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BIODIVERSITY NET GAIN - BIODIVERSITY STATEMENT

At

Glen Dimplex Factory

Stone Lane

Whiston

Knowsley

L35 2XW

NGR: SJ 47998 91567

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1 INTRODUCTION

1.1 Author and qualifications

This report is compiled and written by Mark Halliwell MBiol, UES Senior Ecologist. Mark holds a level 4 Botanical Society for Britain and Ireland (BSBI) field identification skills certificate (FISC), which certifies him as competent to undertake phase 1 habitat surveys, UKHab and national vegetation classification (NVC) surveys.

1.2 Proposed development

The proposed development is for a housing scheme and will include the construction of numerous residential dwellings with associated access roads, footpaths and landscaping.

1.3 Survey objectives

This biodiversity statement has been produced for the proposed development at Glen Dimplex Factory, Knowsley. UES was commissioned in July 2025 to prepare the Biodiversity Statement as part of a Biodiversity Net Gain Assessment of the proposed development. This was completed in order to:

- Establish the baseline value of the site by calculating the number of habitat, hedgerow and watercourse units at the site of the proposed development.
- If detailed or indicative plans are available, establish the post development value of the development by calculating the number of habitat, hedgerow and watercourse units which will be created, retained and / or enhanced as part of the proposals.
- Provide guidance on habitat retention, creation and enhancement measures to inform proposed site layout and landscaping proposals and to maximize potential gains in biodiversity.
- Provide details of how offsite compensation will be used when a 10% biodiversity net gain cannot be achieved on site.



2 PLANNING POLICY

Paragraphs 187(d), 192(b) and 193(d) of the National Planning Policy Framework (NPPF) set out requirements for the delivery of BNG. In England, BNG is mandatory under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Under the statutory framework, subject to some exceptions, every grant of planning permission is granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitats.

Mandatory BNG only applies for planning permission applications made on or after 12th February 2024. Permissions granted for applications made before this date are not subject to BNG. A temporary exclusion applies for non-major developments whereby mandatory BNG only applies for planning permission applications made on or after 2nd April 2024.

The Environment Act 2021 sets out the following key components to mandatory BNG:

- Minimum 10% gain required calculated using DEFRA Statutory Biodiversity Metric & approval of net gain plan
- Habitat secured for at least 30 years via obligations / conservation covenant
- Habitat can be delivered on-site, off-site or via statutory biodiversity credits
- There is a national register for net gain delivery sites
- The mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss
- Also applies to Nationally Significant Infrastructure Projects (NSIPs)
- Does not apply to marine development
- Does not change existing legal environmental and wildlife protections



3 METHODOLOGY

The BNG assessment has been undertaken using the DEFRA Statutory Biodiversity Metric. The metric was used to calculate baseline habitat, hedgerow and watercourse units. An extended UK Habitat Classification survey was undertaken as part of a Preliminary Ecological Appraisal (PEA) of the site, undertaken by UES on 13th August 2025. Surveyors present included:

- Mark Halliwell MBiol, UES Senior Ecologist. Mark holds a level 4 Botanical Society for Britain and Ireland (BSBI) field identification skills certificate (FISC), which certifies him as competent to undertake phase 1 habitat surveys, UKHab and national vegetation classification (NVC) surveys.
- Bethany Dineley BSc, UES Graduate Ecologist

The Statutory Biodiversity Metric utilises habitats classified under the UK Habitats Classification methodology (UKHAB). Habitats recorded within the proposed development site were mapped on a UK Hab plan provided at Appendix 1.



4 RESULTS

4.1 Baseline assessment

The proposed development site has an area of approximately 5.77ha and mainly comprises hardstanding habitats with industrial buildings that were previously associated with the functioning of the disused factory. Small areas of other neutral grassland and broadleaved woodland are also present, with standing water to the south of the main central building.

The baseline value of the site has been calculated as 3.85 habitat units, 0 hedgerow units and 0 watercourse units using DEFRA's Statutory Biodiversity Metric.

The DEFRA Statutory Biodiversity Metric used to calculate the baseline value of the site has been submitted with this report and provides full details of the calculations.

4.2 Post-development assessment

Landscaping plans are available at the time of writing produced by PGLA Ltd in the form of a Planting Plan, Schedule and Specification Notes (dwg no. PP01.00, rev P2), upon which the post development value of the site has been calculated.

The post-development value of the site has been calculated as 5.83 habitat units, 0.83 hedgerow units and 0 watercourse units.

The DEFRA Statutory Biodiversity Metric used to calculate the post-development value of the site has been submitted with this report and provides full details of the calculations.

5 EVALUATION AND RECOMMENDATIONS

5.1 Biodiversity net gain requirements

The baseline value of the site has been calculated as 3.85 habitat units, 0 hedgerow units and 0 watercourse units. Based on the landscaping plans provided, the proposed development will result in a net gain of 1.98 habitat units (+51.43%) and 0.83 habitat units (a net gain above 10% due to the baseline value of 0 units), with no net change in watercourse units.

In addition to providing the 10% net gain in habitat and hedgerow units required to adhere to national planning policy, the metric's trading rules must also be met to provide an acceptable net gain. This is a function of the metric that has been designed to ensure habitats are compensated for sufficiently.

To adhere to the metric's trading rules, losses must be replaced by habitat, hedgerow and watercourse units of the same broad habitat type and distinctiveness, or by units from any habitat with a higher distinctiveness regardless of the broad habitat type. Based on the details provided to UES at this stage, details of additional units required to meet the trading rules include:

- 2.09 habitat units of medium distinctiveness grassland, or any habitat from a higher distinctiveness band (from any broad habitat type).
- 0.05 habitat units of medium distinctiveness woodland and forest, or any habitat from a higher distinctiveness band (from any broad habitat type).

5.2 Recommendations

Where possible, onsite habitat creation and enhancement have been prioritised to maximise net gain within the proposed development site. However, it is considered unlikely that sufficient onsite habitat retention, creation and / or enhancement will be feasible whilst facilitating the proposed development. As such, any deficit in units will be provided through offsite compensation. This will either be secured on land within the developer ownership, or through a payment to a third-party landowner acting as a habitat bank.

All compensatory offsite habitat units secured will need to be registered on the Biodiversity Gain Site Register.

As a last resort and where offsite compensation cannot be secured in the local area, statutory credits will be purchased as compensation.

The information contained within this Biodiversity Statement is considered to be sufficient to allow the local planning authority to grant planning permission, with regards to statutory biodiversity net gain requirements. Following approval of planning permission, the biodiversity gain condition will be applied to the permission, which must be discharged prior to the commencement of works.

A Biodiversity Gain Plan (BGP) must be prepared to discharge this condition. The BGP must include baseline and post-development Statutory Metric calculations based on the finalised site layout and landscaping proposals. It must also contain full details of secured offsite compensation (where necessary) and a Habitat Management and Monitoring Plan (HMMP),



detailing the proposed establishment, management and monitoring of all offsite compensation and any significant enhancements onsite.

All retained, created or enhanced habitats that constitute offsite compensation or onsite significant enhancements will need to be managed and monitored for a period of at least 30 years. This can be secured through a section 106 agreement or a conservation covenant.

Following submission of the Biodiversity Gain Plan, the local planning authority will have up to eight weeks to discharge the biodiversity gain condition.



6 CONCLUSION

The proposed development site mainly comprises disused factory buildings and associated hardstanding, with small areas of other neutral grassland and broadleaved woodland located along the margins of the site.

The baseline value of the site has been calculated as 3.85 habitat units, 0 hedgerow units and 0 watercourse units. Based on the landscaping plans provided, the proposed development will result in a net gain of 1.98 habitat units (+51.54%) and 0.83 hedgerow units (a net gain beyond 10% due to the baseline value of 0 units).

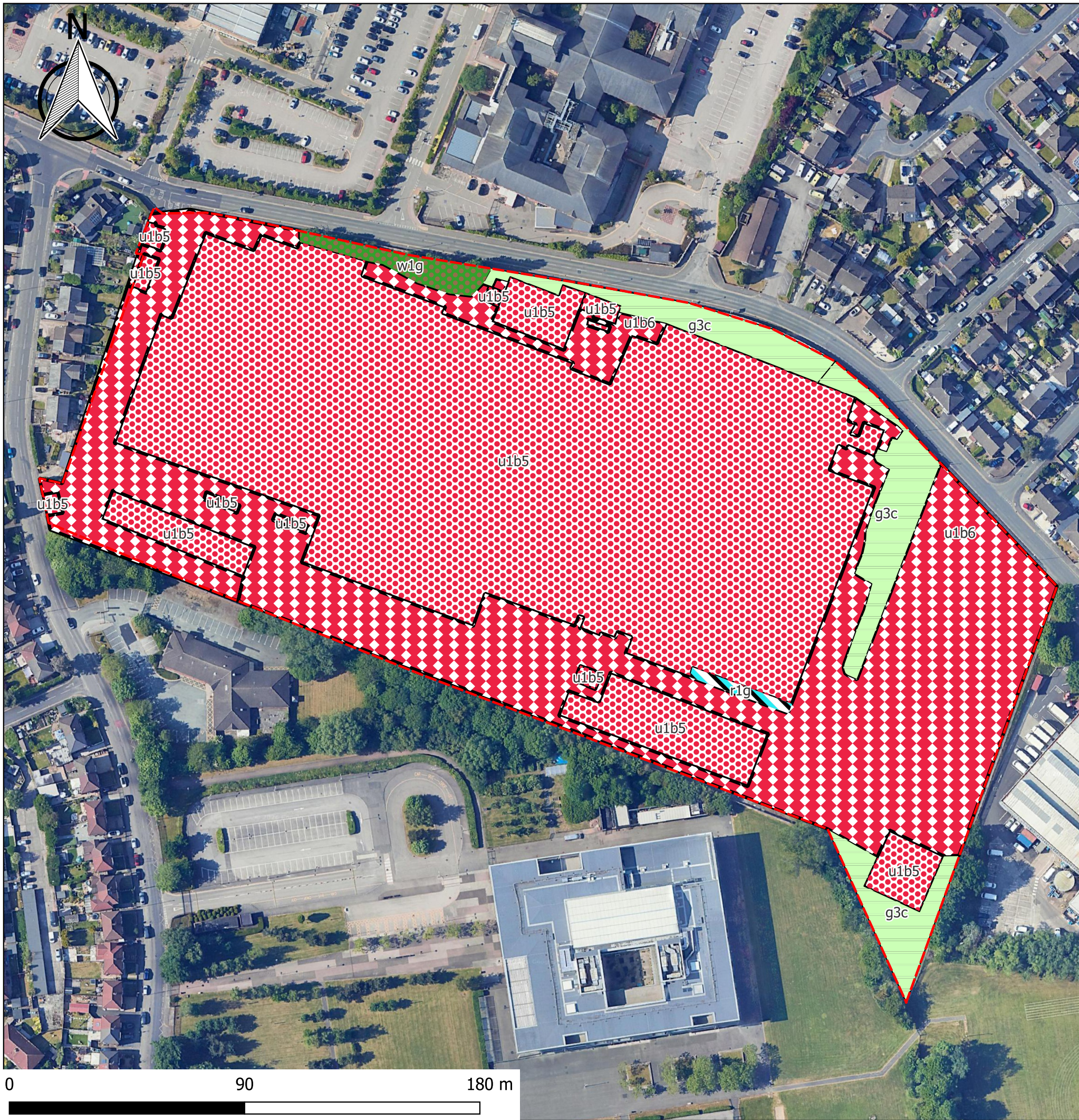
To satisfy the trading rules within the metric, any habitats that are to be lost as part of the proposed development must be compensated for with habitats of the same distinctiveness and same broad habitat type, or any habitat of higher distinctiveness. At present, this includes 2.09 habitat units of other neutral grassland, and 0.05 habitat units of woodland and forest – other woodland; broadleaved.

Where possible, onsite habitat creation and enhancement have been prioritised to maximise net gain within the proposed development site. However, it is considered unlikely that sufficient onsite habitat retention, creation and / or enhancement will be feasible whilst facilitating the proposed development. As such, any deficit in units will be provided through offsite compensation.



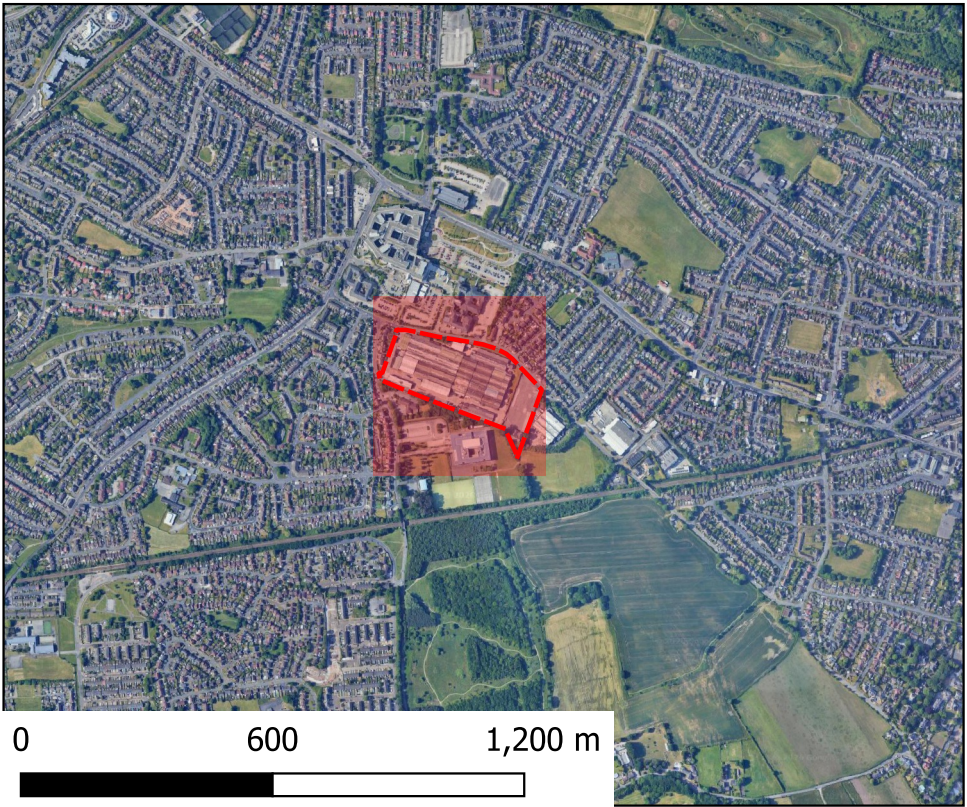
APPENDICES

Appendix 1 – UK Habitat Plan



UK Habitat Classification Plan

Site: Glen Dimplex, Knowsley
NGR: SJ 47998 91567
Author: Bethany Dineley
Date: 16/01/2026



Key

- g3c - other neutral grassland
- w1g - other broadleaved woodland
- u1b5 - buildings
- u1b6 - other developed land
- r1g - other standing water
- Survey boundary

MAP DATA FROM ©2026 GOOGLE, IMAGERY FROM ©2026 GOOGLE

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The map primary map shown is produced at scale 1:1524.521. This page is printed at A3 size (427 x 297mm)



Appendix 2 – Photographs



Photograph 1 – Other neutral grassland.



Photograph 2 – Broadleaved woodland within the northern section of the site.



Photograph 3 – Looking east across the other standing water.



Photograph 4 – Developed land sealed surface within the eastern section of the site, which has been encroached by a small amount of ephemeral vegetation.



Photograph 5 – Example of a building onsite.



Photograph 6 – Example of a building onsite.



Appendix 3 – Landscaping Plan

