BIODIVERSE
CONSULTING

440 HOLLINWOOD

BIODIVERSITY NET GAIN STATEMENT & ASSESSMENT

FOR: LIDL GB LTD AND A.G. BARR PLC

REF: BIOC24-094| V2.0

CLIENT	PROJECT	
Lidl GB Ltd and A.G. Barr Plc, 14 Kingston Road, Surbiton, KT5 9NU, UK	Project Name:	440 Hollinwood
	Project code:	BioC24-094
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	Date:	03 April 2025

DOCUMENT CONTROL

VERSION	DATE	CHANGES	CONFIDENTIALITY	PREP	REV	AUTH
V1.0	19/12/24	Initial to client	N/A	MM/BP	LHF	JR
V2.0	03/04/25	Updated landscape plans	N/A	FO	LHF	JR

MAP CONTROL

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V1.0	19/12/24	Initial to client	N/A	VL	LHF	JR
V2.0	03/04/25	Updated landscape plans	N/A	FO	LHF	JR

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BIODIVERSITY STATEMENT

Biodiverse Consulting Ltd was commissioned to undertake a Biodiversity Net Gain (BNG) Assessment of land at Hollinwood Avenue, New Moston, Manchester, M40 0JZ. The Site is proposed to be developed into a retail supermarket with associated infrastructure.

BIODIVERSITY STATEMENT						
Biodiversity Gain Condition Required?	**YES ☒ NO ☐**					
Assessment Date	13/09/2024					
Pre-Development Biodiversity Value	**Habitat Units**	3.35				
	Hedgerow Units	0.00				
	Watercourse Units	0.00				
Metric Information	**Metric Name & Version**	Statutory_Biodiversity_Metric_ BioC24-094_V2				
	Metric Date of Completion	02/04/2025				
Degradation Statement Required?	**YES ☐ NO ☒**					
Irreplaceable Habitat	**YES ☐ NO ☒**					
Existing Baseline Habitats	**Unit Type**	**Habitat**	**Condition**	**Distinctiveness**	**Area/ Length**	**Biodiversity Units**
	Habitat	Modified Grassland	Moderate	Low	0.142	0.57
	Habitat	Developed Land; Sealed Surface	N/A	Very low	0.654	0.00
	Habitat	Introduced Scrub	N/A	Low	0.015	0.03

BIODIVERSITY STATEMENT						
	Habitat	Urban Tree	Good	Medium	0.1425	1.97
	Habitat	Urban Tree	Moderate	Medium	0.0814	0.75
	Habitat	Urban Tree	Poor	Medium	0.0081	0.04

BASELINE HABITAT PLAN

BIODIVERSITY STATEMENT						
Onsite Habitats Retained	**Unit Type**	**Habitat**	**Condition**	**Distinctiveness**	**Area/Length**	**Biodiversity Units**
	Habitat	Urban Tree	Good	Medium	0.0326	0.45
	Habitat	Urban Tree	Moderate	Medium	0.0448	0.41
Onsite Habitats Created	**Unit Type**	**Habitat**	**Condition**	**Distinctiveness**	**Area/Length**	**Biodiversity Units**
	Habitat	Developed Land; Sealed Surface	N/A	Very Low	0.689	0.00
	Habitat	Introduced Shrub	N/A	Low	0.122	0.24
	Habitat	Urban Tree	Moderate	Medium	0.0407	0.14
Pre-Planning Biodiversity Net Gain Results	**Total Net Habitat Unit Change onsite is -2.11 equating to a 62.97% net loss.**					
Trading Rules Satisfied	**YES ☐ NO ☒**					
Are Offsite Units Required to Achieve 10% Gain	**YES ☒ NO ☐**					

Offsite Units Required	**Unit Type**	**Habitat**	**Distinctiveness**	**Biodiversity Units Required**
	Habitat	Any	Any	0.70
	Habitat	Urban Tree	Medium	1.75

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1 INTRODUCTION

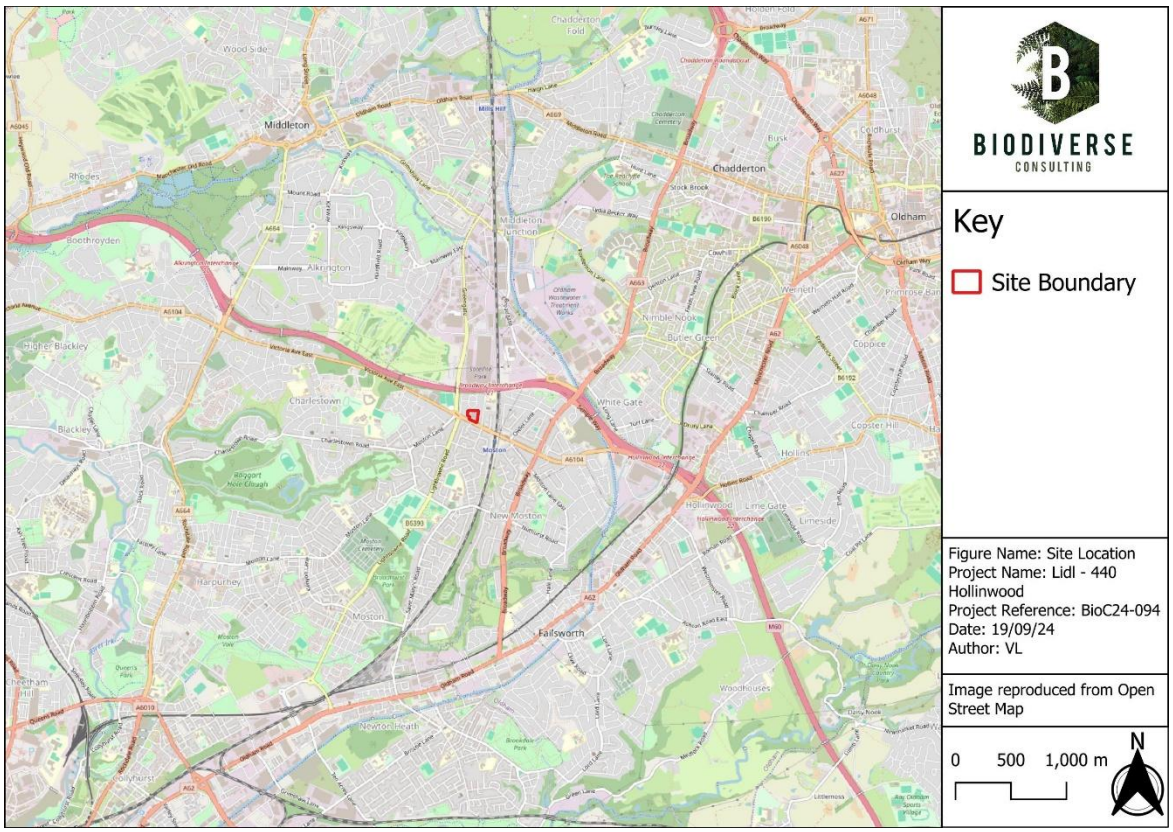
1.1 CONTEXT

This report forms the biodiversity net gain assessment which builds upon findings from the Preliminary Ecological Appraisal[1]. This report should not be referenced for detailed protected/priority species and habitat survey assessment. This report does not replace the recommendations made in other reports with regard to biodiversity enhancements and/or protected/priority species avoidance, mitigation and compensation but seeks to complement findings and create synergy where possible.

1.2 SITE LOCATION & DESCRIPTION

The Site is located at Hollinwood Avenue, New Moston, Manchester, M40 0JZ, at an approximate central grid reference of SD 88560 03210 as illustrated in Figure 1. The 0.81ha Site currently consists of several warehouse buildings, hardstanding and urban landscaping.

FIGURE 1: SITE LOCATION



[1] Biodiverse Consulting (2024) BioC24-094 Lidl 440 Hollinwood PEA V1.0

1.3 DEVELOPMENT PROPOSALS

It is proposed to develop the Site into a retail supermarket with associated infrastructure including landscaping based on current plans at the date of the production of this report. Current Site landscaping proposals are provided within Drawing R-2825-1 (Appendix C).

1.4 REPORT OBJECTIVES

- To indicate whether the development will be subject to a Biodiversity Gain Condition.
- To establish the baseline biodiversity value of the site.
- To confirm whether the biodiversity value of the Site has been lowered because of works carried out onsite (degradation).
- To assess the impact of current development plans on biodiversity.
- To set out the type and quantity of Biodiversity Units required Offsite.

2 METHODOLOGY

2.1 STUDY SCOPE

The survey area comprised the "Site" (Figure 2) and, where access was available, an appropriate buffer.

FIGURE 2: SURVEY AREA

2.2 DESK STUDY

A desk study was undertaken to assess the nature of the Site and surrounding habitats within 2km to inform decisions on habitat retention, enhancement and/or creation. Sources include:

- Assessment of aerial imagery and Ordnance Survey mapping.
- A search of the MAGIC[2] website for priority habitats.
- Data search submitted to the Local Record Centre (LRC).
- Research of strategic plans in the local area.

[2] Multi Agency Geographic Information for the Countryside (www.magic.gov.uk)

2.3 FIELD SURVEY

The Site was subject to a walk over, during which habitats were identified using the UK Habitat Classification survey methodology[3] (UKHab). Table 1 provides a summary of the field surveys undertaken.

TABLE 1: SURVEY SUMMARY

DATE	TEMPERATURE	CLOUD	PRECIPITATION	WIND	SURVEYOR
13/09/2024	15°C	70%	None	2BF	LHF

2.4 LIMITATIONS

The survey is considered to have no significant limitations. There were no access restrictions, and the survey was conducted within the optimal botanical survey period.

2.5 BIODIVERSITY ASSESSMENT METHODOLOGY

The Statutory Biodiversity Metric[4] was applied to calculate Biodiversity Units for this site and is a standard approach based on the information in the accompanying User Guide and Technical Guidance[5]. The application of this tool prescribes a biodiversity unit value for pre-development baseline conditions alongside the proposed post-development conditions. Post development onsite habitats are assigned a condition considered achievable within a 30-year period through a dynamic management plan and takes into consideration feasibility issues.

2.6 DEGRADATION

Any unauthorised degradation of the Site has been determined through:

- Assessment of aerial imagery and Ordnance Survey mapping.
- Consultation with the client regarding activities on the Site since 30 January 2020.

If degradation has occurred, it has been accounted for by using the pre-degradation habitat as the Site's baseline. The pre-degradation habitat has been determined through:

- Assessment of aerial imagery and Ordnance Survey mapping.
- Data records.
- Historic field surveys.
- Anecdotal evidence provided by client.

[3] UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at https://www.ukhab.org)
[4] Defra (2024) Statutory Biodiversity Metric Calculation Tool (at https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides)
[5] Defra (2024) Statutory Biodiversity Metric: User Guide (at https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides)

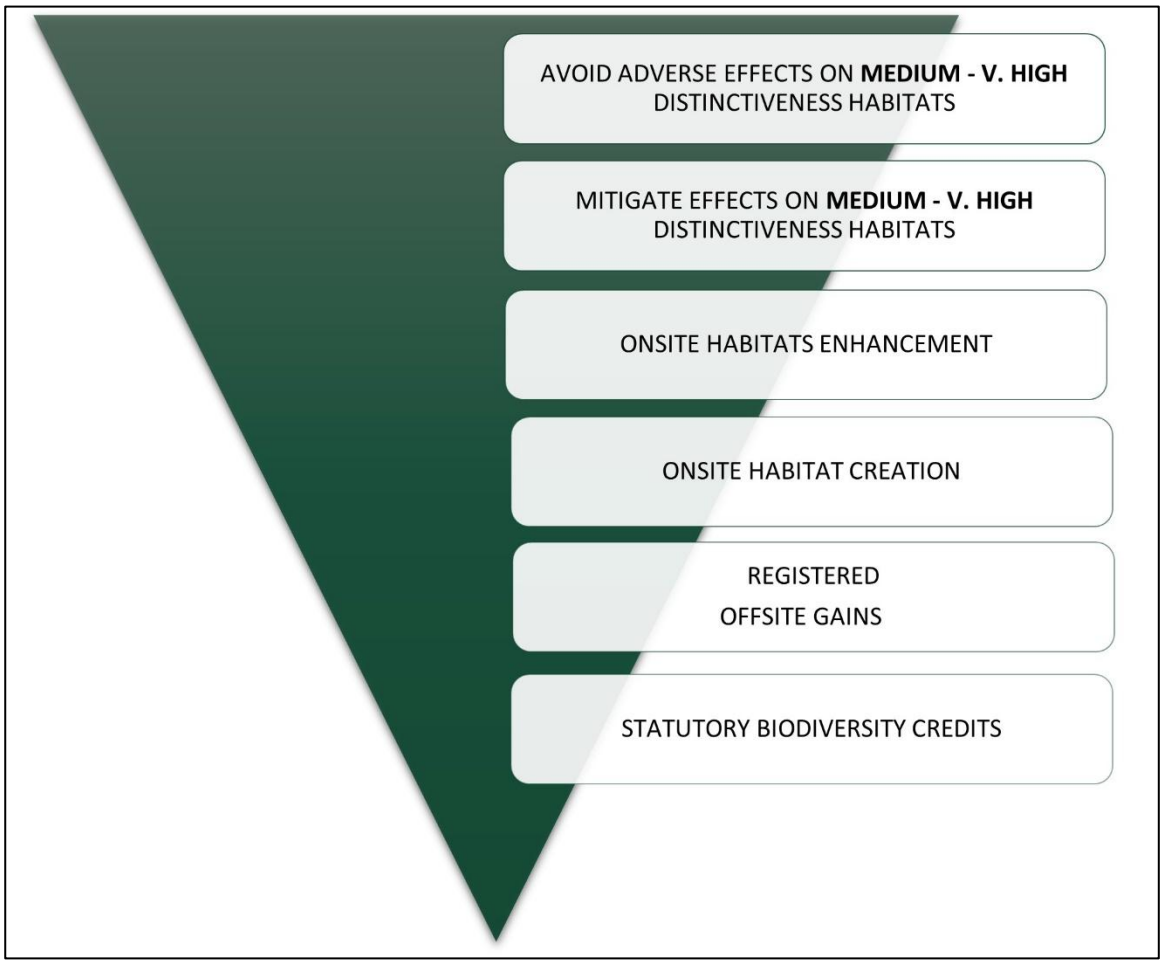
A precautionary approach has been used when assigning condition scores to the pre-degradation habitats. The pre-degradation habitat has been recorded as the baseline in the Statutory Biodiversity Metric. The length of time between the degradation activities and the post development habitat creation or enhancement has been accounted for using the 'delay in starting habitat creation or enhancement' function within the Statutory Biodiversity Metric.

2.7 BIODIVERSITY GAIN HIERARCHY

The Biodiversity Gain Hierarchy for the purpose of the statutory framework for biodiversity net gain is set out in Article 30A of the Development Management Procedure Order. This hierarchy is distinct from the mitigation hierarchy set out in the National Planning Policy Framework. Figure 3 summarises the steps in the Biodiversity Gain Hierarchy in order of priority.

This Biodiversity Statement has applied the Biodiversity Gain Hierarchy (Figure 3) to maximise onsite gain opportunities given the nature of the development and what is considered realistically achievable onsite.

FIGURE 3: BIODIVERSITY GAIN HIERARCHY



3 RESULTS

3.1 DESK STUDY

3.1.1 Priority Habitats

A search of the MAGIC website and the Local Record Centre (LRC) identified that there are no priority habitats within or bordering the Site. There are records of priority habitats within 2 km of the Site including: Lowland Fens, Deciduous Woodland and Purple Moor Grass and Rush Pasture. The MAGIC map of the priority habitats is provided in Appendix D.

3.1.2 Relevant Strategic Plans

Table 2 summarises the strategic plans that are relevant to this Assessment, a map of the relevant local strategies is provided in Appendix E. This information will be used to determine whether any of the baseline or post-development onsite habitats within the Site should be awarded the strategic significance multiplier in the metric.

Individual Trees are present onsite which are included within the 'Priority Green and Blue Infrastructure – May 2018' Greater Manchester Spatial Framework[6].

TABLE 2: RELEVANT STRATEGIC PLANS

POLICY	RELEVANT HABITATS
Local Nature Recovery Strategy	Not applicable as the Greater Manchester LNRS is still in development at the time of production of this report.
GMCA Biodiversity Net Gain, Guidance for Greater Manchester February 2021[7]	Habitats 'within an area identified as Greater Manchester Strategic Opportunity Areas for the Improvement of Green and Blue Infrastructure for the enhanced delivery of Ecosystem Services', or in a Local Plan, biodiversity of GI plan/strategy, including Sites of Biological Importance (SBIs), and the Local Nature Recovery Network.'

3.1.3 General Land Use

A review of aerial imagery and Ordnance Survey mapping indicates that the Site comprises hardstanding with two distinctive warehouse structures and grassland with trees bordering the

[6] GMSF Priority Green Infrastructure and Ecological Networks May 2018
[7] GMCA Biodiversity Net Gain, Guidance for Greater Manchester February 2021

Site to the north, east and south, except for an access point to the south from the A6104. The immediate surrounding landscape comprises the A6104 to the south followed by a large residential area, there is a small residential area to the north with a small amount of grassland and trees. The Site is also just south of the Manchester outer ring road.

3.2 DEGRADATION

Based on review of aerial imagery and Ordnance Survey mapping and client consultation, Biodiverse Consulting Ltd is not aware of any unauthorised degradation activities that may have taken place on the Site since 30 January 2020 (detailed assumptions presented in Appendix I).

3.3 FIELD SURVEY

3.3.1 Habitats

The Site is approximately 0.82ha in extent and currently comprises Modified Grassland, Developed Land; Sealed Surface, Introduced Shrub and Urban Trees. Baseline habitats within the Site are mapped within Appendix A. Full species lists for the habitats are located in Appendix F and photos in Appendix G.

3.3.2 g4 – Modified Grassland

The Site comprises Modified Grassland to an area of 0.142ha (see Image 1, Appendix G). The grassland is managed by mowing and has a grass to forb ratio of 80:20. There is an average of 7 plant species present per m^2 and perennial ryegrass *Lolium perenne* is dominant. Other species include creeping buttercup *Ranunculus repens*, dandelion *Taraxacum officinale*, Yorkshire fog *Holcus lanatus* and false oatgrass *Arrhenatherium elatius*.

This habitat is considered to be in moderate condition as it passes 5 of 7 assessment criteria. It fails two criteria due to an unvaried sward height and the presence of an invasive species, Montbretia *Crocosmia sp*.

3.3.3 847 – Introduced Shrub

The Site contains Introduced Scrub along the southern boundary to an extent of 0.015ha (see Image 3, Appendix G).

This habitat is not a type that requires a condition assessment.

3.3.4 Urban Trees

The Site contains 36 trees, of which 29 were small-sized and 7 were medium-sized. Species present included silver birch *Betula pendula*, wild cherry *Prunus avium*, Norway maple *Acer campestre* and Leyland cypress *Cupresses x leylandii*.

See Table 3 for individual tree condition assessments and Figure 4 for tree locations.

TABLE 3: TREE CONDITION ASSESMENT

REF	SPECIES	CONDITION	CRITERIA PASSED	REASON
T1	Leyland cypress	Moderate	4 of 6	Fails 2 assessment criteria due to: • Being non-native • Lack of ecological niches
T2	Wild cherry	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T3	Elder	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T4	Wild cherry	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T5	Wild cherry	Moderate	4 of 6	Fails 2 assessment criteria due to: • Being immature • Lack of ecological niches
T6	Wild cherry	Moderate	4 of 6	Fails 2 assessment criteria due to: • Being immature • Lack of ecological niches
T7	Wild cherry	Moderate	4 of 6	Fails 2 assessment criteria due to: • Being immature • Lack of ecological niches
T8	Beech	Moderate	4 of 6	Fails 2 assessment criteria due to: • Being immature • Lack of ecological niches
T9	Leyland cypress	Moderate	3 of 6	Fails 3 assessment criteria due to: • Being non-native • Gaps in canopy • Lack of ecological niches
T10	Leyland cypress	Moderate	3 of 6	Fails 3 assessment criteria due to: • Being non-native • Being immature • Lack of ecological niches
T11	Wild cherry	Poor	2 of 6	Fails 4 assessment criteria due to: • Being non-native • Gaps in canopy • Being immature

				• Lack of ecological niches
T12	Willow sp.	Good	5 of 6	Fails 1 assessment criterion due to: • Gaps in canopy
T13	Sycamore	Moderate	4 of 6	Fails 2 assessment criteria due to: • Gaps in canopy • Lack of ecological niches
T14	Leyland cypress	Poor	2 of 6	Fails 4 assessment criteria due to: • Being non-native • Gaps in canopy • Being immature • Lack of ecological niches
T15	Leyland cypress	Moderate	4 of 6	Fails 2 assessment criteria due to: • Being non-native • Lack of ecological niches
T16	Leyland cypress	Moderate	3 of 6	Fails 3 assessment criteria due to: • Being non-native • Gaps in canopy • Lack of ecological niches
T17	Wild cherry	Moderate	4 of 6	Fails 2 assessment criteria due to: • Gaps in canopy • Lack of ecological niches
T18	Willow sp.	Good	6 of 6	Passes all criteria.
T19	Silver birch	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T20	Silver birch	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T21	Silver birch	Moderate	4 of 6	Fails 2 assessment criteria due to: • Being immature • Lack of ecological niches
T22	Willow sp.	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T23	Ash	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T24	Pedunculate oak	Moderate	4 of 6	Fails 2 assessment criteria due to: • Being immature

				• Lack of ecological niches
T25	Wild cherry	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T26	Norway maple	Moderate	4 of 6	Fails 2 assessment criteria due to: • Being non-native • Lack of ecological niches
T27	Aspen	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T28	Aspen	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T29	Aspen	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T30	Aspen	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T31	Aspen	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T32	Aspen	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T33	Aspen	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T34	Aspen	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T35	Aspen	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches
T36	Aspen	Good	5 of 6	Fails 1 assessment criterion due to: • Lack of ecological niches

FIGURE 4: TREE LOCATIONS

3.3.5 u1b – Developed Land; Sealed Surface Including Buildings

The majority of the Site comprised developed land with a sealed surface in the form or tarmac or concrete alongside buildings to an area of 0.65ha (see Image 2, Appendix G).

This habitat is not a type that requires a condition assessment.

4 SITE ASSESSMENT

4.1 BASELINE HABITATS SUMMARY

Table 3 presents a summary of the baseline conditions of the Site with habitats mapped within Appendix A.

TABLE 3: SUMMARY OF BASELINE HABITATS WITH CALCULATED HABITAT UNITS

HABITAT TYPE	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	HABITAT UNITS
Modified Grassland	Moderate	Not in local plan.	0.142	0.57
Developed Land; Sealed Surface	N/A	Not in local plan.	0.654	0.00
Introduced Shrub	N/A	Not in local plan.	0.015	0.03
Urban Tree	Good	Identified in local plan.	0.1425	1.97
Urban Tree	Moderate	Identified in local plan.	0.0814	0.75
Urban Tree	Poor	Identified in local plan.	0.0081	0.04
		Total Habitat Units within baseline:		**3.35**

4.2 POST-DEVELOPMENT ONSITE HABITAT SUMMARY

The calculations presented here are based on the Landscape Details Plan (See Appendix C). Post development onsite habitats are mapped in Appendix B.

TABLE 4: SUMMARY OF POST-DEVELOPMENT ONSITE HABITATS WITH CALCULATED HABITAT UNITS

HABITAT TYPE	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	HABITAT UNITS
HABITAT RETAINED				
Urban Tree	Good	Identified in local plan.	0.0326	0.45

HABITAT TYPE	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	HABITAT UNITS
Urban Tree	Moderate	Identified in local plan.	0.0448	0.41
HABITAT CREATED				
Developed Land; Sealed Surface	N/A	Not in local plan.	0.689	0.00
Introduced Shrub	N/A	Not in local plan.	0.122	0.24
Urban Tree	Moderate	Identified in local plan.	0.0407	0.14
		Total Habitat Units onsite post-development:		**1.24**

4.2.1 Summary

Total Net Habitat Unit Change: -2.11 equating to a 62.97% net loss.

4.2.2 Trading Rules

The trading rules for this project are not currently satisfied. This is due to a loss of medium distinctiveness Urban Trees and a loss of low distinctiveness Modified Grassland. To satisfy trading rules, 1.75 Individual Trees units are required as well as a further 0.70 habitat units of any habitat type.

4.3 BIODIVERSITY GAIN HIERARCHY

Table 5 presents a summary of how the Biodiversity Gain Hierarchy has been applied to this stage of the development. This is subject to change and the full description of the Biodiversity Gain Hierarchy has been applied will be presented in the Biodiversity Gain Plan.

TABLE 5: SUMMARY OF HOW THE BIODIVERSITY GAIN HIERARCHY HAS BEEN APPLIED

BIODIVERSITY GAIN HIERARCHY STAGE	DESCRIPTION
Avoid adverse effects on medium - v. high distinctiveness habitats.	Individual Trees will be retained around the perimeter of the site, outside of the development footprint.

BIODIVERSITY GAIN HIERARCHY STAGE	DESCRIPTION
Mitigate effects on medium - v. high distinctiveness habitats.	Individual Trees will be planted where possible to mitigate for trees lost.
Onsite habitat enhancement.	Given the nature of the proposed development, no habitats will be enhanced onsite.
Onsite habitat creation.	Individual Trees and Introduced Shrubs will be planted onsite.

5 RECOMMENDATIONS

The development results in a -62.97% (<10%) net change in habitat units and does not satisfy trading rules onsite based on Proposed Setting Out Site Plan (See Appendix C). To achieve a 10% net gain, a total of 2.45 habitat units, of which 1.75 units must be Individual Trees, will need to be acquired offsite either via a Registered Offsite Gain Provider or Statutory credits.

5.1 PRE-COMMENCEMENT CONDITIONS

5.1.1 Biodiversity Gain Plan

A Biodiversity Gain Plan will need to be submitted as part of the fulfilment of a Biodiversity Net Gain pre-commencement condition using the Biodiversity Gain Plan Template[8]. This Gain Plan will include the legal documentation evidencing any Biodiversity Units secured via a Third Party Provider and/or Statutory Credits purchased by a Third Party provider.

5.1.2 Habitat Management and Monitoring Plan

The Gain Plan will need to be accompanied by a Habitat Management and Monitoring Plan (HMMP) using the DEFRA template[9]. This plan sets out how the "significant" biodiversity measures incorporated into the development will be managed and their impact on biodiversity monitored to ensure that net gain is achieved.

5.2 OFFSITE GAIN REQUIREMENTS

5.2.1 Registered Offsite Biodiversity Gain Provider

Should Third-Party Biodiversity Units be required, then to ensure compliance with Biodiversity Regulations set out as part of Mandatory Biodiversity Net Gain, the offsite area must be registered as a 'Biodiversity Gain Site' on DEFRA's Biodiversity Gain Sites Register and have received a planning obligation from the relevant Local Planning Authority (LPA) or Conservation Covenant from a Responsible Body before registration can be made.

5.2.2 Statutory Credits

Statutory Credits are a last resort method of achieving Biodiversity Net Gain. In order to apply for statutory credits, the developer must provide evidence to the LPA demonstrating that they have:

- Considered additional on-site BNG and can provide reasoning showing why this is not possible.

[8] DEFRA, 2023. Biodiversity Gain Plan Template. https://assets.publishing.service.gov.uk/media/6560a8de1fd90c0013ac3b66/biodiversity-gain-plan.pdf. Last accessed 11/01/24.
[9] DEFRA (2023). Habitat Management and Monitoring Plan. https://publications.naturalengland.org.uk/publication/5813530037846016.

- Approached 3 local or national suppliers, habitat banks or trading websites and can show evidence that no off-site options are available in England. Evidence would include, for example, correspondence, emails, or a PDF download showing a marketplace search.

5.3 MONITORING PERIOD

The Site will be monitored for 30 years as per best practice guidelines. This 30-year period commences once the development and associated landscaping are completed.

The Site will be subject to UKHAB classification surveys alongside a condition assessment of the created and enhanced habitats. These surveys will be carried out by suitably qualified ecologists, starting 1 year after the project is completed, with a second visit in year 5 and then further visits every 5 years until the final visit on year 30.

A Monitoring Report will be submitted to the LPA following each visit. The 10th year after the project is completed, a full updated BNG assessment will be carried out to ensure that the habitats are on track to reach their predicted conditions. The assessment will again be submitted to the LPA.

6 CONCLUSION

The baseline habitats onsite provide a total of 3.35 Habitat Units. The habitats onsite post-development provide a total of 1.24 Habitat Units. This leads to a net change of -2.11 equating to a 62.97% net loss in Habitat Units. Trading rules are not currently satisfied for this project as there is an overall loss of medium and low distinctiveness units.

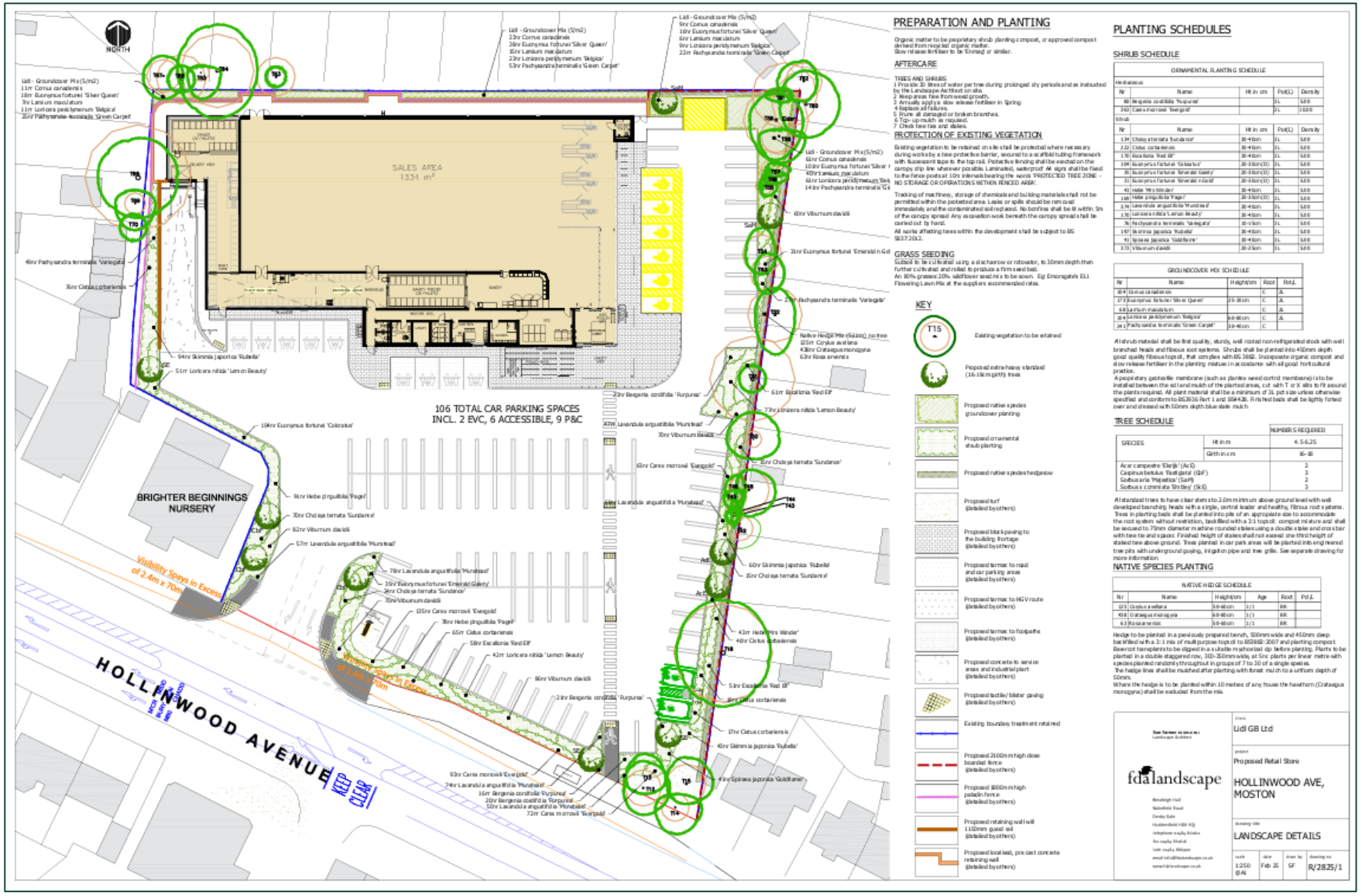
To achieve a 10% Net Gain, a total of 2.45 Habitat Units will need to be acquired offsite either via a Registered Offsite Gain Provider or Statutory credits.

APPENDICES

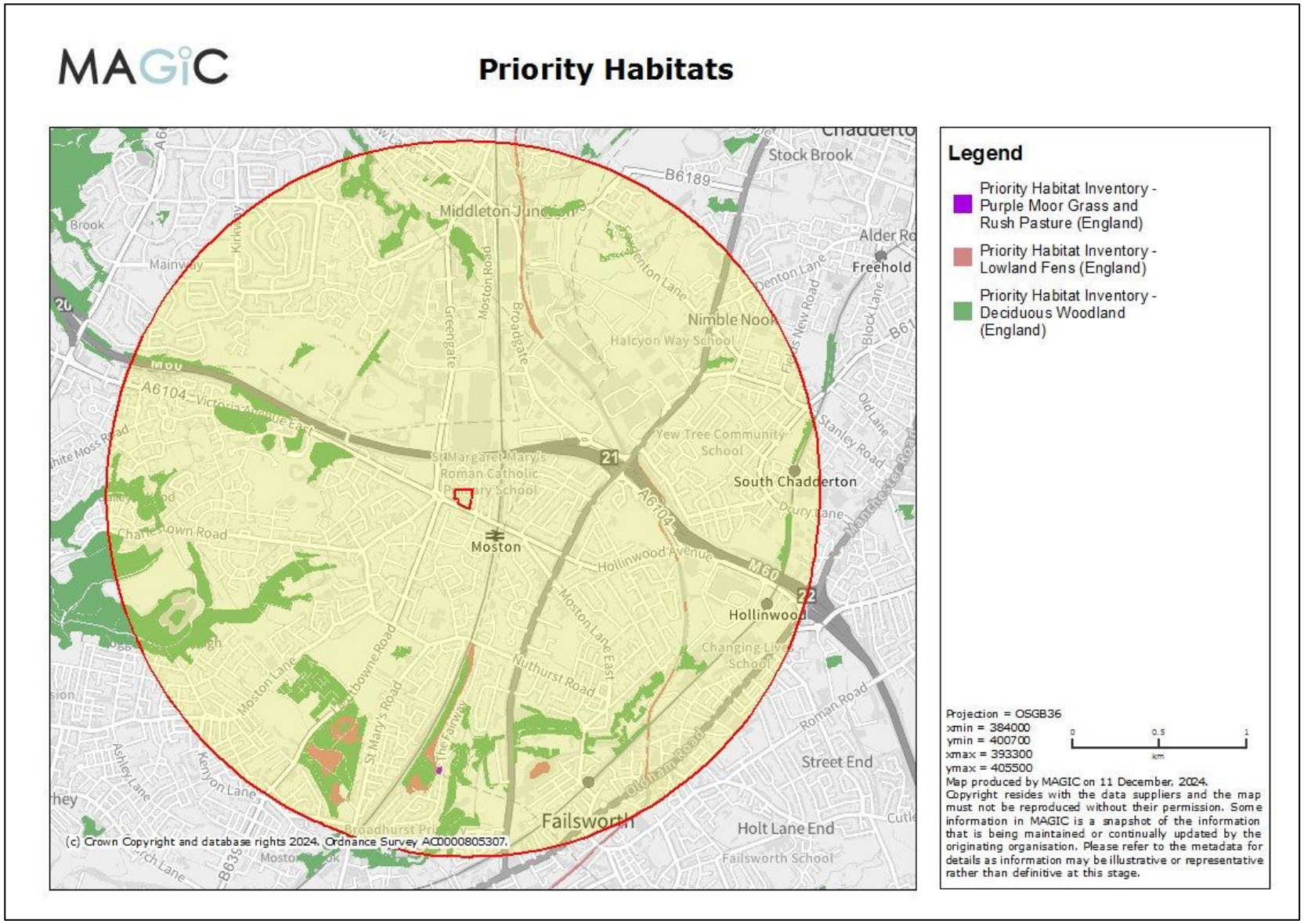
APPENDIX A – BASELINE UKHAB MAP

APPENDIX B – POST DEVELOPMENT ONSITE UKHAB MAP

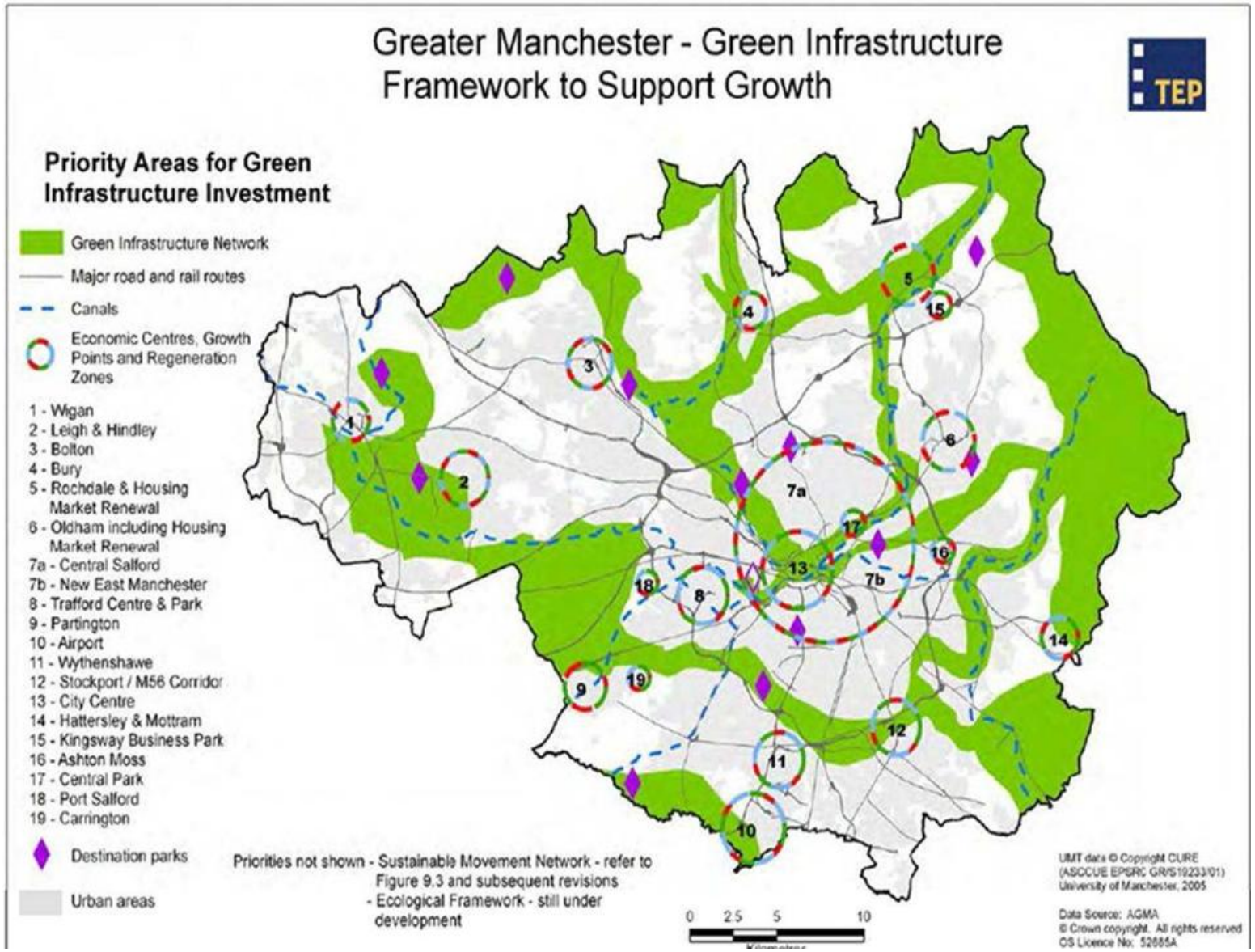
APPENDIX C – LANDSCAPING PLANS



APPENDIX D – PRIORITY HABITATS MAP



APPENDIX E – LOCAL PLAN MAP



APPENDIX F – SPECIES LIST

COMMON NAME	SCIENTIFIC NAME	MODIFIED GRASSLAND	INDIVIDUAL TREES
Ash	*Fraxinus excelsior*		Y
Aspen	*Populus tremula*		Y
Beech	*Fagus sylvatica*		Y
Creeping buttercup	*Ranunculus repens*	Y	
Dandelion	*Taraxacum officinale*	Y	
Elder	*Sambucus nigra*		Y
False oatgrass	*Arrhenatherium elatius*	Y	
Fox-and-cubs	*Pilosella aurantiaca*	Y	
Leyland cypress	*Cupressus x leylandii*		Y
Norway maple	*Acer platanoides*		Y
Pedunculate oak	*Quercus robur*		Y
Perennial rye grass	*Lolium perenne*	Y	
Selfheal	*Prunella vulgaris*	Y	
Silver birch	*Betula pendula*		Y
Sycamore	*Acer pseudoplatanus*		Y
Wild cherry	*Prunus avium*		Y
Willow sp.	*Salix sp.*		Y
Yarrow	*Achillea millefolium*	Y	
Yorkshire fog	*Holcus lanatus*	Y	

APPENDIX G – HABITAT PHOTOS

Image 1 – Modified Grassland

Image 2 – Developed Land; Sealed Surface

Image 3 – Introduced Shrub

APPENDIX H – LEGISLATION AND POLICY

Town and Country Planning Act 1990[10]

In England, Biodiversity Net Gain is mandatory under Schedule 7A of the Town and Country Planning Act, as inserted by Schedule 14 of the Environment Act 2021.

The Environment Act 2021[11]

The Environment Act 2021 provides a framework for environmental protection in the UK. It is a wide-range piece of legislation affecting many aspects of the natural environment, including biodiversity. Schedule 14 of the Act establishes mandatory requirement for Biodiversity Net Gain in new developments.

Biodiversity Gain Regulations 2024[12,13,14,15,16,17]

Biodiversity Net Gain secondary legislation, referred to as 'The Biodiversity Gain Regulations 2024' came into force on 12th February 2024.

Planning Policy – National Planning Policy Framework (NPPF)[18]

The revised National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan. The key paragraphs from the relating to the natural environment are detailed below:

Ecology Related Paragraphs in the NPPF

[10] Town and Country Planning Act 1990. Available from: https://www.legislation.gov.uk/ukpga/1990/8/schedule/7A
[11] The Environment Act 2021. Available from: https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted
[12] The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024. Available from: https://www.legislation.gov.uk/uksi/2024/50/contents/made
[13] The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024. Available from: https://www.legislation.gov.uk/uksi/2024/49/contents/made
[14] The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. Available from: https://www.legislation.gov.uk/uksi/2024/48/contents/made
[15] The Biodiversity Gain Requirements (Exemptions) Regulations 2024. Available from: https://www.legislation.gov.uk/uksi/2024/47/contents/made
[16] The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024. Available from: https://www.legislation.gov.uk/uksi/2024/46/contents/made
[17] The Biodiversity Gain Site Register Regulations 2024. Available from: https://www.legislation.gov.uk/uksi/2024/45/contents/made
[18] Department for Levelling Up, Housing and Communities (2023) NPPF at https://www.gov.uk/government/publications/national-planning-policy-framework--2

PARAGRAPH	STATEMENT
187	Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
188	Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
189	Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
190	When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
191	Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 176), planning policies and decisions should be

PARAGRAPH	STATEMENT
	consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.
192	To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) 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.
193	When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while 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.
194	The following should be given the same protection as habitats sites: a) potential Special Protection Areas and possible Special Areas of Conservation; b) listed or proposed Ramsar sites; and c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.
195	The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

APPENDIX I – BNG ASSUMPTIONS & LIMITATIONS

BIODIVERSITY NET GAIN ("BNG") CALCULATION:

ASSUMPTIONS AND LIMITATIONS RELATING TO BIODIVESITY NET GAIN CALCULATION(S) FOR THE PROPOSED DEVELOPMENT SITE AT 440 HOLLINWOOD

INTRODUCTION

1. A Biodiversity Net Gain ("BNG") calculation requires a calculation of the pre-development baseline biodiversity value of the habitats within the red line boundary of the Site which is then compared with the predicted post-development biodiversity value of the habitats within the red line boundary of the Site.

2. A target percentage of 10% as required by the relevant Local Planning Authority will be applied by Biodiverse Consulting in its performance of the Services unless the Services are in connection with one or more specific phases of a development (as agreed with the Local Planning Authority). In this case the Services shall be undertaken in accordance with the requirements of the Phased Biodiversity Gain Plan agreed with that Authority.

3. To the extent that the outcome of that comparison fails to deliver the relevant target percentage of BNG for the Site, reliance must then be placed in the BNG calculation on:

    3.1. Biodiversity Units generated on land Off-site which are to be registered as "Registered Off-site Biodiversity Gain" on Natural England's Biodiversity Gain Site Register and which will be used in the BNG calculation); or

    3.2. If necessary, Biodiversity Statutory Credits to be purchased through NHM government so as to meet the relevant target percentage of BNG for the Site.

4. Where the Services provided have been in connection with a development Site that is subject to a Phased Biodiversity Gain Plan references to Site in this document are references to the relevant phase of the development that Biodiverse Consulting reports upon.

ASSUMPTIONS AND LIMITATIONS

5. Biodiverse Consulting has carried out its enclosed BNG calculation in accordance with the terms and conditions of our engagement taking into account:

    5.1. The information you have provided to Biodiverse Consulting or that Biodiverse Consulting has obtained from you or other specified sources (including all understandings reached with the Local Planning Authority prior to or subsequent to an application submission that you have advised Biodiverse Consulting of);

5.2. The date specified in the Report as being the date(s) upon which the actual survey of the Site was undertaken; and

5.3. Biodiverse Consulting's professional judgment.

6. No responsibility is taken by Biodiverse Consulting should the output of the calculation prove not to be deliverable at, or valid for, the development Site or not being acceptable to the Local Planning Authority or its advisers or to any third party or court or tribunal in respect of the development Site, where this results from:

6.1. The development proposal or any planning authorisation in respect of the development proposal not conforming to the information on which Biodiverse Consulting has relied referred to below; or

6.2. Any Off-site BNG delivery not conforming to the information on which Biodiverse Consulting has relied, referred to below or any of that information being misleading or inaccurate; or

6.3. The professional judgement of Planning Authority (or other) professionals differing from the professional judgment of Biodiverse Consulting; or

6.4. Any delay in the submission of information to the Local Planning Authority resulting through any circumstances that arise subsequent to the completion of Biodiverse Consulting's assessment of the Site (or assessment in connection with the attribution of any Off-site units) in information being invalidated.

6.5. The existence of any errors in information within the Statutory Biodiversity Gain Site Register.

BASIS OF BIODIVERSE CONSULTING'S CALCULATION OF THE PRE-DEVELOPMENT ON-SITE BASELINE BIODIVERSITY VALUE

7. The following sets out the bases of Biodiverse Consulting's calculation of the pre-development On-site baseline biodiversity in the enclosed BNG calculation.

Site's redline boundary:

8. Biodiverse Consulting has relied upon the redline boundary of the Site supplied by you ("**Site**"): This is found on Appendix C / Proposed Setting Out Site Plan [19/11/2024]

Biodiversity Metric:

9. Biodiverse Consulting has relied upon the Statutory Biodiversity Metric current at the time the Statutory Biodiversity Metric was prepared and as appropriate the DEFRA Statutory Biodiversity Metric User Guide current at that date to undertake its calculation: [The Defra Statutory Biodiversity Metric used in the enclosed calculation is version [06/08/2024] https://assets.publishing.service.gov.uk/media/669e4670ab418ab055592a23/The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_tool_23.07.2024.xlsm

Site's baseline habitats:

10. A BNG calculation is dependent on the type, condition and extent of the Site's baseline habitats at the time the Site is surveyed. Should this become a materially earlier date than the date upon which the planning application is submitted we assume that this will be discussed with the Planning Authority.

11. Biodiverse Consulting has relied upon the following sources to identify the Site's baseline habitats:

    11.1. Biodiverse Consulting's prior habitat survey of the Site (where commissioned): [Biodiverse Consulting undertook a prior UKHab habitat survey of the Site dated [16/09/2024]. Where appropriate the constraints resulting from this have been noted by Biodiverse Consulting within the accompanying Statutory Biodiversity Metric or in this Biodiverse Consulting Report.]

    11.2. Images available of the development Site utilising any publicly available open-source mapping tools with timeline functionality selected at the discretion of Biodiverse Consulting;

    11.3. Information provided by you (if any) including:

        11.3.1. Information provided in the form of a habitat survey of the development Site delivered by a third party that has carried out a survey within the confines of the red line boundary of the Site;

        11.3.2. Information provided by you or on your behalf (if any) regarding any activity unrelated to any planning permission which has taken place at the development Site on or after 30 January 2020 as referred to in this Biodiverse Consulting Report.

        11.3.3. Information provided by you or on your behalf (if any) regarding any activity in accordance with a planning permission which has taken place at the development Site on or after 25th August 2023 as referred to in this Biodiverse Consulting Report.

        11.3.4. Information available from DEFRA provided "DEFRA Magic" website facility and/or other sources we have specifically identified in this Biodiverse Consulting Report.

    11.4. In establishing an appropriate baseline Biodiverse Consulting is also required to and will take into account information regarding activities which have taken place at the Site since 30th January 2020 and which are authorised or permitted under a planning permission which has been undertaken at the development Site on or after 12th February 2024 and to take account of any degradation that may have occurred on the Site since 30th January 2020;

CATEGORISATION, AND ASSESSMENT OF CONDITION, OF BASELINE SITE HABITATS FOR THE PURPOSE OF POPULATING THE

STATUTORY BIODIVERSITY METRIC FOR THE PURPOSE OF THE ON-SITE METRIC CALCULATION:

12. Biodiverse Consulting has relied upon the following sources and professional judgment to allow it to use the Site's baseline habitats (details obtained and assumptions made as described at paragraph 11 above) to populate the Statutory Biodiversity Metric so as to obtain the enclosed pre-development baseline biodiversity value of the Site:

    12.1. The up-to-date Defra Technical User Guide that accompanies the Statutory Biodiversity Metric: ("The Statutory Biodiversity Metric User Guide: Department for Environment and Rural Affairs February 2024")

    12.2. Biodiverse Consulting's professional judgment to classify the Site's baseline habitats in accordance with the categories developed and published by the UK Habitat Classification Working Group (UKHab) categories [(Version 2)]. Where appropriate Biodiverse Consulting has inserted notes relating to its professional judgment into the accompanying Statutory Biodiversity Metric.

    12.3. Biodiverse Consulting's judgment to score the Site's baseline habitats' condition: Where appropriate Biodiverse Consulting has inserted notes relating to its professional judgment into the Statutory Biodiversity Metric.

13. Biodiverse Consulting shall only take into account in any assessment characteristics relating to habitats which are to be regarded as significant.

BASIS OF BIODIVERSE CONSULTING'S CALCULATION OF THE POST-DEVELOPMENT ON-SITE BIODIVERSITY VALUE

14. The following sets out the basis of Biodiverse Consulting's calculation of the post-development on-Site biodiversity value in the BNG calculation that Biodiverse Consulting has provided.

Site's redline boundary:

15. Biodiverse Consulting has relied upon the redline boundary of the Site as above.

Statutory Biodiversity Metric:

16. Biodiverse Consulting has relied upon the Statutory Biodiversity Metric and the DEFRA Statutory Biodiversity Metric User Guide current at the date upon which the Statutory Biodiversity Metric was prepared to undertake its calculation as referenced above: [The Statutory Biodiversity Metric used in the enclosed calculation is version https://assets.publishing.service.gov.uk/media/669e4670ab418ab055592a23/The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_tool_23.07.2024.xlsm dated [06/08/2024].

Development layout:

17. Biodiverse Consulting has relied upon the proposed development layout at the Site as supplied by you: Proposed Setting Out Site Plan / Appendix C [19/11/2024].

Projected On-site habitat types and areas to be retained, enhanced, restored or created within the constraints of the development layout:

18. Biodiverse Consulting has relied upon:

    18.1. Information supplied by you or on your behalf (including opinions and conclusions expressed to you in documented form by any third party); and

    18.2. The professional judgement of Biodiverse Consulting (taking into account information actually available to Biodiverse Consulting);

    In order to identify habitat types and areas (in hectares or linear metres as appropriate) which can realistically be retained, enhanced, restored and / or created within the constraints of the development layout so as to create Biodiversity Units: Where appropriate Biodiverse Consulting has inserted notes on this relating to its professional judgment into the Statutory Biodiversity Metric.

Projected condition of On-site habitat types and the extent (in hectares or metres for linear habitats) to be retained, enhanced, restored or created within the constraints of the intended development layout:

19. Biodiverse Consulting has relied upon:

    19.1. Information supplied by you or on your behalf (including opinions and conclusions expressed to you in documented form by any third party); and

    19.2. The professional judgement of Biodiverse Consulting (taking into account information actually available to Biodiverse Consulting);

    In order to identify the realistically achievable condition of the habitat types present or capable of being present within the constraints of the development layout and carried out calculation of Biodiversity Units accordingly subject to any qualification as referred to in paragraph 20 below.

20. Should information have not been available or if in the opinion of Biodiverse Consulting information is incomplete, Biodiverse Consulting has inserted notes qualifying any matter that relates to and which may have qualified the application of its professional judgment in the making of the calculation at paragraph 19.

BASIS OF BIODIVERSE CONSULTING'S REPORT'S RELIANCE ON OFF-SITE BIODIVERSITY UNITS

21. Biodiverse Consulting has not relied upon Biodiversity Units from an Off-site BNG Delivery Site to meet the relevant BNG target for the Site in the enclosed BNG calculation.

ADVISING LANDOWNER CLIENTS ON THE GENERATION OF OFF-SITE BIODIVERSITY UNITS WHICH ARE TO BE REGISTERED ON NE'S BIODIVERSITY GAIN SITE REGISTER

33. Where Biodiverse Consulting is required to advise a landowner Client on the generation of Biodiversity Units from an Off-site BNG Delivery Site which is to be registered on the NE Statutory Biodiversity Gain Site Register then Biodiverse Consulting will do so on the bases of the methodology provided for in paragraphs 21 to **Error! Reference source not found.** a bove.

SERVICES ASSOCIATED WITH SITE MONITORING AND MANAGEMENT

34. Where Biodiverse Consulting is required to monitor the delivery of Biodiversity Gain on any Site then Biodiverse Consulting will do so against a documented calculation of projected Biodiversity Gain for that Site as provided to Biodiverse Consulting by the Client.

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