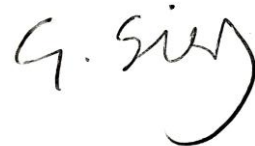


Site:	Moorgate Road North, Liverpool L33 7RX
Client:	Lysander
Job Number:	784-B075616
Date of Report:	15/01/2026

Document Control			
Revision:	V2	Status:	FINAL – Updated boundary
Date:	15 January 2026		
Prepared by: Owen de Graaf BSc (Hons) MSc Graduate Ecologist 		Checked by: Frankie McDowell BSc (Hons) ACIEEM Principal Ecologist 	
		Approved by: George Siskos BSc (Hons) ACIEEM Associate Ecologist 	

Planning Statement: De Minimis Exemption for Biodiversity Net Gain

This statement confirms that the proposed development by Lysander on the site at Moorgate Road North, Liverpool L33 7RX, and is centred at Ordnance Survey National Grid Reference SJ 42624 97823, qualifies for the de minimis exemption under Biodiversity Net Gain (BNG) regulations, as outlined by the Department for Environment, Food and Rural Affairs¹.

Proposals: Full application for site alterations to include new external plant equipment and associated compounds and elevation alterations to include new louvres. The application boundary is shown in **Figure 1: Site Location Plan**. Photographs of the site can be found in **Appendix A**.

¹ Department for Environment, Food and Rural Affairs (DEFRA) (2024) Biodiversity Net Gain: Statutory Guidance on Exemptions. Available at: gov.uk (Accessed: 05/03/2024).

Methodology:

A high-level UK Habitat Classification Survey (**Figure 2: UKHAB Habitat Plan**) was undertaken on the site on the 28th November 2025 by Tetra Tech Principal Ecologist, Mark Pritchard FdSc, ACIEEM. A review of the proposals (108 - ASA - 00 - EX.SI - D - A - 0003 _ (S3 - P05))², photographs and aerial imagery was also completed prior to the survey.

Information in this letter regards BNG only and does not constitute an ecology survey or comprehensive survey for invasive species. However, given the small scale of the proposals and habitats present, this is not considered to represent a constraint to the findings of this letter with regards to BNG.

Our Ecologists follow CIEEM's Code of Professional Conduct³, with all surveys completed in accordance with Tetra Tech's Biosecurity Policy⁴.

Eligibility and Application of the De Minimis Exemption:

The site alterations involve the existing warehouse and external areas of hardstanding, classified as developed land with a sealed surface, which has a biodiversity value of zero under the statutory biodiversity metric⁵.

No natural habitats, linear habitat features or watercourses (including riparian zones) were included within the application boundary.

Habitat Units

Based on proposals (108 - ASA - 00 - EX.SI - D - A - 0003 _ (S3 - P05))² no natural habitats will be lost to the development (**Appendix A, Photographs 1, 2 and 3**).

The client has also confirmed that all other habitats adjacent to the works that are outside of the application boundary but within the wider site, e.g. areas verges of modified grassland and lines of trees, will remain unimpacted during works (**Appendix A, Photographs 4, 5, 6 and 7**), and protected through fencing with exclusion signage (if required). The areas to be protected during the works are shown in **Figure 3: Construction Exclusion Zone Plan**.

² Ashton Smith, 2025. *Proposed Site Plan* - 108 - ASA - 00 - EX.SI - D - A - 0003 _ (S3 - P05)

³ Chartered Institute of Ecology and Environmental Management (2022) *Code of Professional Conduct*. CIEEM.

⁴ Tetra Tech (2025) *Biosecurity Policy*.

⁵ Department for Environment Food & Rural Affairs (DEFRA). (2024). *The Statutory Biodiversity Metric Calculation Tool*.

Assessment of Biodiversity Impact

Based on the final application boundary shown in the site location plan, the proposal is considered to meet the exemption because:

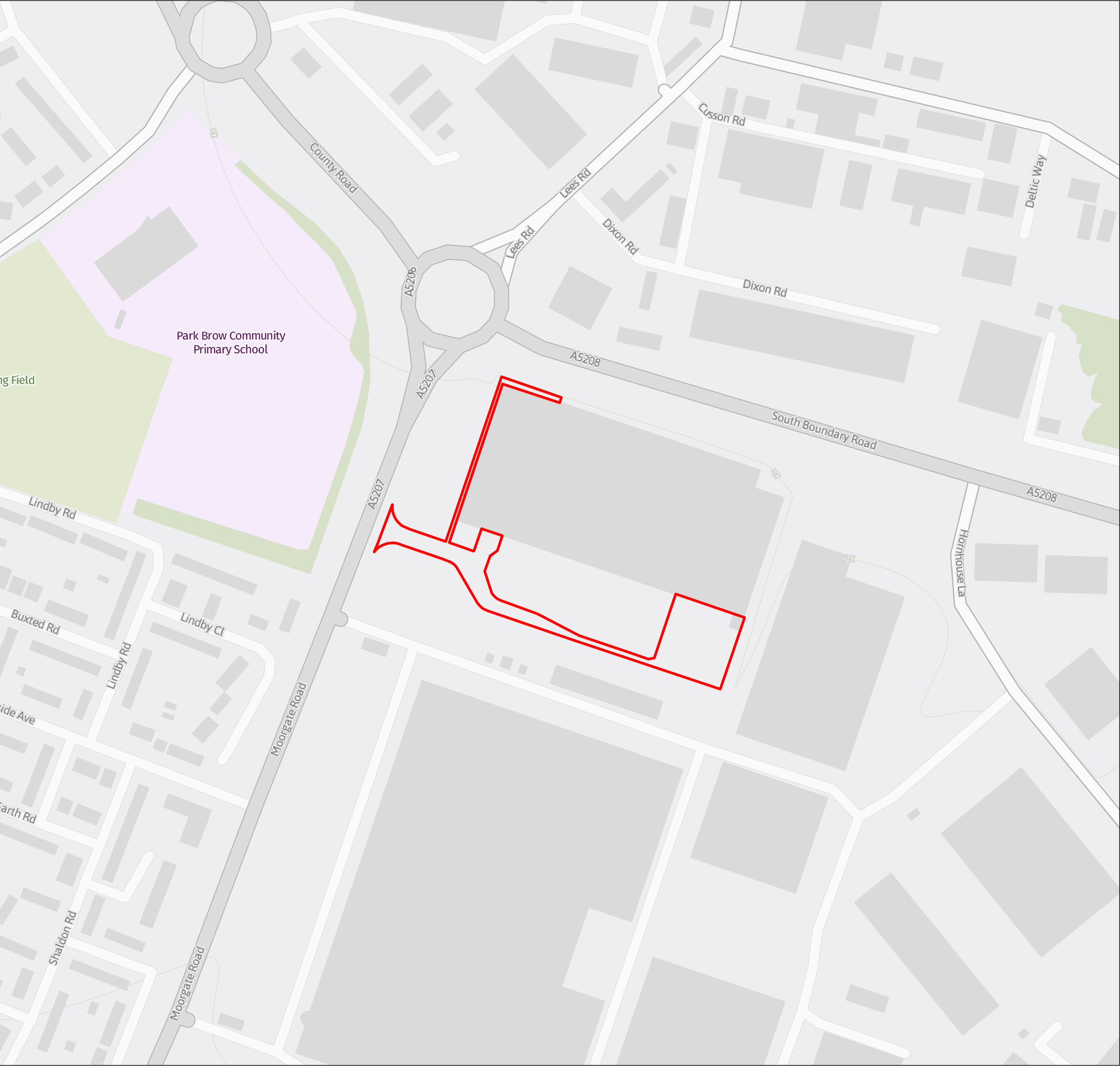
- The baseline value of the site as calculated by the statutory metric is zero.
- No priority habitat is affected within the application boundary.
- Any adjacent habitat within the wider site ownership boundary will be adequately fenced-off with exclusions signage.

As the biodiversity impact falls below the de minimis threshold of <25m² of non-priority habitat lost, the **development falls within the de minimis exemption and does not require a Biodiversity Gain Plan** for habitat, hedgerow or watercourse units.

Conclusion:

Since the proposal **meets the de minimis exemption criteria**, BNG requirements do not apply. It is requested as part of this full application planning process that the Local Planning Authority confirm that this approach is acceptable.

Figure 1: Site Location Plan



Site Location Plan

Liverpool



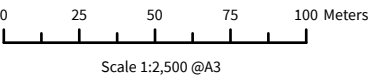
Lysander

Legend

Development boundary

Drawn by: lily.dunwell
Checked by: George Siskos

Figure No. 1
Revision No. A
15 January 2026



British National Grid
NGR: 342593E 397809N

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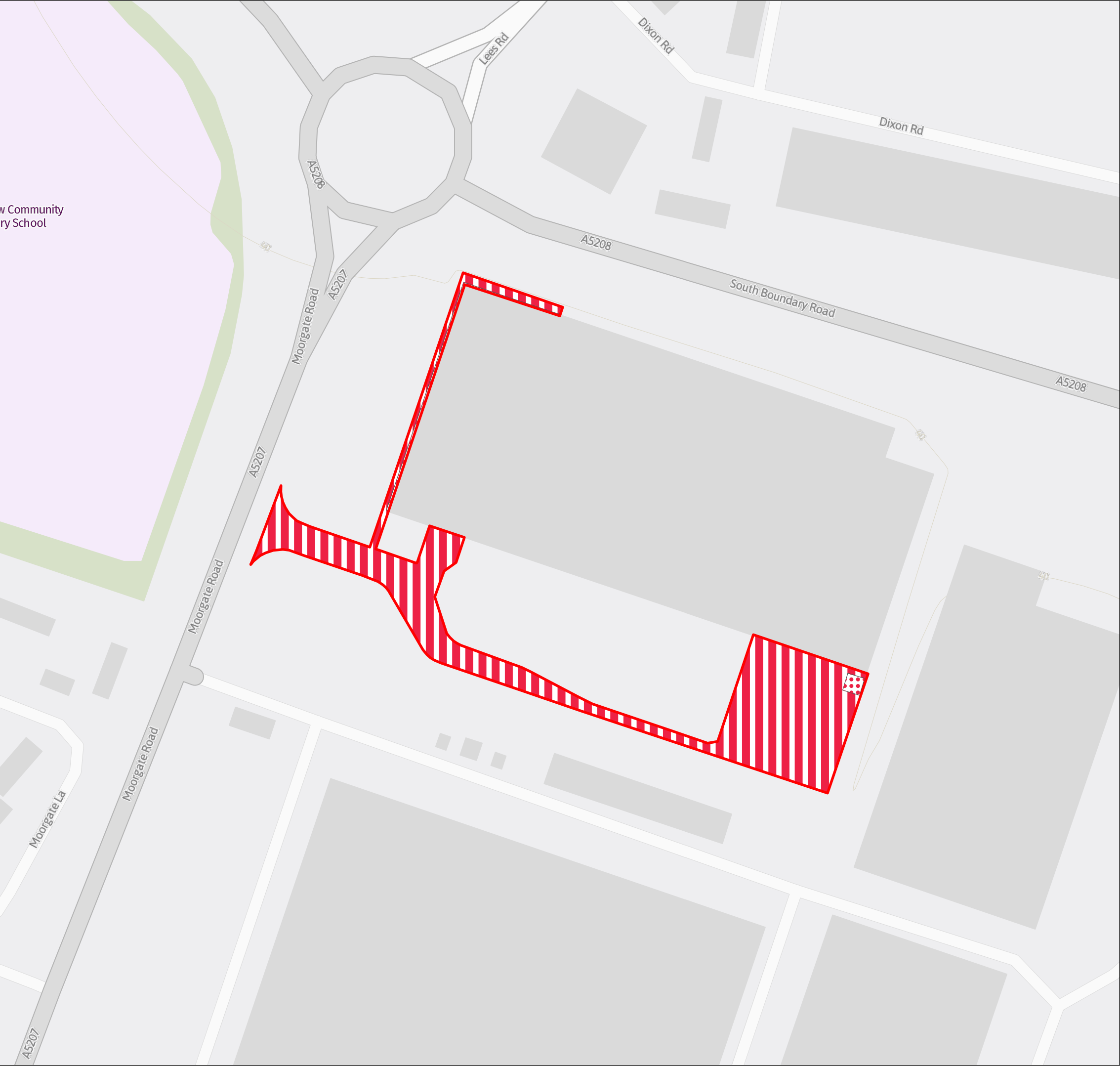



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Figure 2: UKHab Habitat Plan



UK Hab Habitat Plan

Liverpool



Lysander

Legend

-  Development boundary
-  u1b - Developed land, sealed surface
-  u1b5 - Buildings

Symbology defined by UK Habs. <https://ukhab.org/ukhab-documentation/>

Drawn by: lily.dunwell
Checked by: George Siskos

Figure No. 2
Revision No. A
15 January 2026

0 10 20 30 40 50 Meters
Scale 1:1,500 @A3

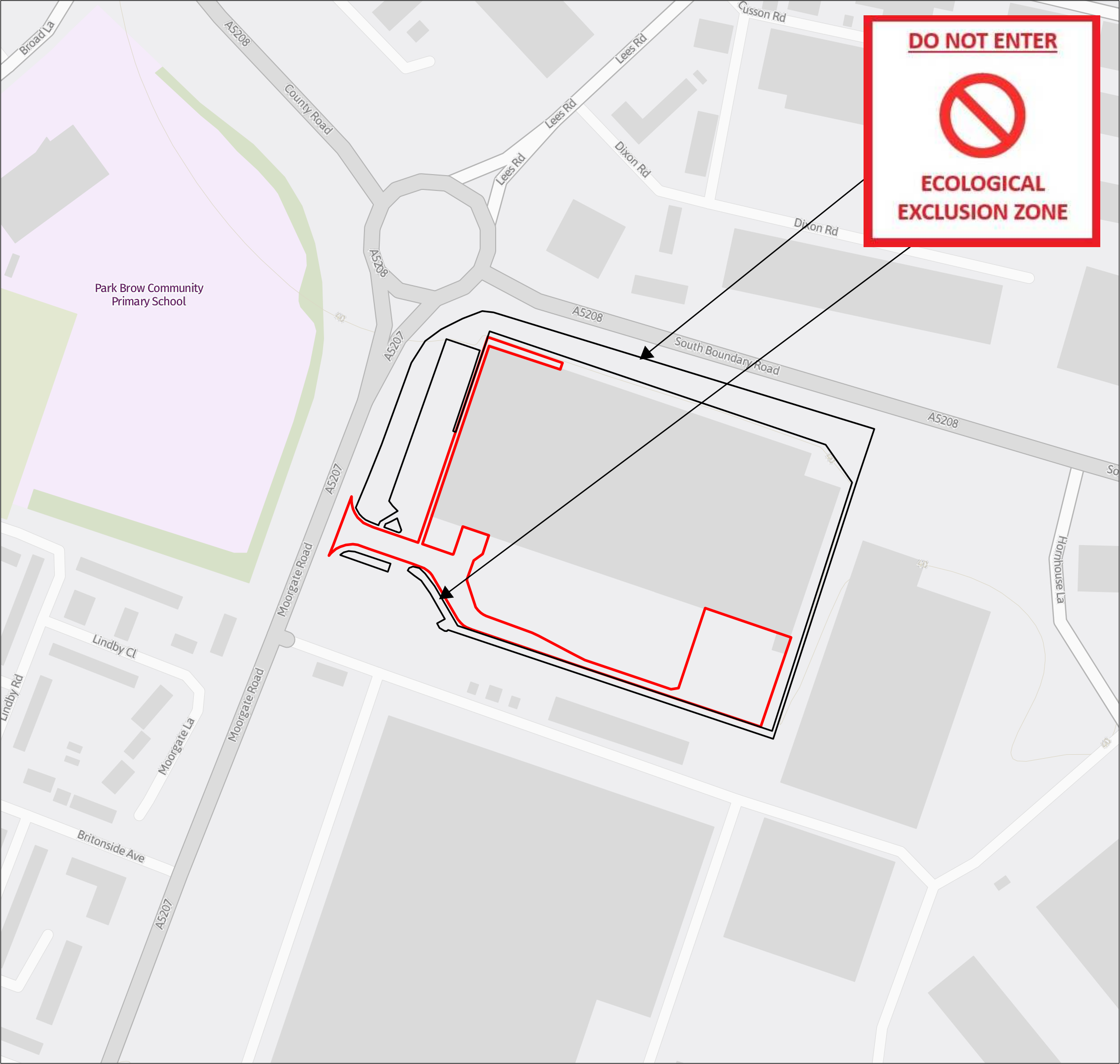
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Figure 3: Construction Exclusion Zone Plan



Construction Exclusion Plan

Liverpool

Lysander

Legend

- Development boundary
- Exclusion fencing and/or signage



Drawn by: lily.dunwell
Checked by: George Siskos

Figure No. 3
Revision No. A
15 January 2026

0 10 20 30 40 Meters
Scale 1:2,000 @A3

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Appendix A: Site Photographs



Photograph 1 – The south side of the warehouse which shows the hardstanding where the proposed location for the air source heat pumps and elevation alterations to include new louvres is.



Photograph 2 - The south side of the warehouse which shows the hardstanding where the proposed location for the refrigeration plant enclosure is.



Photograph 3 – The hardstanding to the southeast of the application boundary where the proposed location for the relocated winter module building is with adjacent grassland within the wider site.



Photograph 4 – A strip of modified grassland adjacent to the application boundary and within the wider site to the west of the warehouse.



Photograph 5 – An area of modified grassland with a line of trees outside the application boundary but within the wider site to the north of the warehouse.



Photograph 6 – A strip of modified grassland adjacent to the application boundary and within the wider site to the south of the warehouse.



Photograph 7 – A verge of modified grassland within the wider site boundary to the east of the warehouse.