

Full Assessment of Biodiversity

Version 1
24.06.2025

Prepared for: FAS

Site: Baileys Lane.

Prepared by Simon Brain.
Managing Director. PGCE (Bio. Rec.)

1. Introduction

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- 1.3 Purpose and scope of this Report

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- Appendix 2 Statutory Metric and Habitat Condition Assessments (existing and proposed)

1. Introduction

1.1 Background to the project

Amenity Tree was commissioned by FAS developments to undertake a site visit and compilation of UK habitats plan and DEFRA habitat condition sheet in consideration of planning permission under The Environment Act 2021 'nature and biodiversity', which allows for biodiversity gain in the planning system.

1.2 Site location and context

The area surveyed comprised of modified grassland, scrub, scattered trees, hard standing and building, species-poor ornamental hedge, native hedge.

1.3 Report purpose and legislative background

The scope of the Assessment is therefore:

- Assessment of the habitats within the site in accordance with the UK Habitats Classification (UK Habitats Classification Working Group, 2018).
- Completion of Condition Assessments of each habitat in accordance with those presented in The Biodiversity Metric 4.1 23rd July 2024.

2. Survey Methods

2.1 Vegetation and Habitats

2.1.1 A habitat survey walkover was conducted in August 2024 (in accordance with JNCC, 2010) which confirmed the habitats present. Appendix 1 is the habitat mapping based on the UK Habitat Classification system (UK Habitats Classification Working Group, 2018) which details those habitats listed below.

2.1.2 Table 1 details the UK Habitat classifications / BNG metric habitat descriptors, area coverage and condition assessment result. Whilst on the site the habitat survey searched for all plants including those that are considered rare,

uncommon or are statutorily protected such as those listed in schedule 9 of the *Wildlife and Countryside Act 1981* (as amended).

UK Habitat Classification	Total Area Coverage (Ha.)	Condition Assessment
Hawthorn Scrub	0.055	Moderate
Modified Grassland	0.0185	Poor
Introduced shrub	0.012	n/a
Urban Sealed Surfacing and Buildings	0.2245	n/a
Total Area Coverage	0.31Ha	
Urban trees (22 trees)	0.1873	Poor
Hedgerows	154 Linear M	Poor

Table 1 UK Habitat classifications, area coverage and condition assessment

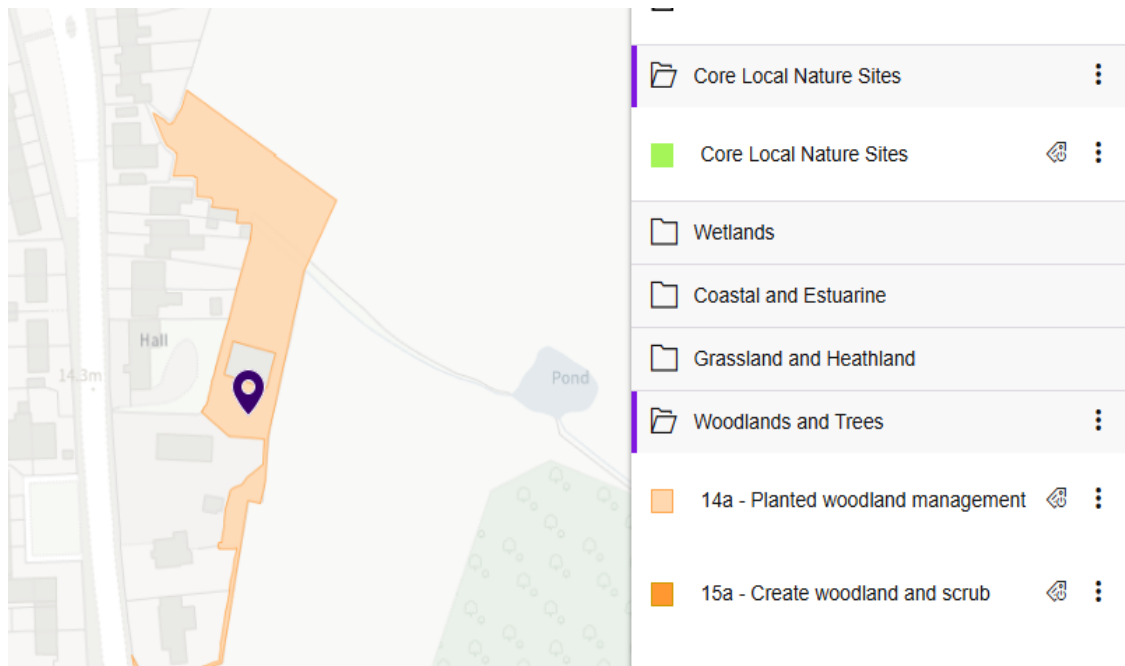
Urban trees. There are a total of 22 urban trees as measured by the existing tree report which are detailed below according to BNG size guides for tree sizes as follows. There are 14 small trees and 8 medium trees totalling 0.1873.

G3	SM	50	Small	14	0.0570
T19	Y	100	Medium	8	0.1303
T2	Y	150	Large		0.0000
T15	SM	150	Very large		0.0000
G2	SM	150			
T17	EM	160			
T13	EM	190			
T11	EM	200			
T12	EM	200			
T1	Y	220			
T4	EM	250			
T8	EM	250			
T10	EM	280			
T14	EM	280			
T9	SM	310			
T7	SM	320			
T16	EM	320			
T5	SM	340			
T6	EM	350			
T18	EM	380			
T3	EM	450			
G1	EM	600	Total	22	0.1873

2.1.3 Site strategic significance

The strategic significance of a site will be determined by areas included within the Local Nature Recovery Strategy (LNRS) produced for a region. The LNRS for Liverpool region is design and draft are available at [https://lcrca.mapchestercloud.co.uk/connect/analyst/mobile/#/main?mapcfg=%2FAnalyst%2FNamedProjects%2FLNRS StakeholderMap](https://lcrca.mapchestercloud.co.uk/connect/analyst/mobile/#/main?mapcfg=%2FAnalyst%2FNamedProjects%2FLNRS%2FStakeholderMap) There are no core local nature sites on site. There are opportunity areas that the LNRS has identified of which planted woodland management do apply to parts of the

application.



Given the site is identified in the local strategy it has a high strategic significance.

2.2 Surveys results

2.1 The biodiversity baseline value of the site is calculated by the Statutory Metric and reproduced below for the site in habitat units.

Habitat Type	Area (hectares)	Condition	Strategic significance	Total habitat units
Hawthorn scrub	0.055	Moderate	Formally identified in local strategy	0.506
Modified grassland	0.0185	Poor	Formally identified in local strategy	0.04255
Introduced shrub	0.012	Condition Assessment N/A	Formally identified in local strategy	0.0276
Developed land; sealed surface	0.2245	N/A - Other	Formally identified in local strategy	0
Urban tree	0.1873	Poor	Formally identified in local strategy	0.86158

The metric has provided the final on site baseline habitat and hedgerow units

On-site baseline	<i>Habitat units</i>	1.44
	<i>Hedgerow units</i>	0.15
	<i>Watercourse units</i>	0.00

2.3 Limitations

The survey was conducted in the optimal survey period for vascular plants as determined by JNCC, 2010 and broad species and habitats were identifiable. Habitats have been assessed to determine whether they meet those described in the UK Biodiversity Action Plan – Priority Habitat descriptions which are used to form Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

3. History of site

The recent history of the site can be examined using historic aerial imagery. The site does not appear to have changed since 2000, and no degradation has occurred.

4. Evaluation and Assessment

4.1 Proposed habitat creation and assessment

The proposed landscape plan contained in the appendix details the following.

REF	LSCP DESCRIPTION	BNG DESCRIPTION	HECTARE	NO.	LM.
			/ NO.		
1	TREES	PROPOSED NATIVE TREE PLANTING		25	
2	AMENITY GRASSLANDS	VEGETATED GARDEN	0.0441		
3	SCRUB	NATIVE SCRUB	0.0050		
	SCRUB	NATIVE SCRUB RETAINED	0.0163		
4	SHRUB PLANTING	URBN INTRODUCED PLANTING	0.0201		
5	WILDFLOWER		0.0081		
6	BUILT ENVIRONMENT	URBAN SEALED SURFACES	0.2164		
6	HEDGES				91
7	AREA WITHIN RED LINE BOUNDARY	TOTAL HA:	0.3100		

The AIA tree report states the installation of proposed development access requires the removal of the following tree references

Small	Medium	Large
T1, T2, T4, T8, T12, T13, T14, T15, G3	T3, T5, T6, T7, T16, G1, T18	

There are 14 small trees and 8 medium trees totalling 0.1873 in total. The total coverage of trees removed is 0.1506 so retained total is 0.0367.

4.2 Habitat creation and enhancement

Urban trees are proposed to be in a moderate condition covering 0.1018 hectares. The habitat shall achieve the following criteria within the proposed Condition Assessment Sheets to achieve the target moderate condition.

A	The tree is a native species (or at least 70% within the block are native species).	n	Current mix not 70% native
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	y	predominantly continuous
C	The tree is mature (or more than 50% within the block are mature).	y	This will be achieved over the 30 year HMMP
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.	y	Management of these areas shall be by separate management company hence trees can retain range and height
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	n	this will not be achieved
F	More than 20% of the tree canopy area is overhanging vegetation beneath.	y	There are proposals for vegetation beneath
Number of criteria passed		4	

An area of retained scrub covering 0.0163ha shall be retained with no enhancement.

Other neutral grassland will be created to a poor condition covering 0.0081Ha. The habitat shall achieve the following criteria within the proposed Condition Assessment Sheets to achieve the target poor condition.

A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	This can be prescribed in HMMP
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ¹ .	Yes	This can be prescribed in HMMP
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	This can be prescribed in HMMP
E	Combined cover of species indicative of sub-optimal condition ² 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. If any invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴) are present, this criterion is automatically failed.	No	It is anticipated that damage will exceed 5% due to nature of residential development

Mixed scrub shall be created to a moderate condition covering 0.005Ha. The habitat shall achieve the following criteria within the proposed Condition Assessment Sheets to achieve the target poor condition.

A	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species ¹ , with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	No	Proposals don't afford for this
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ²) shrubs are all present.	No	No ancient shrubs
C	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴) and species indicative of sub-optimal condition ⁵ make up less than 5% of ground cover.	Yes	Can be managed by HMMP
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	Not wide enough to create well developed edge
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	Can be managed by HMMP
Number of criteria passed		2	

The proposals contain 91linear M of single species native hedge that will target a poor condition as stated in the proposed CAS.

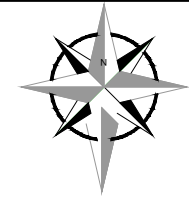
5. Summary conclusion

The final results of the assessment are as follows.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	-0.56	
		Hedgerow units	0.05	
		Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	-39.07%	
		Hedgerow units	31.15%	
		Watercourse units	0.00%	
Trading rules satisfied?			No - Check Trading Summaries ▲	
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	1.44	1.58	0.71

The proposals demonstrate a unit deficit to the mandatory 10% of 0.71 of a single biodiversity unit. It has not been possible to attain the 10% on site and as a result off site unit purchase is needed from a registered habitat bank to secure the 10% for the application. A Biodiversity Gain Plan and Habitat Management and Monitoring Plan are needed.

Appendix 1 Habitat mapping based the UK Habitat Classification system



UK HABITAT MAP KEY

-  Broadleaf scattered trees
-  Modified grassland
-  Introduced shrub
-  Hawthorn scrub
-  Ornamental hedge
-  Urban sealed and building

AMENITYTREE
ENVIRONMENTAL PLANNING CONSULTANTS

The Annexe, Willow Hill Cottage, School Lane,
Burwardsley, Chester. CH3 9NX
Tel. 01829 770075

Client:

DK Architects

Project:

Baileys Lane, Halewood, Liverpool L26 0UA
12180

Detail:

HABITATS PLAN - Overview

Drawn By:

Date:

Scale:

PS

07.10.2024

1:500@A3

Drg No:

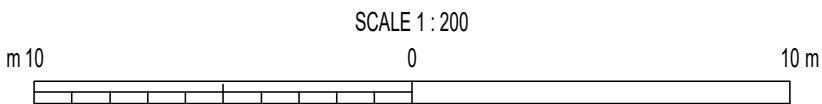
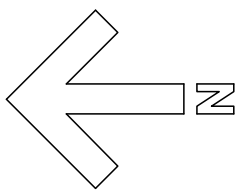
TR-01

Revision:

V1

NOTES

1. All to architect's and engineer's details.
2. All works to be DDA compliant.



KEY

- TREE PLANTING**
REFER TO PLANT SCHEDULE FOR DETAILS
- MULTI-STEM/FEATURE SHRUBS**
REFER TO PLANT SCHEDULE FOR DETAILS
- NATIVE HEDGE**
REFER TO PLANT SCHEDULE FOR DETAILS
- SHRUB AND ORNAMENTAL GRASSES**
REFER TO PLANT SCHEDULE FOR DETAILS
- AMENITY LAWN**
REFER TO PLANT SCHEDULE FOR DETAILS
- NATIVE SCRUB**
REFER TO PLANT SCHEDULE FOR DETAILS
- RETAINED HAWTHORN SCRUB 163m2**
REFER TO PLANT SCHEDULE FOR DETAILS
- WILDFLOWER**
REFER TO PLANT SCHEDULE FOR DETAILS

PLANTING SCHEDULE

12180_PLANT SCHEDULE_r3.

REF.	TREE PLANTING	NO	GIRTH cm	%	HEIGHT cm	TYPE	DENSITY per m2	NOTES	
1.0 TREE PLANTING									
T1	Acer campestre Baronne	6	18-20	NA	400-450	RB	NA	Underground guyed / GreenMax - AirMax & AquaMax Systems to be installed as specified	
T2	Betula pendula Fatigata Joe.	6	18-20	NA	400-450	RB	NA	Underground guyed / GreenMax - AirMax & AquaMax Systems to be installed as specified	
T3	Prunus amonagawa.	11	18-20	NA	400-450	RB	NA	Underground guyed / GreenMax - AirMax & AquaMax Systems to be installed as specified	
T4	Prunus Hillen Spire.	2	18-20	NA	400-450	RB	NA	Underground guyed / GreenMax - AirMax & AquaMax Systems to be installed as specified	
2.0 PROPOSED NATIVE HEDGES									
2.1	Carpinus betulus.	435	NA	100-125	100	BR	5 per Lm.	Planted in a double staggered row @ 5 Per Lm.	
Underseeded with Emorsgate EH1F Hedgerow Mix.									
3.0 SHRUBS & ORNAMENTAL GRASSES									
S1	Ceanothus concha	131	NA	NA	20-30	3L	3	Planted in single row s 3 per Lm, rows 500mm apart.	
S2	Euonymus Fortunei Silver Queen.	217	NA	NA	15-25	3L	4		
S3	Euonymus japonicus Paloma Blanca.	431	NA	NA	15-25	3L	4		
S4	Lavandula intermedia Phenomenal.	96	NA	NA	15-25	33	4		
S5	Pennisetum Fairy Tails.	74	NA	NA	20-30	3L	4	Plant in groups of 2-3.	
S6	Stipa tenuissima.	62	NA	NA	20-30	3L	4		
S7	Verbena bonariensis.	23	NA	NA	NA	2L	NA		
4.0 NATIVE SCRUB PLANTING									
NSP01	Betula nana.	12	NA	15	100	BR	15	2/m2	Rabbit spiral protection.
	Carpinus betulus.	12	NA	15	150-175	BR	15	2/m2	Feathered / Single low stake / rabbit spiral protection.
	Corylus avellana.	32	NA	40	100	BR	40	2/m2	Rabbit spiral protection.
	Pinus sylvestris.	8	NA	10	100	RB	10	2/m2	Rabbit spiral protection.
	Prunus avium.	12	NA	15	100	BR	15	2/m2	Rabbit spiral protection.
	Ilex aquifolium.	4	NA	5	50	BR	5	2/m2	Rabbit spiral protection.
NSP02	Betula nana.	9	NA	15	100	BR	15	2/m2	Rabbit spiral protection.
	Carpinus betulus.	9	NA	15	150-175	BR	15	2/m2	Feathered / Single low stake / rabbit spiral protection.
	Corylus avellana.	24	NA	40	100	BR	40	2/m2	Rabbit spiral protection.
	Pinus sylvestris.	6	NA	10	100	RB	10	2/m2	Rabbit spiral protection.
	Prunus avium.	9	NA	15	100	BR	15	2/m2	Rabbit spiral protection.
	Ilex aquifolium.	3	NA	5	50	BR	5	2/m2	Rabbit spiral protection.
Areas to be: 1) 80% planting. 2) 2 Plants per m2. 3) 20% Open space. 4) Open spaces to be seeded with Emorsgate Seeds EG10 Tussock Grass Mixture.									
5.0 AMENITY LAWNS									
5.1	Rowlawn Medallio Turf or similar approved.								
6.0 WILDFLOWER									
6.1	Emorsgate EW1 Woodland Mix.								

PLANTING NOTES

- Plant handling at the nursery and transit up to delivery, shall be in accordance with 'Plant Handling' the booklet is published by the Committee for Plant Supply and Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from The Horticultural Trades Association which refers to the receipt, uploading and temporary storage of plants.
- Plants shall be first class examples of their species or variety, free from all pests and diseases with good fibrous root systems and materially undamaged. Refer to relevant sections of BS.3936.Pts 1- 4, Specification of Nursery Stock.
- All planting is to in general compliance with BS.4428:1989 Code of Practice for General Landscape Operations.
- All trees are to be underground guyed. All tree pits to be 100x100x75cm deep. Back fill, 65cm 70% by volume approved topsoil, 30% by volume tree compost (no peat products), 10cm coarse sand to base of pit. Base of pit to be broken up prior to backfilling and tested for drainage properties.
- The contractor must ascertain for themselves the exact location of any underground services prior to excavations. Root barriers (to engineers details) shall be installed adjacent to any underground services and between tree and adjacent buildings or structures if the tree is within 10m.
- Water as necessary prior to and post PC to end of maintenance period to ensure the establishment and continued healthy development.

- Carry out all work when soil and weather conditions are suitable. Do not plant during periods of frost or strong winds. Plant only during the following periods Bare root material : Late October to Late March, Container / Air pot material : Anytime ground and weather conditions permit. Ensure adequate watering and weed control is available.
- Any tree or shrub that dies, appears unhealthy or poorly developed shall be replaced at the end of the 12 months maintenance and defects period during the next appropriate planting season.

TOPSOILING

- All topsoil delivered shall be in accordance with BS.3882.2007, certified as such. Sample load to be delivered to site for CA approval.
- Turfed lawn areas to receive 150mm depth of approved topsoil (after light consolidation).
- Shrub areas to receive 400mm depth of approved topsoil (after light consolidation).
- Hedgerows to receive 450mm depth of approved topsoil (after light consolidation).
- Wild flower areas are not top soiled. Any level make up to achieve via subsoil to BS.8601.2013.

TURFING

- Turf to be laid over a minimum 150mm lightly consolidated approved topsoil. No turf shall be laid in frosty or exceptionally dry weather. The well being of the turf is the contractors responsibility prior to PC and

- for the duration of the maintenance period. Any failures shall be replaced at the contractors expense.
- Prior to the installation of the topsoil subsoil shall be rotavated. Lightly cultivate the topsoil, harrow and rake topsoil into a fine tilth suitable for final grading prior to turfing.Rake to a true, even consolidated surface.
- Turf shall be grown by a member of the Turfgrass Growers Association (TGA). Certification of its provenance shall be supply to the CA.
- Turf shall be laid within 36 hours of delivery and immediately watered after laying. Bumps, ridges and depressions will not be accepted.

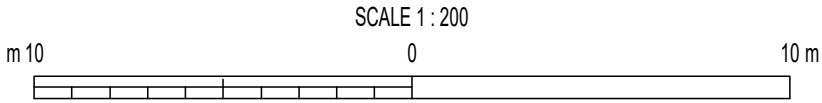
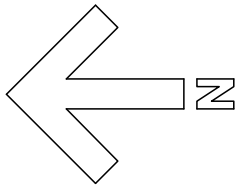
WILDFLOWER AREAS

- No topsoil is required within wildflower seeding areas. Seed should be sown into good quality, clay free subsoil. Cultivate to 150mm depth and all weeds, stones and deleterious material larger than 35mm in any direction shall be removed. Cultivated seed bed shall be rolled and raked to produce a tilth 25mm deep. Allow germination of existing seed bank. After 2-3 weeks spray regrowth with an approved selective herbicide. Allow to die back and rake off. Lightly water and seed late August or September or April - May. All seeding to be sown at the suppliers recommended rate.
- First cut shall be August to September and lightly the following spring using a flail mower or strimmer. All cuttings to be raked up and disposed of off site.
- Subsequent cuts upon completion of flowering in October with flail or strimmer with arisings removed.

NOTE: 1. Do not scale from this drawing. 2. All setting out, levels and dimensions to be agreed on site. 3. The dimensions of all materials must be checked on site before being laid out.			
Project: Bailey's Lane Halewood			
Title: Softworks			
AMENITYTREE ENVIRONMENTAL PLANNING CONSULTANTS Willow Cottage, School Lane, Burdwardsley, CH3 9NX. 01829 770 075			
Status: Planning			
First Issued: APRIL 2025		Drawn: AP	
Scale: 1:200		Size: A1	
Drawing No: AT.25.12180.100r4			

NOTES

1. All to architect's and engineer's details.
2. All works to be DDA compliant.



KEY

- SITE BOUNDARY
- BOUNDARY TREATMENT TO ARCHITECT'S DETAIL
- INTERNAL BOUNDARY TREATMENT DOUBLE HORIZONTAL SLATTED FENCE 1800mm HIGH.
- KERB (1) BULLNOSE KERB WITH 50mm UPSTAND
- KERB (2) TRANSITION KERB. NATURAL
- KERB (3) DROP KERB. NATURAL
- EDGING PCC EDGING. NATURAL
- DRIVES BLACK BITMAC TO ENGINEERS DETAILS.
- FOOTPATHS HYDROPAVE TEGULA NATURAL, PERMEABLE.
- SHARED DRIVE HYDROPAVE TEGULA HEATHER, PERMEABLE.
- PARKING HYDROPAVE TEGULAR HEATHER, PERMEABLE, WITH CHARCOAL TO DELINEATE BAYS.
- PRIVATE PATIOS HYDROPAVE TEGULAR NATURAL, PERMEABLE.
- EV POINTS
- BIKE STORE/BIN STORE 1.5m HIGH CLOSE BOARDED TIMBER FENCE WITH MATCHING GATE



r3	Minor amendments	23.06.25	AP
r2	EV points indicated	02.05.25	AP

NOTE:
1. Do not scale from this drawing.
2. All setting out, levels and dimensions to be agreed on site.
3. The dimensions of all materials must be checked on site before being laid out.

Project:

Bailey's Lane
Halewood

Title:

Hardworks & boundary
treatments

AMENITYTREE
ENVIRONMENTAL PLANNING CONSULTANTS
Willow Cottage, School Lane, Burdwardsley, CH3 9NX. 01829 770 075

Planning

First Issued: APRIL 2025 Drawn: AP
Scale: 1:200 Size: A1

Drawing No:

AT.25.12180.101r3

Appendix 2 Statutory Metric and Habitat Condition Assessments (existing and proposed)