1 Habitat Survey map was prepared for the site and the immediate surrounding area. The mapping is based on the Joint Nature Conservation Committee Phase 1 Habitat Survey methodology (JNCC, 2010) with minor adjustments to illustrate and examine the habitats with greater precision.
- 2.3.2 On site habitat mapping was assisted via use of GPS technology using *ESRI World Imagery* and a baseplan which was provided to ERAP (Consultant Ecologists) Ltd as a .dwg file, which has been converted to a .dxf, inputted to QGIS and resized to match the *ESRI World Imagery*.
- 2.3.3 The plant species within the site boundary were determined with estimates of the distribution, ground cover, abundance and constancy of individual species. The estimation of abundance was based on the DAFOR system, where D = Dominant, A = Abundant, F = Frequent, O = Occasional and R = Rare, this being a widely used and accepted system employed by ecological surveyors. The terms L = Locally and V = Very were additionally used to describe the plant species distributions with greater precision.
- 2.3.4 Habitats within the site were assessed in accordance with *The UK Habitat Classification Version 2.0* (UKHab Ltd, 2023). The UK Habitat Classification, or 'UKHab' has been designed to function at two scales of minimum mappable unit (MMU): fine scale (25m² or 5 metres length) and large scale (400m² or 20 metres length). It has been considered for the purposes of this survey that the fine scale of 25m² or 5 metres length MMU is appropriate. It has been considered for the purposes of this survey that the fine scale of 25m² or 5 metres length MMU is appropriate.
- 2.3.5 Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the *Wildlife and Countryside Act 1981* (as amended) and species which are indicators of important and uncommon plant communities. Plant nomenclature follows *New Flora of the British Isles 3rd Edition* (Stace, 2010).
- 2.3.6 Searches were carried out for the presence of invasive species, including those listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), including Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*).
- 2.3.7 To inform the assessment of BNG Condition Assessments for each of the habitats present within the site have been completed in accordance with *The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology* (Natural England, July 2025) and are appended at **Section 7.3**.

Post Intervention Habitats

- 2.3.8 The post intervention habitats have been calculated using the proposals plan.

2.3.9 Target condition assessments for each of the proposed habitats are appended at **Section 7.4**.

2.4 Relevant Protected Species and Other Animal Life

Badger

2.4.1 The survey area for badger covered the site (as annotated on **Figure 1**) and extended to accessible land within a radius of 50 metres from the site boundary. The survey was conducted in accordance with guidance presented within *Badgers and Development* (Natural England, 2007) and *Badgers: advice for making planning decisions* (Natural England, 2022).

2.4.2 The following signs of badger activity were searched for:

- a. Setts entrances, e.g. entrances that are normally 25 to 35cm in diameter and shaped like a 'D' on its side;
- b. Large spoil heaps outside sett entrances;
- c. Bedding outside sett entrances;
- d. Badger footprints;
- e. Badger paths;
- f. Latrines;
- g. Badger hairs on fences or bushes;
- h. Scratching posts; and
- i. Signs of digging for food.

2.4.3 Habitats within and surrounding the site were assessed in terms of their suitability for use by foraging and sheltering badger in accordance with their known habitat preferences as detailed in current guidance and *Badger* (Roper, 2010).

Daytime Bat Walkover Survey

Survey Personnel

2.4.4 The site was assessed for its suitability to support roosting bats by Victoria Burrows, Natural England Class Survey Licence WML CL18 (Bat Survey Level 2), Registration Number 2025-84635-CL18-BAT. The surveyor's qualifications and experience meet the criteria as defined in *Technical Guidance Series Competencies for Species Survey: Bats* (CIEEM, 2013).

Preliminary Roost Assessment: Building

2.4.5 The gatehouse building was examined and assessed for its suitability for use by roosting bats.

2.4.6 The survey was carried out in accordance with standard methodology including the *Bat Mitigation Guidelines* (Mitchell-Jones, 2004), the *Bat Workers' Manual 3rd Edition* (Mitchell-Jones & Mcleish, 2004) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023).

2.4.7 An inspection of the external surfaces and walls of the building was carried out to find potential bat roosting habitat (i.e. potential roost features) or accesses into internal areas where roosts may be present.

Searches for evidence of bat presence in the form of droppings, urine stains, feeding signs, grease marks and other evidence were also carried out.

- 2.4.8 The suitability of the building for use by roosting bats has been assessed in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023), taking into account any presence of gaps suitable for access by bats, features suitable for use by roosting bats within the building (including crevice dwelling species and species which can roost in the open in roof voids), and the suitability of the surrounding habitats for use by foraging and commuting bats. The suitability of the building has been informed by the following categories as presented in **Table 2.1**.

Table 2.1: Suitability Categories for Roosting Habitats in Buildings

Suitability	Description
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices / suitable shelter at all ground / underground levels).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and / or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool / stable hibernation site.
^a Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). ^b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. ^c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten <i>et al.</i> , 2016 and Jansen <i>et al.</i> , 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.	

Ground Level Tree Assessment

- 2.4.9 A ground level tree assessment of the trees within the site was conducted to assess their suitability for use by roosting bats, and to inform whether further surveys or precautionary measures were required. Trees were assessed from the ground using binoculars and a high-powered torch. Each tree was searched for the presence of the following features:

Woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks or splits in stems and branches, partially decayed platey bark, knot holes, man-made holes, tear-outs, cankers in which cavities

have developed, other hollows or cavities, including butt-rots, double-leaders forming compression forks with included bark, gaps between overlapping stems or branches, partially detached Ivy (*Hedera helix*) with stem diameters in excess of 50mm and bat, bird or dormouse (*Muscardinus avellanarius*) boxes.

- 2.4.10 Terms used to describe any features present follow (where possible) those outlined and described in *Bat Tree Habitat Key, 2nd Edition* (Andrews, H (ed), 2013) and *Bat Roosts in Trees: A Guide to Identification and Assessment for Tree-care and Ecology Professionals* (BTHK, 2018).
- 2.4.11 Trees have been assessed and described using the categories presented at Tables 4.2 and 6.2 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*, (Collins, J. (ed), 2023), as presented in **Table 2.2**.

Table 2.2: Definition of Terms and Suitability Categories Used in Tree Survey for Roosting Bats

Terms and Suitability Categories	Description
PRF	Potential Roost Feature.
None	Either no PRFs in the tree(s) or highly unlikely to be any.
FAR	Further Assessment Required to establish if PRFs are present in the tree.
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

- 2.4.12 The requirement for further presence / absence surveys at each tree was then considered.

Equipment

- 2.4.13 A list of equipment used is detailed in **Table 2.3**.

Table 2.3: Survey Equipment used during Daytime Bat Survey

Ladders
LED Lenser P14 torch
Canon Ixus digital camera
8x20 binoculars
Ridgid Micro Inspection Camera Borescope CA-300

Bird Species

- 2.4.14 Bird species observed and heard during the survey were recorded.
- 2.4.15 The gatehouse and the trees were searched for evidence of current and previous use by nesting birds.
- 2.4.16 Habitats throughout the site and in the immediate surrounding area were assessed for their value to roosting, feeding and nesting birds, as indicated by the amount of shelter, feeding value, woody vegetation structure and species diversity of tree and shrub species in the site.

2.5 Survey and Reporting Limitations

- 2.5.1 All measurements have been either estimated whilst on site or measured using QGIS.
- 2.5.2 No limitations on the intended scope of survey were experienced.

2.6 Evaluation Methods and Rules Applied

Habitats and Assessment

- 2.6.1 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority Habitat Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006*. Where suitable, the ecological value of the habitats present have been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018).
- 2.6.2 QGIS has been used to calculate the total area of each baseline habitat present within the site and the area of the proposed habitats at the site.
- 2.6.3 All habitats have been assessed to determine whether they are 'irreplaceable habitat', defined in NPPF as '*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen*'. The further detail presented in *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024* (GOV.UK, 2024) has also been referred to.
- 2.6.4 The area of the new trees (small size) has been determined using the Tree Helper provided within the BNG Metric.

Strategic Significance

- 2.6.5 As outlined in **Section 3.1** the majority of the site and all areas to be enhanced (i.e. Habitat 5) do not lie within a Local Nature Recovery Strategy area, nor does the site have any statutory or non-statutory designation for nature conservation. For these reasons a strategic significance of 'Area / compensation not in local strategy / no local strategy' has been applied at the BNG Metric for the area habitat units and trees. It is recognised, however, that the enhanced measures proposed at Habitat 5 are in accordance with the general principles of the LNRS measures outlined for adjacent habitats (refer to **Section 3.1**).

Assumptions

- 2.6.6 Reasonable assumptions have been made in relation to the condition assessments for the proposed habitats at the site; the proposed condition assessment for each habitat is appended at **Section 7.4**. Long-term management of the proposed habitats is required to secure the proposed condition.

3.0 PRELIMINARY ECOLOGICAL APPRAISAL

3.1 Desktop Study

Statutory Designated Sites for Nature Conservation and SSSI Impact Risk Zones

- 3.1.1 The site and adjoining land have no statutory designation for nature conservation.
- 3.1.2 The site does not lie within a Site of Special Scientific Interest (SSSI) Impact Risk Zone. The Impact Risk Zone advises:

'You do not need to consult Natural England on the proposed development at this location.'

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Therefore, you do not need to consult Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.'

Non-statutory Designated Sites

- 3.1.3 The site and adjoining land have no non-statutory designation for nature conservation.

Liverpool City Region Local Nature Recovery Strategy

- 3.1.4 The area of the site to be affected by the development and the habitat enhancement have no allocation on the Liverpool City Region LNRS. The grassed verges in the highway on Moorgate Road (within the site but not within the client's control) and the grassed verge to the north-east of the gatehouse (again not within the control of the developer and within the red line boundary for operational reasons only) are allocated as:

Primary Potential Measure 17c: Planting and retention of climate resilient urban woodland and street trees that provide shade and sources of food for wildlife (ideally locally sourced, native trees).

More high quality and interconnected green and blue infrastructure in urban areas designed in collaboration with communities.

Creation of wildlife-rich public and private spaces in towns, cities and villages. Native wildflower meadows; making space for water; orchards and mini woodlands; community spaces and private gardens managed to support wildlife; allotment creation; installation of wildlife boxes; creation of bug hotels and 'hedgehog highways'.

More high quality and interconnected green and blue infrastructure in urban areas designed in collaboration with communities.

Priority Habitats Inventory

- 3.1.5 The Priority Habitats Inventory⁴ was checked via MAGiC Maps. No Priority Habitats are identified at the site by the inventory.

Ancient Tree Inventory

- 3.1.6 No ancient or veteran trees are identified at the site by the inventory.

3.2 Baseline Habitats

- 3.2.1 A Phase 1 Habitat Survey map is appended at **Figure 2**. Photographs are appended in **Section 7.1**.

⁴ A spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

Habitat 1: Building

- 3.2.2 Refer to **Photo 1**. The gatehouse is described in relation to its suitability for use by roosting bats in **Section 3.3**. The gatehouse is devoid of vegetation and is described by the UKHab as u1b5 buildings.

Habitat 2: Hardstanding

- 3.2.3 Refer to **Photos 1 and 2**. The areas of hardstanding within the site comprise Moorgate Road highway and associated pavements and the yard / car park and existing access at Saputo Ltd. The hardstanding is devoid of vegetation and is described by the UKHab as u1b6 other developed land.

Habitat 3: Introduced Shrub

- 3.2.4 Refer to **Photo 3**. The beds of introduced shrubs on either side of the access at the gatehouse support ornamental shrubs of *Choisya* and Rose of Sharon and others with colonising plants of Ground Elder (*Aegopodium podagraria*), Dandelion (*Taraxacum officinale* agg.), Creeping Thistle (*Cirsium arvense*) and planted Daffodil bulbs (*Narcissus* sp.). The introduced shrubs are described by the UKHab as u1 urban with the secondary code 847 introduced shrubs.

Habitat 4: Grassed Verges at Moorgate Road

- 3.2.5 Refer to **Photo 4**. Alongside the pavement at Moorgate Road and in the central reservation are strips of mown modified / amenity grassland. The grasslands are characterised by constant and abundant Perennial Rye-grass (*Lolium perenne*) and Annual Meadow-grass (*Poa annua*), frequent Daisy (*Bellis perennis*), Greater Plantain (*Plantago major*), White Clover (*Trifolium repens*) and Yorkshire-fog (*Holcus lanatus*). Forbs such as Common Chickweed (*Stellaria media*) are locally abundant with very locally frequent Common Mouse-ear (*Cerastium fontanum*). Early Scurvy-grass (*Cochlearia danica*), a salt-marsh species is present on the margins where the rock salt applied to the roads in winter has created suitable substrate for this species. A plant species list is appended at **Table 7.2** in **Section 7.2**.
- 3.2.6 The amenity / modified grassland is described by the UKHab as g4 modified grassland with the secondary code 107 mown and collected.

Habitats 5 and 6: Modified Grassland in the Saputo Ltd Site (South and North-east of the Gatehouse)

- 3.2.7 Refer to **Photo 5 and 6**. The areas of modified grassland south of the gatehouse is mown and characterised by abundant and constant Red Fescue (*Festuca rubra*), locally abundant / frequent Yorkshire-fog, frequent Perennial Rye-grass, Field Wood-rush (*Luzula campestris*) and Smooth Meadow-grass (*Poa pratensis*) and locally abundant Creeping Buttercup and Sweet Vernal-grass (*Anthoxanthum odoratum*). White Clover is locally frequent and Common Mouse-ear and Daisy are very locally frequent.
- 3.2.8 Ox-eye Daisy (*Leucanthemum vulgare*), Field Horsetail (*Equisetum arvense*), Common Vetch (*Vicia sativa*) and Butterfly-bush (*Buddleia davidii*) were recorded in the grassland to the north-east of the gatehouse only.
- 3.2.9 A plant species list for Habitats 5 and 6 is appended at **Table 7.3** in **Section 7.2**. The amenity / modified grassland is described by the UKHab as g4 modified grassland with the secondary codes 107 mown and collected and 32 scattered trees.

Individual Trees

- 3.2.10 Refer to **Photos 7 to 14**. Cherry (*Prunus* sp.) trees T01 to T08 and T10 lie within the site boundary. T09 is a Cherry tree just outside the site boundary. The trees within the site comprise five 'small'⁵ trees and four 'medium' trees.

Invasive Plant Species

- 3.2.11 No Japanese Knotweed or other invasive plant species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) was detected at the site.

3.3 Relevant Protected Species

Badger

- 3.3.1 No setts or evidence of badger activity was detected at the site or the surveyed area / zone of potential influence of the proposals. Adverse effects of the proposals on badger are reasonably discounted.

Bat Species

Preliminary Roost Assessment: Building

- 3.3.2 Refer to **Photos 15 to 17**. The gatehouse is a single storey pre-fabricated building with a flat roof and metal framed glazing. Inspection of the building confirmed that it's fabrication is sealed; no gaps or potential roost features were found. An area of damage at the north-western corner was inspected; this does not provide a gap or access to a potential roost feature. No bat droppings were found around the external perimeter of the building. The gatehouse is assessed to conform to the suitability criteria for use by roosting bats of 'none'.

Ground Level Tree Assessment

- 3.3.3 None of the trees (T01 to T10) which lie in the site or immediately adjacent to the site boundary support potential roost features or opportunities for use by roosting bats. All trees are assessed to conform to the suitability criteria for use by roosting bats of 'none'.

Bird Species

- 3.3.4 No evidence of use of any of the habitats within the site by nesting birds was found during the site visit on 14th May 2026.
- 3.3.5 Birds recorded at the site during the site visit comprised wood pigeon feeding on the amenity grassland and oystercatcher in flight over the site.
- 3.3.6 The Cherry trees have no knotholes or lifted bark suitable for nesting but they may provide opportunities for nesting birds that construct nests such as wood pigeon and magpie.

⁵ A 'small' tree in accordance with BNG is a tree with a diameter at breast height (DBH) of 75mm up to 300mm. A 'medium' tree has a DBH over 300mm up to 600mm.

4.0 EVALUATION, ASSESSMENT AND RECOMMENDATIONS

4.1 Brief Description of the Proposals

4.1.1 In accordance with the proposals plan (Building Management Services, 2026) the proposals will comprise:

- Removal of trees T02 to T08;
- Removal of Habitat 3: Introduced shrubs; and
- Loss of 0.0838ha of Habitat 5: Modified grassland.

4.1.2 All other habitats will be retained and / or enhanced as part of the BNG.

4.2 Designated Sites for Nature Conservation

4.2.1 It is considered that the site is sufficiently small and distant from all statutory and non-statutory designated sites for nature conservation that the proposed development will have no direct or indirect impact on the designated sites in the local area and their features of special interest.

4.3 Vegetation and Habitats

4.3.1 None of the habitats in the site are semi-natural habitat or Priority Habitat, or are classed as irreplaceable habitat.

4.3.2 In terms of each habitat's importance in a geographical context⁶, hardstanding and relatively small areas of amenity / modified grassland and introduced shrubs within the site are not considered to hold any importance on a geographical scale.

4.3.3 The Cherry trees are considered to be of value at the 'site' level due to their suitability for use by nesting birds and the stepping stone function they provide within the wider commercial property and areas of buildings and hardstanding.

4.3.4 Trees T01, T09 (off-site) and T10 will be retained by the proposals. During the construction phase, temporary protective demarcation fencing should be used to protect these trees to be retained. The fencing must extend outside the canopy of the retained trees and must remain in position until all works are completed to ensure protection is provided throughout the construction phase.

4.3.5 The fencing will be in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations (BSI, 2012).

4.4 Protected Species and Other Wildlife

4.4.1 Appropriate survey effort and / or assessment in accordance with standard guidance, has been carried out to reasonably discount adverse effects of the proposals relevant protected species.

⁶ Using the terms presented at Section 4.7 of *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018), i.e. International and European, National, Regional, Local Authority-wide area, River Basin District, Estuarine system / Coastal cell or Local. The term 'site' value is additionally used to highlight ecological features considered to be of importance in the context of the wider site habitats, but which are of negligible value in the context of the local area.

- 4.4.2 The Cherry trees may be used by nesting birds and the following guidance is of relevance:
- 4.4.3 All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended) while they are breeding. Any works such as vegetation clearance that will affect habitats suitable for use by nesting birds should be scheduled to commence outside the bird nesting season. Commencement of works in the nesting season must be informed by a pre-works nesting bird survey, carried out by a suitably experienced ecologist. The bird breeding season typically extends between March to August inclusive.
- 4.4.4 If breeding birds are detected the ecologist will issue guidance in relation to the protection of the nesting birds in conjunction with the scheduled works. This may involve cordoning off an area of the site until the young birds have fledged.

5.0 ASSESSMENT OF BIODIVERSITY NET GAIN

5.1 Baseline Habitats

- 5.1.1 **Table 5.1** provides a summary of the habitats present, their condition assessment result and their area within the site. A UKHab Plan of the baseline habitats is appended at **Figure 3**. Photographs of the habitats are appended at **Section 7.1**. Condition assessments for each habitat (where relevant) are appended at **Section 7.3**.

Table 5.1: Summary of Baseline Area Habitats within the Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Habitat Distinctiveness	Condition Assessment Result	Area (ha)
Habitat 1 Building	u1b5 building	Urban – developed land; sealed surface	V.low	N/a – Other	0.0050
Habitat 2 Hardstanding	u1b6 other developed /and	Urban – developed land; sealed surface	V.low	N/a – Other	0.3162
Habitat 3 Introduced shrubs	u1 urban with the secondary code 847 introduced shrubs	Urban – introduced shrubs	Low	Condition assessment – N/a	0.0051
Habitat 4 Grassed verges at Moorgate Road	g4 modified grassland with the secondary code 107 mown and collected	Grassland – modified grassland	Low	Moderate	0.0315
Habitat 5 Modified grassland in site	g4 modified grassland with the secondary codes 107 mown and collected and 32 scattered trees	Grassland – modified grassland	Low	Moderate	0.2278
Habitat 6 Modified grassland in site	g4 modified grassland with the secondary codes 107 mown and collected and 32 scattered trees	Grassland – modified grassland	Low	Poor	0.0208
Total:					0.6064

Table 5.2: Summary of Baseline Individual Trees within the Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Habitat Distinctiveness	Condition Assessment Result	Area (ha) ⁷
T01	200 tree over an area of g4 modified grassland	Individual tree – urban tree	Medium	Moderate	0.0041
T02	200 tree over an area of g4 modified grassland	Individual tree – urban tree	Medium	Poor	0.0163
T03	200 tree over an area of g4 modified grassland	Individual tree – urban tree	Medium	Poor	0.0041
T04	200 tree over an area of g4 modified grassland	Individual tree – urban tree	Medium	Poor	0.0163
T05	200 tree over an area of g4 modified grassland	Individual tree – urban tree	Medium	Moderate	0.0163
T06	200 tree over an area of g4 modified grassland	Individual tree – urban tree	Medium	Moderate	0.0163
T07	200 tree over an area of g4 modified grassland	Individual tree – urban tree	Medium	Moderate	0.0041
T08	200 tree over an area of g4 modified grassland	Individual tree – urban tree	Medium	Poor	0.0041
T10	200 tree over an area of g4 modified grassland	Individual tree – urban tree	Medium	Moderate	0.0041
Total:					0.0857

5.1.2 The baseline BNG score for the site is provided at **Section 5.3**.

5.2 Post Intervention Habitats

Consideration of Mitigation Hierarchy and Target Condition Assessments

- 5.2.1 The proposals will affect hardstanding and modified grassland which are classed as very low and low distinctiveness habitats respectively. The modified grassland at Habitat 5 to be affected by the proposals is not species-rich and achieves a condition assessment of 'moderate' (refer to **Table 7.4**). Given the current mowing regime the habitat has limited potential to become a habitat of greater value in the absence of the development proposals.
- 5.2.2 As many of the trees (namely trees T01 and T10) as possible will be retained (T09 is off-site). The proposals cannot be achieved without the removal of trees T02 to T08 inclusive.
- 5.2.3 In this instance it has been appropriate to identify where habitat enhancements can be achieved to secure statutory BNG. To secure 10% statutory BNG the following is proposed:
- Retention, enhancement and appropriate management of Habitat 5: Modified grassland to become other neutral grassland (i.e. a plant species diversity greater than 10 species per m²) by overseeding with a mix such as the Emorsgate EM1 basic general purpose meadow mixture and managed in 'moderate' condition; and

⁷ Due to the way individual trees are calculated by the metric they do not contribute to the total habitat area calculation, but are additional to it.

- b. Planting of 45 new native trees in 'moderate' condition. Suitable species are Rowan (*Sorbus aucuparia*) which produces blossom and berries for the attraction of feeding invertebrates and bird species and other native species appropriate for the setting such as Silver Birch (*Betula pendula*), Hornbeam (*Carpinus betula*), Bird Cherry (*Prunus padus*) and Alder (*Alnus glutinosa*). The 45 trees will be planted over an area of 0.1440ha (avoiding a central area where there is an easement for underground services) which equates to 312 trees per hectare (spacings of 5.6m) which is appropriate for a parkland setting.

- 5.2.4 It is suggested that the habitat enhancement and creation proposals are appropriate for the verge which will be retained as part of the commercial property. In addition to the benefits for biodiversity, particularly feeding and breeding invertebrates, the proposals will create an attractive entrance to the site and will assist with screening. It is also suggested that the habitat creation work towards and complement the measures outlined in the Liverpool City Region LNRS at the adjacent grassed verges, as outlined in **Section 3.1**.
- 5.2.5 The post-intervention habitats are illustrated on **Figure 4**. **Table 7.6** at **Section 7.4** presents the target conditions for the individual trees and the target condition assessment for the enhanced Habitat 5 is presented at **Table 7.7**. A summary of the post-intervention habitats is presented at **Tables 5.3** and **5.4**.
- 5.2.6 A habitat management plan, or similar, is required to secure the condition of these habitats in the long-term.

Table 5.3: Summary of Area-based Habitats to be Retained, Enhanced and Created at the Site

Habitat Type	BNG Equivalent Habitat	Habitat Distinctiveness	Target Condition	Area (ha)	Sub-totals (ha)
Retained Habitats					
Habitat 4 Modified grassland	Grassland – modified grassland	Low	Moderate	0.0315	
Habitat 6 Modified grassland	Grassland – modified grassland	Low	Poor	0.0208	0.0523
Enhanced Habitats					
Habitat 5 Modified grassland to other neutral grassland	Grassland – other neutral grassland	Medium	Moderate	0.1440	0.1440
Proposed Habitats					
Habitat A Hardstanding	Urban – developed land; sealed surface	V.Low	N/a - Other	0.4101	0.4101
Total					0.6064

Table 5.4: Summary of Individual Trees to be Retained and Created at the Site

Habitat Reference	BNG Habitat Equivalent	Habitat Distinctiveness	Target Condition	Area (ha) ⁸
Retained Trees				
T01	Individual trees – urban tree	Medium	Moderate	0.0041
T10	Individual trees – urban tree	Medium	Moderate	0.0041
Proposed Habitats				
Habitat B New native trees (45no.)	Individual trees – urban tree	Medium	Moderate	0.1832
Total				0.1914

5.3 Headline Results, Evaluation and Conclusion

5.3.1 The headline results of the BNG Metric are presented at **Table 5.5** below.

Table 5.5: Results of Statutory Biodiversity Metric Calculation Tool

On-site Baseline	Area habitat units	1.61	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site Post Intervention	Area habitat units	1.77	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units % percentage)	Area habitat units	0.16	10.01%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Total Net Unit Change	Area habitat units	0.16	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total Net % Change	Area habitat units	10.01%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading Rules Satisfied?		Yes	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	Comment
Area habitat units	10%	1.61	1.77	0.00	No additional area habitat units required to meet target
Hedgerow units	10%	0.00	0.00	0.00	No additional hedgerow units required to meet target
Watercourse units	10%	0.00	0.00	0.00	No additional watercourse units required to meet target

5.3.2 A net gain for area-based habitats is demonstrated by the BNG Metric and the trading rules are satisfied.

⁸ Small urban trees have a diameter at breast height (DBH) of up to 30cm, medium urban trees have a DBH of 30 to 60cm, large urban trees have a DBH of 60 to 90cm and very large trees have DBH of more than 90cm. Due to the way individual trees are calculated by the metric they do not contribute to the total habitat area calculation, but are additional to it.

- 5.3.3 The management will be secured by an appropriate Landscape and Ecological Management (LEMP) (or similar). It is not considered that a legal agreement or Section 106 is required and the actions can be secured by condition, as appropriate.

6.0 REFERENCES

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7.0 APPENDICES

7.1 Photographs

Table 7.1: Photographs of the Site



Photo 1: Habitat 1: Building and Habitat 2: Hardstanding



Photo 2: Habitat 2: Hardstanding



Photo 3: Habitat 3: Introduced shrub



Photo 4: Habitat 4: Grassed verges at Moorgate Road



Photo 5: Habitat 5: Modified grassland south of the gatehouse



Photo 6: Habitat 6: Modified grassland north-east of the gatehouse



Photo 7: Tree T01 (Cherry)



Photo 8: Trees T02 to T04 (Cherry)



Photo 9: Tree T05 (Cherry)



Photo 10: Tree T06 (Cherry)



Photo 11: Tree T07 (Cherry)



Photo 12: Tree T08 (Cherry)



Photo 13: Tree T09 (Cherry) (off site)



Photo 14: Tree T10 (Cherry)



Photo 15: Northern and western elevations of the gatehouse



Photo 16: Western elevation of the gatehouse



Photo 17: Sealed material over canopy at gatehouse

7.2 Plant Species Lists

Table 7.2: Plant Species List for Habitat 4: Grassed Verges at Moorgate Road

Scientific Name	Common Name	DAFOR ¹	Cover
<i>Achillea millefolium</i>	Yarrow	LF	2%
<i>Bellis perennis</i>	Daisy	F	5%
<i>Cerastium fontanum</i>	Common Mouse-ear	VLF	<1%
<i>Cochlearia danica</i>	Early Scurvy-grass	LA	5%
<i>Dactylis glomerata</i>	Cock's-foot	VLA	1%
<i>Festuca rubra</i>	Red Fescue	LA	5%
<i>Holcus lanatus</i>	Yorkshire-fog	F	5%
<i>Hypochaeris radicata</i>	Common Cat's-ear	O	<1%
<i>Leontodon autumnalis</i>	Autumn Hawkbit	O	<1%
<i>Lolium perenne</i>	Perennial Rye-grass	A*	60%
<i>Plantago lanceolata</i>	Ribwort Plantain	F	2%
<i>Plantago major</i>	Greater Plantain	F	2%
<i>Poa annua</i>	Annual Meadow-grass	A*	10%
<i>Stellaria media</i>	Common Chickweed	LA	2%
<i>Taraxacum officinale</i> agg.	Dandelion	O	<1%
<i>Trifolium dubium</i>	Lesser Trefoil	VLA	<1%
<i>Trifolium repens</i>	White Clover	F	5%

¹Key to DAFOR: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare, V=Very, L=Local and *denotes a constant species

Table 7.3: Plant Species List for Habitats 5 and 6: Modified Grassland in the Saputo Ltd site (south and north-east of the Gatehouse)

Scientific Name	Common Name	DAFOR ¹	Cover
<i>Achillea millefolium</i>	Yarrow	VLA	<1%
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	LA	5%
<i>Bellis perennis</i>	Daisy	VLF	<1%
<i>Buddleia davidii</i>	Butterfly-bush	VLF	<1%
<i>Cardamine pratensis</i>	Cuckooflower	O	<1%
<i>Centaurea nigra</i>	Common Knapweed	R	<1%
<i>Cerastium fontanum</i>	Common Mouse-ear	VLF	<1%
<i>Cirsium arvense</i>	Creeping Thistle	R	<1%
<i>Dactylis glomerata</i>	Cock's-foot	VLA	1%
<i>Equisetum arvense</i>	Field Horsetail	VLF	<1%
<i>Festuca rubra</i>	Red Fescue	A*	75%
<i>Geranium molle</i>	Cut-leaved Crane's-bill	O	<1%
<i>Heracleum spondylium</i>	Common Hogweed	R	<1%
<i>Holcus lanatus</i>	Yorkshire-fog	LA/F	15%
<i>Hypochaeris radicata</i>	Common Cat's-ear	O	<1%
<i>Leucanthemum vulgare</i>	Ox-eye Daisy	VLF	<1%
<i>Lolium perenne</i>	Perennial Rye-grass	F	15%
<i>Lotus corniculatus</i>	Common Bird's-foot-trefoil	VLA	<1%
<i>Luzula campestris</i>	Field Wood-rush	F	5%
<i>Medicago lupulina</i>	Black Medick	VLA	<1%
<i>Narcissus</i> sp.	Daffodil	R	<1%
<i>Plantago lanceolata</i>	Ribwort Plantain	O	<1%
<i>Poa pratensis</i>	Smooth Meadow-grass	F	5%
<i>Prunus</i> sp.	Cherry saplings	O	<1%
<i>Ranunculus acris</i>	Meadow Buttercup	O	<1%
<i>Ranunculus repens</i>	Creeping Buttercup	LA	2%
<i>Rumex acetosa</i>	Common Sorrel	R	<1%
<i>Rumex crispus</i>	Curled Dock	O	<1%
<i>Senecio jacobaea</i>	Common Ragwort	R	<1%
<i>Senecio vulgaris</i>	Groundsel	O	<1%
<i>Sonchus oleraceus</i>	Smooth Sow-thistle	R	<1%
<i>Stellaria media</i>	Common Chickweed	VLF	<1%
<i>Taraxacum officinale</i> agg.	Dandelion	O	<1%
<i>Trifolium repens</i>	White Clover	LF	1%
<i>Vicia sativa</i>	Common Vetch	VLF	<1%
¹ Key to DAFOR: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare, V=Very, L=Local and *denotes a constant species			

7.3 Condition Assessments of Baseline Habitats and Retained Habitats

Note: No condition assessment is required for Habitat 1: Building, Habitat 2: Hardstanding and Habitat 3: Introduced shrub

Table 7.4: Condition Assessments for Habitats 4, 5 and 6: Low Distinctiveness / Modified Grassland

Habitat Reference	A	B	C	D	E	F	G	Total No. of Criterion Passed	Condition Assessment Result ¹
Habitat 4: Grassed verges at Moorgate Road	Yes (30/4 = 7.5)	No	Yes	No (driven over)	Yes	Yes	Yes	5	Moderate
Habitat 5: Modified grassland south of the gatehouse	Yes (32/5 = 6.4)	No	Yes	Yes	No	Yes	Yes	5	Moderate
Habitat 6: Modified grassland north-east of the gatehouse	No (20/4 = 5)	No	Yes	Yes	No	Yes	Yes	4	Poor
Good: Passes 6 or 7 criteria including essential criterion A									
Moderate: Passes 4 or 5 criteria including essential criterion A									
Poor: Passes 3 or fewer criteria OR passes 4 to 6 criteria, but failing criterion A									

Condition Assessment Criteria
A. There are 6 to 8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in below). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed below), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet. <i>Plant Species:</i> Creeping Thistle (<i>Cirsium arvense</i>), Spear Thistle (<i>Cirsium vulgare</i>), Curled Dock (<i>Rumex crispus</i>), Broad-leaved Dock (<i>Rumex obtusifolius</i>), Common Nettle (<i>Urtica dioica</i>), Creeping Buttercup (<i>Ranunculus repens</i>), Greater Plantain (<i>Plantago major</i>), White Clover (<i>Trifolium repens</i>) and Cow Parsley (<i>Anthriscus sylvestris</i>).
B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
C. Any scrub present accounts for less than 20% of total grassland area (some scattered scrub such as Bramble may be present). Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.
D. Physical damage evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.
E. Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens. For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover

F. Cover of Bracken less than 20%.

G. There is an absence of invasive non-native species as listed on Schedule 9 of *Wildlife and Countryside Act 1981* (as amended).

This is assessed for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement

Table 7.5: Condition Assessments for T01 to T08 and T10: Individual Trees

Tree Reference	Species	A	B	C	D	E	F	Size Category	Total No. of Criterion Passed	Condition Assessment Result	Fate
T01	Cherry	No	Yes	No	Yes	No	Yes	Small	2	Moderate	Retain
T02	Cherry	No	Yes	No	No	No	Yes	Medium	2	Poor	Remove
T03	Cherry	No	Yes	No	No	No	Yes	Small	2	Poor	Remove
T04	Cherry	No	Yes	No	No	No	Yes	Medium	2	Poor	Remove
T05	Cherry	No	Yes	No	Yes	No	Yes	Medium	3	Moderate	Remove
T06	Cherry	No	Yes	No	Yes	No	Yes	Medium	3	Moderate	Remove
T07	Cherry	No	Yes	No	Yes	No	Yes	Small	3	Moderate	Remove
T08	Cherry	No	Yes	No	No	No	Yes	Small	1	Poor	Remove
T10	Cherry	No	Yes	No	Yes	No	Yes	Small	3	Moderate	Retain
Good: Passes 5 or 6 criteria											
Moderate: Passes 3 or 4 criteria											
Poor: Passes 2 or fewer criteria											

Condition Assessment Criteria

A. The tree is a native species (or more than 70% within the block are native species)

B. Tree canopy is predominantly continuous with gaps in canopy cover making up less than 10% of total area and no individual gap being more than 5 metres wide. Individual trees automatically pass this criterion.

C. The tree is mature (or more than 50% within the block are mature). See gov.uk standing advice on ancient and veteran trees, available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and *Ancient woodland, ancient trees and veteran trees: advice for making planning decisions* (www.gov.uk).

Enhancement of this habitat type is only possible by improving the habitat so that it meets Criteria B, D and F. It is not possible or appropriate to enhance individual trees through meeting just one of those Criteria, nor by meeting Criteria A, C or E.

D. There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.

E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.

F. More than 20% of the tree canopy area is oversailing vegetation beneath

7.4 Condition Assessments of Enhanced and Created Habitats

Note: No condition assessment is required for Habitat A: Hardstanding

Table 7.6: Condition Assessments for Habitat B: Individual Trees

Tree Reference	Species	A	B	C	D	E	F	Size Category	Total No. of Criterion Passed	Condition Assessment Result
Habitat B: New trees	Native	Yes	Yes	No	Yes	No	Yes	Small	4	Moderate
										Good: Passes 5 or 6 criteria
										Moderate: Passes 3 or 4 criteria
										Poor: Passes 2 or fewer criteria

Condition Assessment Criteria
A. The tree is a native species (or more than 70% within the block are native species)
B. Tree canopy is predominantly continuous with gaps in canopy cover making up less than 10% of total area and no individual gap being more than 5 metres wide. Individual trees automatically pass this criterion.
C. The tree is mature (or more than 50% within the block are mature). See gov.uk standing advice on ancient and veteran trees, available from: <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (www.gov.uk). Enhancement of this habitat type is only possible by improving the habitat so that it meets Criteria B, D and F. It is not possible or appropriate to enhance individual trees through meeting just one of those Criteria, nor by meeting Criteria A, C or E.
D. There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F. More than 20% of the tree canopy area is oversailing vegetation beneath

Table 7.7: Condition Assessments for Enhanced Habitat 5: Other Neutral Grassland

Habitat Reference	A	B	C	D	E	F	Total No. of Criterion Passed	Condition Assessment Result
<i>Enhanced Habitat 5: Modified grassland to other neutral grassland (by overseeding and appropriate management)</i>	Yes	No	No	Yes	Yes	Yes	4	Moderate
Acid Grassland Types				Non-acid Grassland Types				
Good: passes 5 criteria				Good: passes 5 or 6 criteria, including essential criteria A and additional criterion F				
Moderate: passes 3 or 4 criteria				Moderate: passes 3 to 5 criteria, including essential criterion A				
Poor: passes 2 or fewer criteria				Poor: passes 2 or fewer criteria; or passes 3 or 4 criteria excluding criterion A and F				

Condition Assessment Criteria

A. The grassland is a good representation of the habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). Professional judgement should be used alongside the UKHab description.

Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.

B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.

C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens. For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

D. Cover of Bracken less than 20% and cover of scrub (including Bramble) less than 5%.

E. Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area (species are listed below).

If any invasive non-native plant species as listed on Schedule 9 of *Wildlife and Countryside Act 1981* (as amended) are present, this criterion is automatically failed. This is assessed for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.

Species indicative of sub-optimal condition for this habitat type include: Creeping Thistle, Spear Thistle, Curled Dock, Broad-leaved Dock, Common Nettle, Creeping Buttercup, Greater Plantain, White Clover, Cow Parsley. There may be additional relevant species local to the region and / or site.

Additional Group – non-acid grassland types only

F. There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced at Criterion ‘E’ cannot contribute towards this count).

Note - this criterion is essential for achieving Good condition for non-acid grassland types only.

Additional Information:

Footnote 1: Professional judgement should be used alongside the UKHab description.

Footnote 2: For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3: Species indicative of sub-optimal condition for this habitat type include:

Creeping Thistle (*Cirsium arvense*), Spear Thistle (*Cirsium vulgare*), Curled Dock (*Rumex crispus*), Broad-leaved Dock (*Rumex obtusifolius*), Common Nettle (*Urtica dioica*), Creeping Buttercup (*Ranunculus repens*), Greater Plantain (*Plantago major*), White Clover (*Trifolium repens*), Cow Parsley (*Anthriscus sylvestris*). There may be additional relevant species local to the region and / or site.

Footnote 4: Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.

Footnote 5: *Wildlife and Countryside Act 1981* (as amended)

7.5 Figures

Figure 1: Aerial Image of the Site and Surrounds

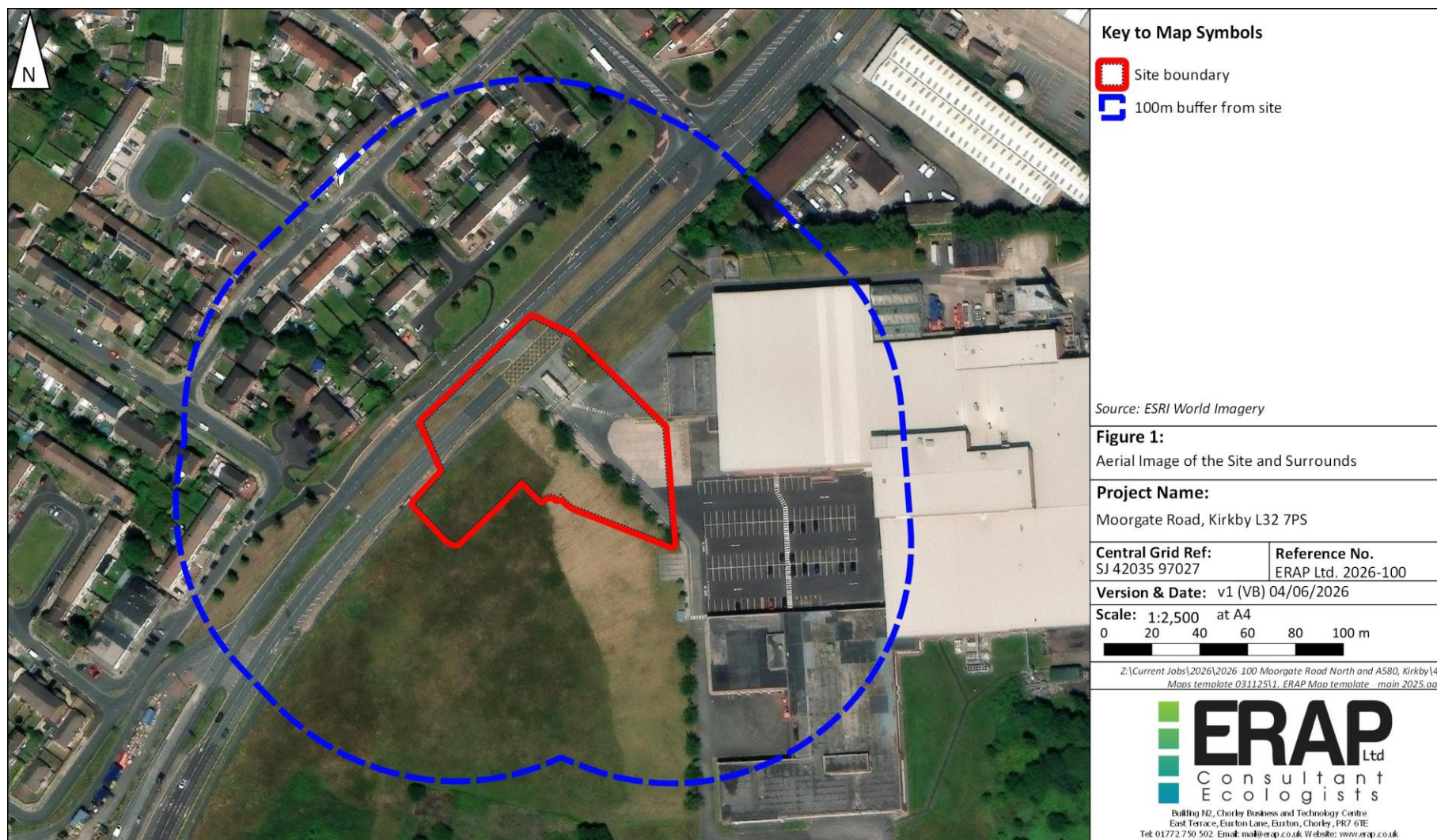


Figure 2: Phase 1 Habitat Survey



Figure 3: UKHab: Baseline Habitats

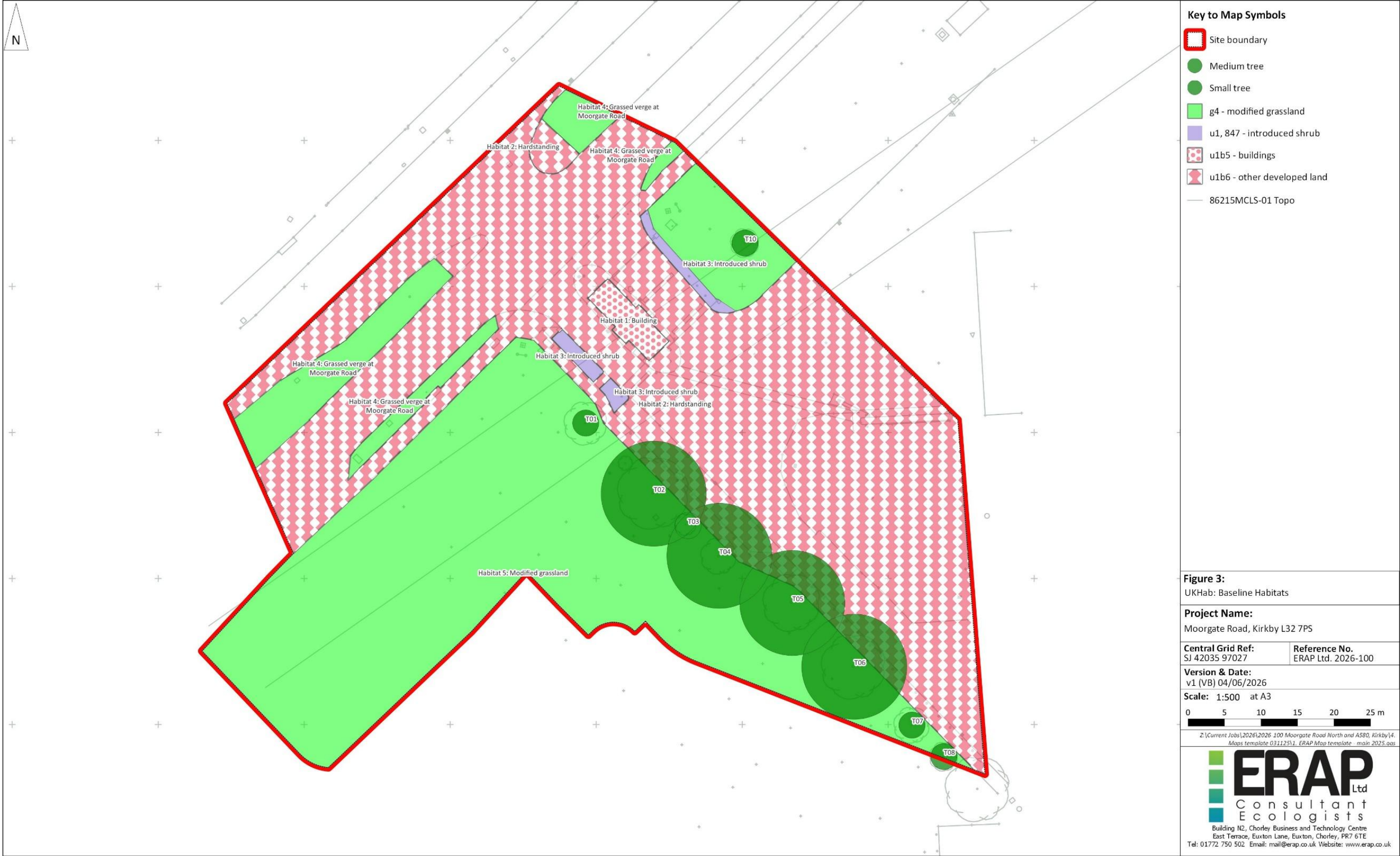


Figure 4: BNG Plan: Post intervention Habitats

