

Assessment of Biodiversity Baseline and Biodiversity Net Gain

Version 3
26.08.2026

Prepared for: Starship Group / Onward Homes

Site: Halsnead Farm.

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Ecologist. BSc (Hons).

*Updated 26.08.2026 to reflect the current Rev E landscape proposals and MEAS Development
Management Advice KN25-041 dated 26 August 2026.*

1. Introduction

- 1.1 Background to the Project
- 1.2 Site Location and Context
- 1.3 Purpose and scope of this Report

2. Survey methods

- 2.1 Vegetation and habitats
- 2.2 Results
- 2.3 Limitations

3. Survey Results

- 3.1 History of site

4. Evaluation and Assessment

5. Summary conclusions

Appendix

- Appendix 1 Habitat mapping based the UK Habitat Classification system
- Appendix 2 The Proposed public open space plans and Landscape Plans
- Appendix 3 Habitat Condition Assessments / post development CAS and metric tool

1. Introduction

1.1 Background to the project

Amenity Tree was commissioned by Starship Group to undertake a site visit and compilation of UK habitats plan and DEFRA habitat condition sheet to include the Statutory Metric in consideration of a planning application under The Environment Act 2021, which allows for biodiversity gain in the planning system.

1.2 Site location and context

The site is located on the southern boundary of the M62 and north of Symmetry Park. The survey area consisted of modified grassland (g4), urban introduced shrub (u-1160), urban buildings and sealed surfaces (u1b), and urban trees.

1.3 Report purpose and legislative background

- 1.3.1 This assessment was requested by the client for the purposes of supporting a planning application for the site's development in line with The Environment Act 2021, including Part 6 of the Environment Act 2021 'nature and biodiversity', which allows for biodiversity gain in the planning system. Schedule 14 of the Environment Act 2021 has been brought into force and there are current regulations legally mandating BNG.

The British Standard BS 8683:2021 defines BNG as *"a specific, quantifiable outcome from project activities that deliver demonstrable benefits for biodiversity compared to the baseline situation."*

The National Planning Policy Framework 2024 (NPPF) emphasises the importance of protecting and enhancing the natural environment. The NPPF approach to BNG is set out in Paragraph 186b, which is to *"promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity"*.

- 1.3.2 A Preliminary Ecological Appraisal confirmed that habitats are present. Therefore, the habitats present are confirmed and using the UK Habitats

Classification System (UKHAB) it is possible that the appropriate habitat classification is used in the BNG metric.

1.3.3 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 baseline and post-development habitat condition assessments and the Statutory Biodiversity Metric 4.1 for the current scheme, including coordination with the MEAS Development Management Advice dated 26 August 2026.

2. Survey Methods

2.1 Vegetation and Habitats

2.1.1 A habitat survey walkover was conducted. The report and metric are informed by a baseline survey conducted in January 2025. The metric is also informed by the survey conducted on 21st December 2025, which confirmed the presence of the habitats. Appendix 1 is the habitat mapping based on the UK Habitat Classification system (UK Habitats Classification Working Group, 2018), which details the habitats listed below.

2.1.2 Table 1 details the UK Habitat classifications / BNG metric habitat descriptors, area coverage and condition assessment results. The area-habitat baseline has been reconciled to the 3.4200 ha application boundary in response to MEAS comments. Individual-tree habitat is an overlay and is not added to the site-area total.

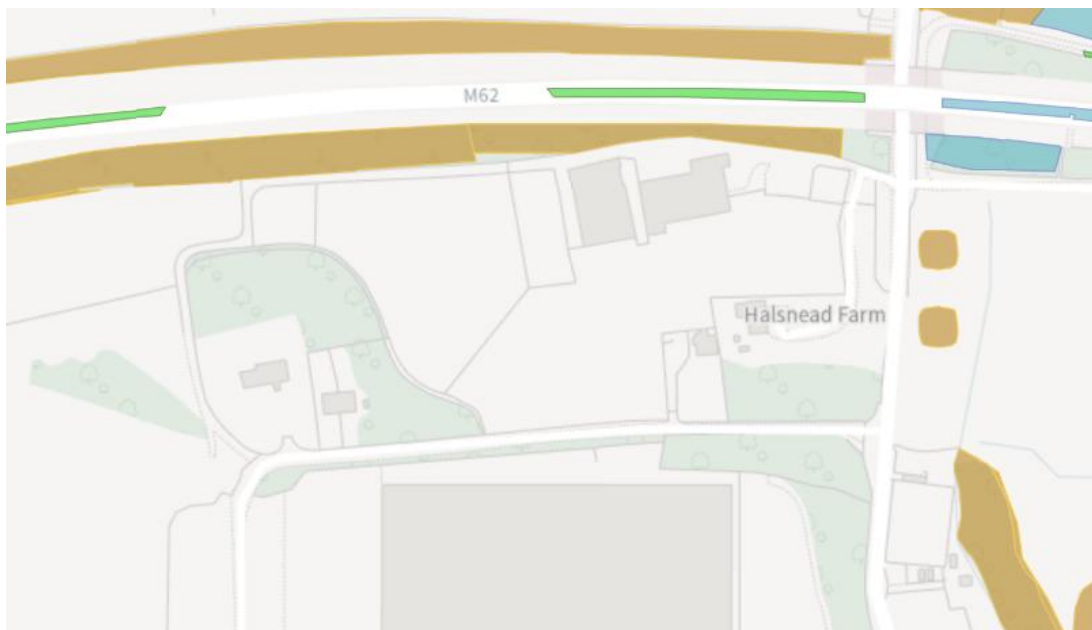
UK Habitat Classification	Total Area Coverage (Ha.)	Condition Assessment
Modified Grassland	2.5560	Poor
Introduced shrub	0.0126	N/A
Developed land; sealed surface	0.8514	N/A
Total Area Coverage (area habitats)	3.4200	
Urban trees (overlay)	0.3746	Moderate

Urban trees. The baseline comprises 23 medium-sized urban trees in moderate condition with a metric tree-area overlay of 0.3746 ha. The tree overlay does not increase the 3.4200 ha application/site area.

2.1.3 Site strategic significance

The strategic significance of a site will be determined by the areas included in the Local Nature Recovery Strategy (LNRS) for a region. The LNRS for Merseyside has been published in March 2025 and is used to inform strategic significance.

The baseline and post-development habitats are assessed as Low Strategic Significance for the metric, using the category “Area/compensation not in local strategy / no local strategy”. This incorporates the correction requested by MEAS.



2.2 Surveys results

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

The reconciled baseline comprises 8.134 habitat units.

2.3 Limitations

The survey was conducted during the sub-optimal period for vascular plants, as determined by JNCC (2010), but broad species and habitats were identifiable.

Habitats have been assessed to determine whether they meet the descriptions of UK Biodiversity Action Plan Priority Habitats, which are used to form Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Post-development condition assessments are prospective target-condition feasibility assessments based on current landscape proposals and the management measures to be secured through the HMMP.

3. History of site

The site's recent history can be examined using historic aerial imagery. The site appears unchanged since 2020, and no habitat degradation has occurred.

4. Evaluation and Assessment

4.1 Proposed habitat creation

The total application/site area used by the metric is 3.4200 ha. The post-development habitat area exactly matches this area. Proposed individual trees are recorded as a separate overlay in accordance with the Statutory Biodiversity Metric.

Development proposals

The latest landscape proposals used for this update are the current Rev E design issue as supplied: Layer Studio General Arrangement Rev 9, Hardworks Rev 7, Softworks Rev 9 and Planting Schedule Rev 6. The BNG inputs have been reconciled with those drawings and with the MEAS advice dated 26 August 2026.

Post-development area habitat	Extent (ha)	Metric condition / treatment
Other neutral grassland (Wildflower 01 + 02)	0.448938	Moderate
Introduced shrub (ornamental + screening + woodland groundcover)	0.791622	Condition Assessment N/A
Sustainable drainage system (SuDS)	0.023497	Moderate
Vegetated garden / lawn	0.370363	Condition Assessment N/A
Developed land; sealed surface	1.785581	N/A - zero units
TOTAL AREA HABITATS	3.420000	

Other neutral grassland

Wildflower 01 (3,049.381 m²) and Wildflower 02 (1,439.999 m²) total 4,489.380 m² (0.448938 ha) and are assessed as other neutral grassland in moderate target condition. The post-development CAS uses the grassland condition sheet for medium/high/very-high distinctiveness. Four of six criteria are conservatively relied upon, including the essential criterion A. Criteria E (combined suboptimal species/physical damage) and F (10+ qualifying vascular plant species per m²) are not relied upon.

MEAS advised that EW1 Woodland Mixture is more appropriate than EM4 for the woodland-edge location. EW1 is therefore adopted as the ecological specification for that location for BNG/HMMP purposes, notwithstanding the legacy EM4 annotation on the supplied planting drawing. Establishment and management will be monitored through the HMMP.

SuDS

Softworks Rev 9 shows 234.970 m² (0.023497 ha) of SuDS planting, resolving the earlier plan/metric discrepancy identified by MEAS. Moderate condition is feasible on a conservative 3-of-5 basis, relying on varied vegetation structure, a diversity of wildlife-beneficial flowering species, and control of invasive species. The “mostly native” and “wetland/riparian species” criteria are not relied upon, thereby avoiding an unsupported assumption that the planting schedule remains unchanged.

Proposed individual urban trees

The current Softworks Rev 9 contains 324 proposed tree call-outs. The 69-tree small/poor group identified by MEAS is explicitly included at 0.280934 ha, with the remaining 255 trees contributing 1.038234 ha, for a total metric tree-area overlay of 1.319167 ha. All 324 trees are outside private gardens and separate from hedgerow creation. The metric, therefore, retains all 324 eligible Individual trees, urban trees, and target poor condition.

Hedgerows

Hedge 01 is entered at 836.547 m (0.836547 km), following the measured Softworks Rev 9 figure, and Hedge 02 at 28.8 m (0.0288 km). Both are entered as native hedgerow at moderate target condition. The post-development CAS records a conservative moderate outcome, with three failures (width, continuous >1 m undisturbed margin, and complete freedom from human damage) and no functional group failing both attributes

4.2 Response to MEAS biodiversity net gain comments

MEAS matter	Updated position
3.19 ha / 3.42 ha area discrepancy	Resolved. Area habitats now total 3.4200 ha; baseline sealed surface is 0.8514 ha.
SuDS inclusion	Resolved. 0.023497 ha is shown in Softworks Rev 9 and is included in the metric under the moderate target condition.
Strategic significance	Resolved. Baseline and post-development entries use Low Strategic Significance.
Urban tree creation	Resolved. The 69-tree group is included, and the current total is 324 eligible proposed trees.
EM4 / EW1	EW1 is adopted in the relevant woodland-edge location for BNG/HMMP reporting in accordance with MEAS advice.
Long-term securing	Significant on-site gains are to be secured for 30 years through the statutory BNG mechanism and HMMP.

4.3 Post-development condition assessment and management feasibility

Habitat	Target	CAS basis / feasibility
Other neutral grassland	Moderate	4/6 criteria pass, incl. essential A; E and F conservatively fail. HMMP: establishment, varied cutting, scrub/bracken and access-damage control.
SuDS	Moderate	3/5 criteria pass (A, B, C); E1 and E2 conservatively fail. HMMP: structural diversity, flowering continuity and invasive-species control.
Individual urban trees	Poor	2/6 criteria pass (B and F). Young age, a mixed native/non-native palette, and the absence of mature niches prevent reliance on a higher target.
Native hedgerows	Moderate	3 conservative failures: establishment, gapping-up, sympathetic cutting and invasive-species control secured through HMMP.

The detailed feasibility notes are recorded directly in the updated post-development CAS workbook so that each pass/fail judgement is traceable to an implementation or an HMMP commitment.

5. Summary conclusions

The final coordinated Statutory Biodiversity Metric gives the following results:

Metric result	Final coordinated value
Baseline habitat units	8.134000
Post-development habitat units	8.999849
Net habitat unit change	+0.865849
Total net habitat change	+10.6448%
Post-development hedgerow units	2.896589
Trading rules	Satisfied
Off-site units	None required

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.87
	Hedgerow units	2.90
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.64%
	Hedgerow units	N/A
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	8.13	8.95	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

The scheme therefore exceeds the statutory 10% biodiversity net gain target on-site and complies with the habitat trading rules under the coordinated metric.

The on-site habitat interventions are significant enhancements and are to be secured and managed for 30 years through the statutory BNG mechanism and a Habitat Management and Monitoring Plan (HMMP), in line with MEAS advice. The HMMP should use the Natural England template and include the establishment, remedial management and monitoring measures identified in the post-development CAS.

This update also resolves the MEAS area, SuDS, strategic significance and urban-tree coordination points.

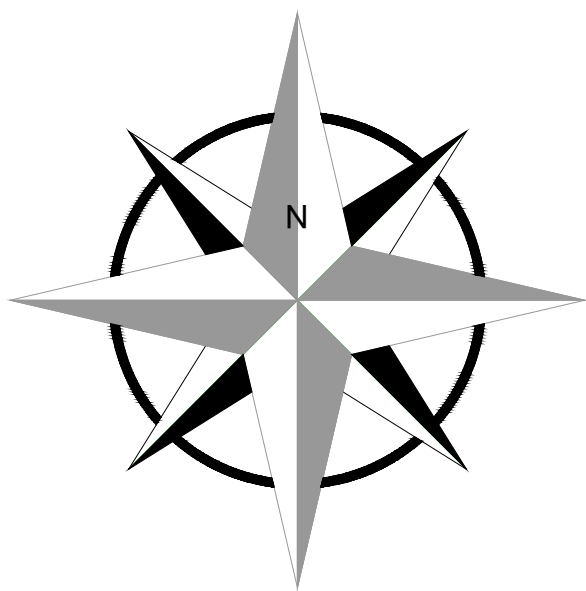
Appendix 1 Habitat mapping based the UK Habitat Classification system

Appendix 2 The Proposed Public Open Space Plans and Landscape Plans

The current landscape proposals used for this BNG update comprise Layer Studio drawings 458-LYR-XX-ZZ-DWG-L-1001 General Arrangement Rev 9, 458-LYR-XX-ZZ-DWG-L-2001 Hardworks Rev 7, 458-LYR-XX-ZZ-DWG-L-3001 Softworks Rev 9 and 458-LYR-XX-ZZ-DWG-L-3002 Planting Schedule Rev 6 (current Rev E design issue as supplied).

Appendix 3 Habitat Condition Assessments / post-development CAS and metric tool

Appendix 3 comprises the coordinated Statutory Biodiversity Metric and the post-development Condition Assessment Sheets updated on 26.08.2026. The CAS includes target-condition feasibility notes for Other neutral grassland, SuDS, proposed individual urban trees and new native hedgerows.



UK Habitat Classification

- KEY
- u1b Building / developed and sealed surface
 - u-1160 urban - introduced shrub
 - u1b Urban garden
 - u1c - artificial unvegetated unsealed surface
 - g4 - modified grassland
 - Urban trees

AMENITYTREE

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

Client:

Starship Group

Project:

Halstead

12449

Detail:

UK Habitat Classification Key - Overview

Drawn By:

Date:

Scale:

SB

11/11/2025

1:400 - A0

Dwg No:

Revision:

TR-01-Overview Sheet

V1



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26/08/2026

REVISION HISTORY				
DATE	REV	ZONE	DESCRIPTION	CHK
05/08/2026	7		Updates to architectural layout, updated following comments from LPA	AD
05/08/2026	8		Central road updated	AD
26/08/2026	9		Refuse storage updates	AD

KEY

GENERAL INFORMATION

APPLICATION SITE BOUNDARY

POWER LINES

HARDWORKS

- HIGH QUALITY CONCRETE PAVING**
To Private & Pedestrian areas
Area: 4875.709m²
- HIGH QUALITY CONCRETE PAVING**
To 'Lanes'
Area: 1705.5m²
- HIGH QUALITY CONCRETE PAVING**
To Raised Tables & 'Lanes'
Area: 616.607m²
- HIGH QUALITY CONCRETE PAVING**
To Raised Tables
Area: 259.771m²
- COLOURED RESIN BOUND GRAVEL**
To Public Parking Areas
Area: 939.825m²
- MACADAM**
To Secondary Routes
Area: 1401.762m²
- SELF BINDING GRAVEL**
To Pathways
Area: 811.901m²

SOFTWORKS

- CLEAR-STEM TREE PLANTING**
Refer to Planting Schedule
- MULTI-STEM TREE PLANTING**
Refer to Planting Schedule
- ORNAMENTAL PLANTING**
Refer to Planting Schedule
Area: 1563.027m²
- SUDS PLANTING**
Refer to Planting Schedule
Area: 234.97m²
- SCREENING PLANTING**
Refer to Planting Schedule
Area: 4453382m²
- WOODLAND GROUND COVER**
Refer to Planting Schedule
Area: 1900.006m²
- WILDFLOWER 01**
Refer to Planting Schedule
Area: 3049.381m²
- WILDFLOWER 02**

FURNITURE

- BENCH SEAT**
To Outdoor Areas
- BLOCK SEAT**
To Outdoor Areas
- PICNIC BENCH**
To Outdoor Areas
- Pergola w. Festoon Lighting**
To Outdoor Seating
- Festoon Lighting**
To Outdoor Seating
- ILLUMINATED BOLLARD**
To Outdoor Seating
- LIGHTING COLUMN**
To Outdoor Seating
- PLAY EQUIPMENT**
To Outdoor Seating



ORIGINATOR

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Client

Starship Group

Project

Halsnead Farm

Widnes

Drawing Title

General Arrangement

Created By **MC** Checked By **ST** Scale **1:500** Sheet Size **A1**

Project Number **458** Originator **LYR** Volume **XX-ZZ-DWG-L-1001**

Work Stage **Stage 2** Status **PLANNING** Revision **9**



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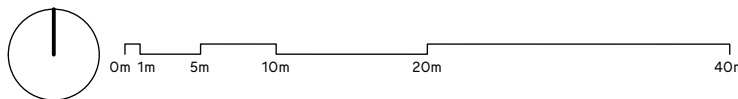
To Secondary Routes

Area: 1401.762m²

SELF BINDING GRAVEL

To Pathways

Area: 811.901m²



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Client

Starship Group

Project

Halsnead Farm

Widnes

Drawing Title

Hardworks

Created By	Checked By	Scale	Sheet Size
MC	ST	1:500	A1

Project Number	Originator	Volume	Level	File Type	Discipline	Number
458	LYR			XX-ZZ-DWG-L-2001		

Work Stage	Status	Revision
Stage 2	PLANNING	7



Halsnead Farm

Client: Starship Group

Project: Halsnead Farm

Location: Widnes

Drawing ref.: 458-LYR-XX-ZZ-DWG-L-3002

Revision: 04

Date: 04/08/26

Created by: Amy Dorazio

Schedule no.:

Layer

studio

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Refer to Planting Schedule

Area: 1900.006m²

WILDFLOWER 01

Refer to Planting Schedule

Area: 3049.381m²

WILDFLOWER 02

Refer to Planting Schedule

Area: 1439.999m²

LAWN

Refer to Planting Schedule

Area: 3703.625m²

HEDGE 01

Species: *Carpinus Betulus*, for further information refer to planting pchedule

Total Lin M. 836.547m

HEDGE 02

Species: Mixed Native Hedgerow, for further information refer to planting pchedule

Total Lin M. 28.8m

0m

1m

5m

10m

20m

40m

ORIGINATOR

Layer

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MANCHESTER

NEWCASTLE

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29

39 High Bridge Works

Cheshire

Newcastle-upon-Tyne

NE1 1EW

Client

Starship Group

Project

Halsnead Farm

Widnes

Drawing Title

Softworks

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MC

Checked By

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Scale

1:500

Sheet Size

A1

Project Number

458

Originator

LYR

Volume

XX-ZZ-DWG-L-3001

Level

File Type

Discipline

Number

Work Stage

Stage 2

Status

PLANNING

Revision

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Halsnead Farm Client: Starship Group Project: Halsnead Farm Location: Widnes Drawing ref.: 458-LYR-XX-ZZ-DWG-L-3002 Revision: 04 Date: 04/08/26 Created by: Amy Diorazio Schedule no.: Layer.studio MANCHESTERNEWCASTLEBRISTOL W layer.studioT 01625 523 157E manchester, newcastle or bristol@layer.studio NOTES: 1. DO NOT SCALE FROM THIS DRAWING. ALWAYS WORK TO NOTED DIMENSIONS. 2. ALL SETTING OUT LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE INSTALLATION OF MATERIALS AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY. 3. THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION DOCUMENTS AND DETAIL DRAWINGS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY. 4. THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY. 5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. 6. NOTE DRAWING SUITABILITY CODE SHOWN BELOW. DRAWING NOT TO BE USED FOR CONTRACTUAL AGREEMENT WITHOUT AT STATUS. THIS DRAWING WAS PLOTTED ON: 26/08/2026 REVISION HISTORY <table><tr><th>DATE</th><th>REV</th><th>ZONE</th><th>DESCRIPTION</th><th>CHK</th></tr><tr><td>01/07/2026</td><td>4</td><td></td><td>Updated following comments from local council</td><td>AD</td></tr><tr><td>05/08/2026</td><td>5</td><td></td><td>Updates to architectural layout, updated following comments from LPA</td><td>AD</td></tr><tr><td>26/08/2026</td><td>6</td><td></td><td>Refuse storage updates</td><td>AD</td></tr></table>								DATE	REV	ZONE	DESCRIPTION	CHK	01/07/2026	4		Updated following comments from local council	AD	05/08/2026	5		Updates to architectural layout, updated following comments from LPA	AD	26/08/2026	6		Refuse storage updates	AD	PLANTING SPECIFICATION NOTES 01. PLANT HANDLING AT THE NURSERY AND DURING TRANSIT UP TO DELIVERY SHALL BE IN ACCORDANCE WITH 'PLANT HANDLING' THE BOOKLET 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 HORTICULTURE TRADES ASSOCIATION) WHICH REFERS TO THE RECIEPT, UNLOADING AND TEMPORARY STORAGE OF PLANTS. 02. 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 PARTS 1-4 'SPECIFICATION OF NURSERY STOCK'). 03. ALL PLANTING IS TO BE IN GENERAL COMPLIANCE WITH LCC STANDARDS TO BS 3882:2015. 04. ALL TREES ARE STAKED AND SECURED AS FOLLOWS: 1) ALL SEMI MATURE TREES ARE TO BE UNDERGROUND GUYED AS PER DRAWING NO. 6002 SOIL SPECIFICATION NOTES 01. AT THE TIME OF PLANTING, AREAS WILL BE COVERED BY AN APPROVED DEPTH OF TOPSOIL AT 300mm. IMPORTED TOPSOIL IN ACCORDANCE WITH BS 3882. IMPORTED SUBSOIL IN ACCORDANCE WITH BS 8601. ALL PLANTING TO BE COVERED WITH 50mm MULCH LAYER. 02. 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 PARTS 1-4 'SPECIFICATION OF NURSERY STOCK'). 03. ALL PLANTING IS TO BE IN GENERAL COMPLIANCE WITH LCC STANDARDS TO BS 3882:2015. 04. ALL TREES ARE STAKED AND SECURED AS FOLLOWS: 1) ALL SEMI MATURE TREES ARE TO BE UNDERGROUND GUYED AS PER DRAWING NO. 6002 TOPSOIL SPECIFICATION MULTI-PURPOSE TOPSOIL (SANDY LOAM) BS 3882 WWW.PAVINGDIRECT.COM (OAE) TOPSOIL IN ACCORDANCE WITH BS 3882 MULCH SPECIFICATION LANDSCAPING BARK MULCH WWW.ROWLAWN.COM (OAE) ROWLAWN IN ACCORDANCE WITH BS 9001 & BS 14001 SUBSOIL SPECIFICATION PREMIUM SS SUBSOIL BS 8601 WWW.PREMIUMTOPSOILSUPPLIES.COM (OAE) SUBSOIL IN ACCORDANCE WITH BS 8601																																																																																																																																																																																																																																			
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