Concord Logistics

Biodiversity Assessment and Net Gain Plan

Karlin VMH Ltd, c/o Global Mutual

February 2026

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Document Control

Report Title:	Concord Logistics – Biodiversity Assessment and Recommendations		
Client:	Karlin VMH Ltd, c/o Global Mutual		
Project number and name:	0968 Concord House		
Document Ref:	0968_BNG_V3		
Created by:	Charles Brew (Graduate Environmental Data Scientist)	Date:	12/12/2025
Reviewed by	Paul Wolstenholme (Principal Ecologist)	Date:	23/02/2026
Authorised by:	Erica Kemp (Director)	Date:	23/02/2026
Confidentiality Level:	Controlled: Uncontrolled if printed		

Version Control

Version:	V3
Date of Version:	25/02/2026
Reason for revision:	Updated to align with most recent iteration of arboricultural report

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Summary

Envance was commissioned by Karlin VMH Ltd, c/o Global Mutual to undertake a Biodiversity Assessment and produce Biodiversity recommendations for a parcel of land at Concord House, Wythenshawe (central British National Grid Reference SJ 83230 86441; hereafter referred to as the 'Site'). This assessment is based on the Site layout: **P22541-00-001-GIL-0100-04 Landscape General Arrangement** and involves the '*Erection of two-storey Warehouse Units (Use Class B2/ B8/ E(g)(iii)), with ancillary offices and trade counters, along with all associated works including landscaping, car parking and alterations to access arrangements.*' (the 'Proposed Development).

This report presents the baseline biodiversity units for the Site, the projected post-development baseline units (based on the current Site layout: **P22541-00-001-GIL-0100-04 Landscape General Arrangement**), and our recommended strategy for maximising biodiversity gains within the Site.

The Site is approximately 3.04 hectares in area, not including trees. Habitats recorded within the area are listed below:

- Individual trees
- Modified grassland
- Other woodland; broadleaved
- Developed land; sealed surface

The Proposed Development is expected to require the complete or partial removal of the following existing habitats: modified grassland, individual trees, and species rich hedgerow. Current plans indicate the retention of areas of existing woodland within the Site, with new woodland understorey, scrub, ornamental, and tree planting.

Biodiversity Net Gain

The baseline assessment the Site has calculated the site as having a current biodiversity value of 11.97 Habitat Units (HU) and 2.89 Hedgerow Units (HeU).

To achieve a 10% Biodiversity Net Gain, any future development would need to deliver 13.17 Habitat Units and 3.18 Hedgerow Units.

Based on plans outlined in the current Site layout**: P22541-00-001-GIL-0100-04 Landscape General Arrangement,** the future development of the site will result in a net change of -1.51 HU (-12.64%) and -1.88 HeU (-65.07%).

To achieve a 10% net gain and satisfy trading rules, off-site mitigation will be required. **Table 5** and **Table 6** offers a breakdown of the required units needed in off-site mitigation. Securing these units ensures full compliance with biodiversity trading rules and delivers the required net gain for both area- and linear-based habitats.

1. Introduction

1.1 Background

1.1.1 Envance was commissioned by Karlin VMH Ltd, c/o Global Mutual in July 2025 to undertake a Biodiversity Assessment and produce recommendations for parcel of land at Concord House, Wythenshawe (central British National Grid Reference SJ 83230 86441; hereafter referred to as the 'Site').

1.1.2 The Site boundary is shown in **Figures 1-3**.

1.2 Site Context

1.2.1 The Site is approximately 3.04 ha in area and is located in Wythenshawe, South of Manchester. The Site is currently used as a single office unit. It is surrounded by low level residential buildings. To the south and south-east are office buildings, and Manchester Airport is located South of the Site. The Site has ecological connectivity with three adjacent woodland Sites of Biological Importance: Big Wood, Little Wood, and Hatchett's Wood.

1.2.2 The majority of habitats present are common, widespread, and of low nature conservation value. They are as follows:

- Modified grassland
- Buildings
- Developed land, sealed surface
- Native hedgerow
- Native hedgerow with trees

1.2.3 Habitats on site of high nature conservation value include:

- Other Woodland; Broadleaved, partly shown as Priority Habitat on www.magic.gov.uk
- Individual trees
- Native, species rich hedgerows

1.3 The Proposed Development

1.3.1 Preliminary plans outlined in the current Site layout: **P22541-00-001-GIL-0100-04 Landscape General Arrangement** indicate that the land-take of the Proposed Development will equate to approximately 3.04 ha and is expected to include the complete or partial removal of the following existing habitats: partial removal of the following existing habitats: modified grassland, individual trees, species rich hedgerows, native hedgerows, and native hedgerows with trees. These will be replaced by buildings and hard standing, other woodland; broadleaved, introduced shrub, modified grassland, mixed scrub, and newly planted trees.

1.4 Purpose of the Report

1.4.1 The Biodiversity Assessment considers the baseline survey information collected during the survey undertaken by Envance in July 2025, to enable the completion of the Statutory Biodiversity Metric (SBM; Natural England 2024) to calculate the pre-development baseline value of the Site, and calculation of the habitat losses/gains as a result of the Proposed Development.

1.4.2 This Biodiversity Assessment is broadly based on the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance (CIEEM, 2021) as follows:

- Present the baseline survey undertaken on the Site and to present the results of habitat condition assessment surveys following the Statutory biodiversity metric: User Guide.
- Provide an overview of the proposed habitats following completion of the Proposed Development based on information supplied by the Applicant.
- Present the results of the Defra Statutory Biodiversity Metric (SBM) assessment completed for the Proposed Development.
- Assess the likelihood of the Proposed Development achieving a net gain in biodiversity through the SBM and outline the associated management objectives for proposed habitats.
- Provide a recommended scenario to optimise achievable biodiversity net gain within the Site.

2. Methodology

2.1 UKHab Survey

2.1.1 A UKHab survey of Site habitats was undertaken by Envance ecologist Dermot McKee on the 23rd of July 2025. The survey recorded Site habitats present according to the UK Habitat Classification system (UKHab, 2023) and assessed their condition using the Statutory Metric Condition Sheets[1].

2.2 Biodiversity Calculations

2.2.1 Biodiversity accounting metrics were employed to assess the baseline biodiversity value of the Site and identify any features of significant value.

2.2.2 The Statutory Biodiversity Net Gain Metric (SBM) is a MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development Site before and after development (DEFRA, 2024). It treats the area-based habitats and linear features such as hedgerows and lines of trees separately, and is based on pre-determined values, along with published written guidance. Habitat measurements were made using digital mapping software (QGIS Geographic Information System version 3.28). Habitat condition was assessed according to the criteria outlined by DEFRA (2024). The baseline survey and condition assessment were undertaken during the UKHab survey.

2.2.3 Post-Development habitats were determined from preliminary plans outlined in the current Site layout: **P22541-00-001-GIL-0100-04 Landscape General Arrangement**, with proposed habitats mapped and digitised to generate areas for each of the habitats proposed.

2.2.4 These pre- and post-enhancement habitat areas were then entered into the SBM Calculation Tool. The SBM then provides a habitat distinctiveness score for each of the baseline and proposed habitats which are pre-assigned scores based on the habitat type.

2.2.5 The SBM then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the SBM itself for the following variables relevant to habitat creation, enhancement, or restoration proposals[2];

- Difficulty of creating or restoring/enhancing a habitat: this pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance,
- Temporal risk: this is the 'time to target condition' for any habitat and determines how long a particular habitat type is likely to take to reach the desired condition score.
- Spatial risk: This score is based on the distance between the Site of habitat loss and any habitat creation/enhancement proposals at any offsite offsetting solutions.

2.3 Policy and Legislation

2.3.1 The relevant primary legislation for the statutory framework for biodiversity net gain is principally set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990. This legislation was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021 and was amended by the Levelling Up and Regeneration Act 2023. The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 made consequential amendments to other parts of the 1990 Act.

[1] https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides (statutory Metric Condition Sheets)
[2] Full details of the calculation methodology are provided in the Statutory Biodiversity Metric – User Guide

2.3.2 The biodiversity net gain regulations most directly relevant to planning are:

- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 which commence biodiversity net gain for most types of new planning applications and provides transitional arrangements for section 73 permissions.
- The Biodiversity Gain Requirements (Exemptions) Regulations 2024 which prescribe exemptions for categories of development to which biodiversity net gain does not apply.
- The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 which amend the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 to include provisions in respect of applications for planning permission and the submission and determination of Biodiversity Gain Plans, as well as modifications of Schedule 7A of the Town and Country Planning Act 1990 for phased development.
- The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 which sets out the modifications for irreplaceable habitat.

2.3.3 Article 37A of The Town and Country Planning (Development Management Procedure) (England) Order 2015 describes the Biodiversity Gain Hierarchy, which is a structured approach designed to maximise biodiversity gains. Broadly, this identifies the following steps to be considered in order when a habitat may be impacted by a development;

- Retention - the avoidance of adverse impacts,
- Enhancement - onsite habitat enhancement,
- Creation - onsite habitat creation,
- Offsite mitigation - gains from an offsite location,
- Biodiversity credits - the purchase of biodiversity credits as a last resort.

2.3.4 **Appendix 1** provides further details of policy and legislation.

2.4 Limitations

2.4.1 This report serves to indicate the value of the Site in nature conservation terms based upon the survey data gathered. As with any survey of this kind, the information collected defines the habitat types present, and their condition, and is not intended to be a record of every species present.

2.4.2 Numbers within the SBM, especially habitat areas, are subject to two decimal place rounding. Therefore, there may be small apparent margins of error, when in fact these are correct within the SBM and are due to rounding.

2.4.3 Most of the ecological data remains valid for only short periods due to the inherently transient nature of the subject. The survey results contained in this report are considered accurate for one to two years, assuming no significant considerable changes to the Site conditions.

2.4.4 Habitat maps present in the figures have been reproduced from detailed field notes and informed by aerial imagery (Google Earth 2025), OS mapping and Site maps provided by the client. The accuracy of these figures is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of accuracy.

2.4.5 All areas of the Site were readily accessible and weather conditions during the survey were good. It is considered that a robust assessment of the Site has been made without any significant limitations.

3. Biodiversity Net Gain

3.1 On-Site Baseline

3.1.1 For the on-site Baseline assessment, only habitats within the Development have been considered as per SBM Methodology.

3.1.2 The Development Area contains the habitats shown in **Tables 1 and 2** and **Figure 1**. Condition assessment results for each habitat are provided in **Appendix 2**.

3.1.3 The on-site baseline biodiversity of the Development Area was calculated as: 11.97 Habitat Units (HU) and 2.89 Hedgerow Units (HeU).

Table 1 - Baseline Area-based Habitats[3], Condition and Unit Scores

Habitat Identified (Habitat reference)	Habitat Distinctiveness	Habitat Condition	Strategic Significance	Approx. Area (ha)	Estimated Biodiversity Value (HU)
Other Woodland; Broadleaved (H1)	Medium	Poor	High	0.1342	0.62
Modified grassland (H2a)	Low	Poor	Low	0.2278	0.46
Modified grassland (H2b)	Low	Poor	High	0.4237	0.97
Developed land; sealed surface (H3, H4)	Very low	N/A	Low	2.2558	0.00
Individual Trees -- Urban	Medium	Moderate	High	1.0789	9.93
			Total	**3.04**	**11.97**

Table 2 - Baseline Hedgerow Habitats, Condition and Unit Scores

Habitat Identified (Hedgerow number)	Habitat Distinctiveness	Habitat Condition	Strategic Significance	Approx. Length (km)	Estimated Biodiversity Value (HeU)
Species-rich Native Hedgerows (He1-He9)	Medium	Poor	High	0.367	1.69
Native Hedgerow with Trees (He10)	Medium	Moderate	Low	0.064	0.51
Native Hedgerow with Trees (He11)	Medium	Moderate	High	0.056	0.52
Native Hedgerow (He12)	Low	Poor	High	0.075	0.17
			Total	**0.56**	**2.89**

3.2 Irreplaceable habitats

3.2.1 Through surveys and desk-based research it has been confirmed that no irreplaceable habitats are

[3] Habitat types are presented in their Statutory Biodiversity Metric format.

present within the Site.

3.3 Strategic Significance

3.3.1 The strategic significance of a Site is determined by areas included within the Local Nature Recovery Strategy (LNRS) produced for a region. A LNRS has been produced for Greater Manchester[4]. Areas mapped as Nature Recovery Opportunity Areas or Core Local Nature Sites within the Nature Network[5] are classed as strategically significant for BNG.

3.3.2 The strategic significance of the Site is considered to be 'high' because the woodland and tree habitat within and adjacent to the Site is identified as part of the Greater Manchester Nature Network.

3.3.3 Any habitats in Tables 1 and 2 that have been assigned high strategic significance are either part of the Core Local Nature Sites or Opportunity Areas within the Greater Manchester Nature Network.

3.4 Post-Development

3.4.1 **Table 3, Table 4,** and **Figure 2** shows the biodiversity values for the post-development habitats, based on the current plan.

3.4.2 ***Mitigation Hierarchy***

3.4.3 Habitat enhancement and creation for Biodiversity Net Gain should follow the required principles and mitigation hierarchy as set out in the Government guidance (DEFRA, 2024) (see **Appendix 1** for a summary). The following sets out each stage of the mitigation hierarchy identified within the Proposed Development and additional measures for consideration.

Retention

3.4.4 The current development plans include the retention of 41 trees on Site. The majority of these trees will be incorporated within the proposed woodland creation area; however, they are classified as retained as no direct impacts to these trees are anticipated.

3.4.5 0.058 km of native hedgerow (He12) is expected to be retained.

3.4.6 0.056 km of native hedgerow with trees (He11) is expected to be retained.

3.4.7 0.045 km of native hedgerow with trees (He10) is expected to be retained.

Habitat loss

3.4.8 Based on this layout, the majority of existing hedgerows and areas of modified grassland will be lost as a result of the Proposed Development. A total of 7 small trees, and 25 medium size trees will be lost to the development, all in moderate condition.

Enhancement

3.4.9 Where possible, areas of on-site grassland, and woodland, will be enhanced to woodland in moderate condition in order to expand and strengthen the surrounding habitat network and existing areas of adjacent woodland Priority Habitat.

Creation

3.4.10 The current development plans also include the creation of the following habitats:

- **Developed land; sealed surface (HC2)** – 2.14 ha. This represents areas of paving, access roads, parking, and proposed units.

[4] Available at: https://www.greatermanchester-ca.gov.uk/media/hmsj013u/gm-local-nature-recovery-strategy-consultation-draft.pdf
[5] Available at: https://storymaps.arcgis.com/stories/1137e2f8065f4e449cc02a685ba11ef8

- **Artificial unvegetated; unsealed surface (HC1)** – 0.14 ha. This represents the areas of permeable parking.
- **Introduced shrub (HC3)** – 0.027 ha. This represents areas of ornamental planting.
- **Other woodland; broadleaved (HC4)**– 0.28 ha. This represents areas of proposed woodland understorey planting.
- **Modified grassland (HC5)** – 0.0665 ha. This represents areas of proposed amenity grassland. The proposed amenity grassland includes an area in the southeast corner, designated He10. Although the landscaping plan originally classified this area as enhanced woodland understorey, its limited size makes achieving a true woodland habitat unrealistic. Consequently, this section has been reclassified as modified grassland.
- **Mixed scrub (HC6)**– 0.0487 ha. This represents areas of native scrub planting.
- **Individual trees** – 0.057 ha**.** Based on the current layout, 14 small trees will be planted throughout the Site. With appropriate management, they are anticipated to achieve a moderate condition. Where viable, areas of enhanced woodland understorey have been classified as other woodland; broadleaved; therefore, any proposed tree planting within these areas has been excluded from the biodiversity metric, as the trees will contribute to the overall woodland habitat rather than being counted separately.

3.5 On-Site Calculation

3.5.1 **Table 3** sets out the predicted post-development BNG calculations based on the information provided. The target outlines prescriptions for delivery of the habitat creation, and management objectives to demonstrate that proposals will meet the specified habitat classification and condition criteria.

3.5.2 The on-site post-development biodiversity of the Site is estimated to be: 10.46 Habitat Units (HU), and 1.01 HeU.

3.5.3 This represents a change of -1.51 HU (-12.64%) for area-based habitats, and -1.88 (65.07%).

Table 3 – Post-development Area-based Habitats, Condition and Unit Scores

Habitat (Habitat reference)	Intervention Type	Indicative Target Condition	Strategic Significance	Approx. Area (ha)	Estimated Biodiversity Value (HU)
Other woodland; broadleaved (H1)	Enhancement	Moderate	High	0.206	1.05
Other woodland; broadleaved (H2b)	Enhancement	Moderate	High	0.134	1.31
Individual trees	Retention	Moderate	High	0.6433	5.92
Developed land; sealed surface (HC2)	Creation	N/A	Low	2.1420	0.00
Artificial unvegetated; unsealed surface (HC1)	Creation	N/A	Low	0.1389	0.00
Introduced shrub (HC3)	Creation	N/A	Low	0.0265	0.05
Other woodland; broadleaved (HC4)	Creation	Moderate	High	0.2789	1.50
Mixed scrub (HC6)	Creation	Moderate	Low	0.0487	0.33
Modified grassland (HC5)	Creation	Poor	Low	0.0665	0.13
Individual trees	Creation	Moderate	Low	0.057	0.17

Habitat (Habitat reference)	Intervention Type	Indicative Target Condition	Strategic Significance	Approx. Area (ha)	Estimated Biodiversity Value (HU)
			Total	**3.04**	**10.46**

Table 4 – Post Development Hedgerow Habitats

Habitat Identified (Hedgerow number)	Intervention type	Habitat Condition	Strategic Significance	Approx. Length (km)	Estimated Biodiversity Value (HeU)
Native hedgerow with trees (He11)	Retention	Moderate	High	0.056	0.52
Native hedgerow with trees (He10)	Retention	Moderate	Low	0.045	0.36
Native hedgerow (He12)	Retention	Moderate	High	0.058	0.13
			Total	**0.159**	**1.01**

4. Biodiversity Net Gain Plan

4.1 On-Site Biodiversity Net Gain

4.1.1 The on-site post-development biodiversity of the Site is estimated to be: 10.46 Habitat Units (HU), and 1.01 HeU. This represents a net change of -1.51 HU (-12.64%) for area-based habitats, and -1.88 HeU (-65.07%).

4.2 Satisfying Trading Rules

4.2.1 Trading rules within the biodiversity metric do not allow the loss of medium or higher distinctiveness, without replacement of biodiversity value through the similar or better habitat types.

4.2.2 Off-site mitigation and/or compensation may require the enhancement/creation of medium distinctiveness individual trees, and hedgerows.

4.3 Off-Site Biodiversity Requirement

4.3.1 To achieve a 10% Biodiversity Net Gain the Proposed Development must deliver a mandatory 10% Net Gain for Biodiversity whilst satisfying all trading rules. A summary of the basic accounting for this requirement is shown in **Table 5 and Table 6**.

Table 5 - Area-based Habitat Unit Off-site Biodiversity Requirement

Unit type	Habitat lost	Trading Rule	Unit deficit
Individual Trees	Urban trees	Same broad habitat or a higher distinctiveness habitat required (≥)	3.83
		Additional units required for 10% gain target	0.00
		Total area-based units required	3.83

Table 6 - Hedgerow-based Habitat Unit Off-site Biodiversity Requirement

Unit type	Habitat lost	Trading Rule	Unit deficit
Medium distinctiveness hedgerow	Species rich native hedgerow/ Native hedgerow with trees	Same broad habitat or a higher distinctiveness habitat required (≥)	1.84
Low distinctiveness hedgerow	Native hedgerow	None	0.04
		Additional units required for 10% gain target	0.29
		Total area-based units required	2.17

4.4 Approach

4.4.1 Off-site mitigation is required to satisfy the trading rule requirements and achieve a greater than 10% biodiversity gain for the Proposed Development. Several options have been explored, in line with the mitigation hierarchy. These include:

- Off-site mitigation – Creation and enhancement of habitats within land located in the local area under the management of Karlin VMH Ltd, c/o Global Mutual, or a 3rd Party management company operating on their behalf.
- Off-site compensation – Purchase of the required biodiversity units through a 3rd Party habitat bank within the local area (where available)
- Statutory Biodiversity Credits Scheme – Purchase of biodiversity credits via the Statutory Biodiversity Credits scheme.

4.4.2 The details and requirements of each potential option are detailed below.

4.4.3 Each option has been considered based on the current off-site requirement based on the preliminary plans outlined in '**P22541-00-001-GIL-0100-04 Landscape General Arrangement**'. Any changes to these plans may impact the off-site biodiversity requirement and therefore, the values provided here should not represent a commitment to achieve an overall biodiversity gain above the mandatory 10% target as may be demonstrated in the options below. The values provided as part of each option should be considered indicative, demonstrating how the mandatory target can be achieved. Actual value will be confirmed as part of the final Biodiversity Gain Plan, to be submitted for approval as part of the Biodiversity Gain Condition.

4.5 Option 1 – Off-site Mitigation

4.5.1 If land is available within the landholdings of Karlin VMH Ltd, c/o Global Mutual for the implementation of habitat interventions (i.e. habitat creation and/or enhancement), then it is possible for the biodiversity gains achieved within these sites to be used to mitigate any unit deficit associated with the Proposed Development.

4.5.2 This can include both land specifically designated as a habitat bank or additional units achieved above a 10% target as part of separate development sites. To utilise the additional units as off-site mitigation, a baseline biodiversity assessment must first be undertaken and a Biodiversity Gain Plan produced. A legal agreement with a responsible body will also be required to secure the land for 30-years, where it then can be registered as a biodiversity gain site with Natural England.

4.6 Option 2 – Off-site Compensation via a 3rd Party Habitat Bank

4.6.1 If it is not possible to offset all units using option 1, units may be purchased from a 3rd party habitat bank in the local area, subject to an agreed compensation payment. If option 1 is not viable, then all units may be generated in this way.

4.7 Option 3 – Statutory Biodiversity Credit Scheme

4.7.1 If options 1 and 2 are not considered feasible at the time of discharging the biodiversity gain condition, the biodiversity deficit will be offset via the Statutory Biodiversity Credit Scheme. **Table 7** details the number of credits of each type that would require purchase, and the estimated cost based on the current published prices[6].

Table 7 - Off-site Compensation via the Statutory Biodiversity Credit Scheme

Habitat Classification - Units Impacted	Distinctiveness	Number of Units	Number of Credits
Individual trees unit	Medium	3.83	7.66
Hedgerow Unit	Various	2.17	4.34
		Total	**12.00**

4.7.2 Statutory Biodiversity Credits are subject to the maximum spatial risk factor as there is no guarantee that units delivered under the scheme would be local to the Site. Therefore, 2 credits are required per unit to offset a biodiversity deficit via this method.

[6] Prices as of the 12th February 2024. Subject to review every 6 months. Full list available at: https://www.gov.uk/guidance/statutory-biodiversity-credit-prices

5. Conclusion

5.1.1 This report demonstrates that the mandatory 10% biodiversity net gain target cannot be achieved on-site, therefore, offsite mitigation and/or compensation will be required.

5.1.2 This report outlines all possible mitigation options that are available to achieve the mandatory 10% biodiversity net gain for the Proposed Development and demonstrates that the mitigation hierarchy has been followed when investigating all potential on and off-site options for delivering biodiversity net gain.

5.1.3 It is not considered necessary nor reasonable for Karlin VMH Ltd, c/o Global Mutual to commit to any one of these options at this stage as many potential unforeseen issues and/or changes may arise before the planning and construction phases of the Development. This Biodiversity Gain Plan demonstrates, however, that there are several options available for delivering the 10% biodiversity gain target and discharge a Biodiversity Gain Condition.

6. References

CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK

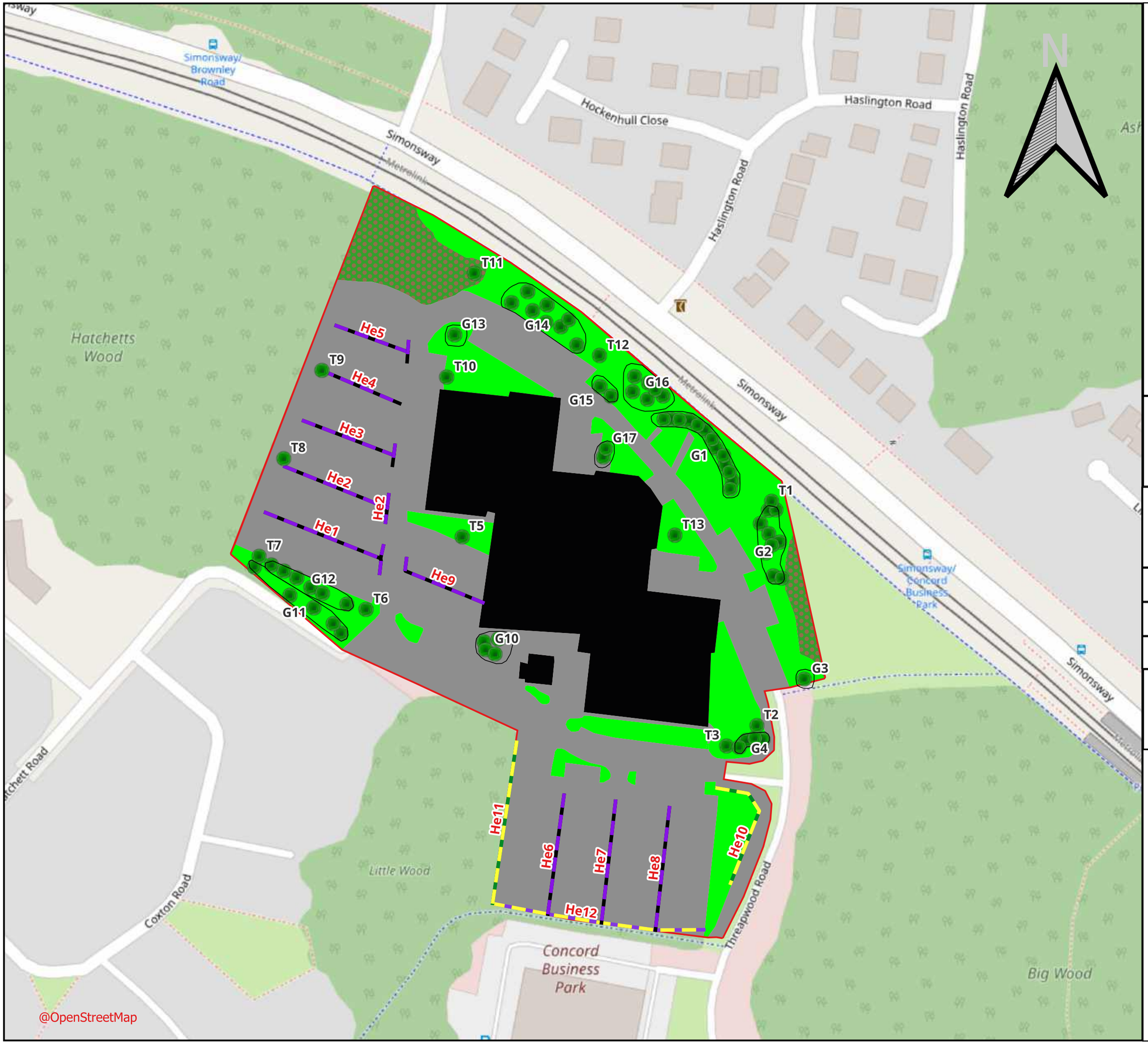
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7. Figures

Figure 1 - Baseline Habitat Map



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Baseline Habitat Map

Date	Febraury 2026
Scale	1:1250@A3
Drawing Ref:	0968-BHM-V3

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www.envanceuk.com

Figure 2 - Post-development Habitat Map



Legend

- Site boundary
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other woodland; broadleaved
- Native Hedgerow
- Native Hedgerow with trees
- Retained trees
- Newly planted trees

0 25 50 m

Concord Logistics

Post Development Habitat Map

Date	February 2026
Scale	1:1250@A3
Drawing Ref:	0968-PDHM-V3

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Appendix 1. Summary of Legislation

Town and Country Planning Act 1990 – Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (inserted by Schedule 14 of the Environment Act 2021), grants of planning permission are to be subject to a condition to secure that the biodiversity net gain objective is met. Specifically;

- The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.
- The biodiversity value attributable to the development is the total of—
    - the post-development biodiversity value of the onsite habitat,
    - the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and
    - the biodiversity value of any biodiversity credits purchased for the development.
- The relevant percentage is 10%.
- The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

The Schedule goes on to emphasise the use of the most recent version of the Statutory Biodiversity Metric, detail from when the baseline biodiversity of a relevant Site should be calculated, how post-development biodiversity values should be calculated, and how off-site biodiversity gains should be registered and calculated.

Exemptions

Certain types of developments are exempt from the mandatory biodiversity net gain condition –

- Existing planning applications - If a planning application for a development was made before day one of mandatory BNG on 12 February 2024, the development is exempt from BNG. This also applies to retrospective planning permissions made under section 73A and section 73 permissions where the original permission which the section 73 relates to was either granted before 12 February 2024 or the application for the original permission was made before 12 February 2024,
- Householder development - Development which is subject of a householder application as defined within Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015,
- Development subject to the de minis exemption - Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of on-site habitat, or 5 metres of linear habitats such as hedgerows,
- Self-build and custom build development - Developments which:
    - consists of no more than 9 dwellings, and
    - is carried out on a Site which has an area no larger than 0.5 hectares, and
    - consists exclusively of dwellings which are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.
- Urgent Crown development granted permission under section 293A of the Town and Country Planning Act 1990,
- Developments that are granted planning permission by a development order (including permitted

development rights),

- Development of a biodiversity gain Site - Development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain condition which applies in relation to another development,
- Development related to the high speed railway transport network - Development forming part of, or ancillary to, the high speed railway transport network comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013

The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024

This legislation includes a schedule in the form of two tables which list 'irreplaceable habitats'. These habitats are considered too rare or difficult to reproduce to be subject to standard biodiversity net gain principles, and must therefore be mitigated for with bespoke compensation if impacted at all. The list of habitats is as follows;

- Blanket bog
- Lowland fens
- Limestone pavements
- Coastal sand dunes
- Ancient woodland
- Ancient trees and veteran trees
- Spartina saltmarsh swards
- Mediterranean saltmarsh scrub

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Section 73A describes the biodiversity gain hierarchy, which is copied below in its entirety.

In this Part, "biodiversity gain hierarchy" means the following actions in the following order of priority—

a) in relation to onsite habitat with a habitat distinctiveness score, applied in the biodiversity metric, equal to or higher than four—

i. *avoiding adverse effects of the development, or*

ii. *insofar as those adverse effects cannot be avoided, mitigating those effects;*

b) in relation to any onsite habitat which is adversely affected by the development, compensating for that adverse effect by—

i. *habitat enhancement of onsite habitat;*

ii. *insofar as there cannot be that enhancement, creation of onsite habitat;*

iii. *insofar as there cannot be that creation, the availability of registered offsite biodiversity gain for allocation to the development;*

iv. *insofar as registered offsite biodiversity gain cannot be allocated to the development, the purchase of biodiversity credits*

Manchester Local Plan (2012 – 2027) Strategic Policies

The main policy that relates to biodiversity is EN15. This is copied below.

Policy EN 15

Biodiversity and Geological Conservation

The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- sites with international or national designations for their biodiversity value. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham);
- other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals) and 7 LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- sites that are recognised for their geological importance;
- the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate, with reference to:

- the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks;
- the Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook Corridor and Nutsford Vale; the Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages;
- Manchester's Climate Change Action Plan;
- the Strategic Flood Risk Assessment (SFRA) for Manchester;
- the Habitats Regulations Assessment (HRA) for Manchester, which gives detailed consideration to Special Areas of Conservation (SACs), including the Rochdale Canal SAC just outside the district boundary;
- the River Basin Management Plan for the North West;
- the Manchester Tree Strategy.

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

Development should wherever possible seek to maintain, enhance or restore existing geology.

Appendix 2. Habitat Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Jul-25
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ 83280 86452	**Habitat parcel reference**	N/A
Habitat Description			
Modified grassland planting around office building			
ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Two - three species per m2.
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 vertebrates and invertebrates to live and breed.	No	Uniformly mown short sward
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Scrub absent
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	Little physical damage
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No	No bare ground
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	Bracken absent
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	INNS absent
		Essential criterion achieved (Yes or No)	No
		Number of criteria passed	Four

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	

Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Poor	

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

Native hedgerow

See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:		ukhab – UK Habitat Classification	
On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Jul-25
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ 83227 86386	**Habitat parcel reference**	H4

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	No	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	No	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	No	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Yes	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	1

Condition categories for hedgerows with trees

Category	Category Requirements	Metric score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Suggested enhancement interventions to improve condition score

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

Native hedgerow with trees

See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:		ukhab – UK Habitat Classification	
On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Jul-25
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ 83215 86312	**Habitat parcel reference**	H4

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Yes	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	No	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Yes	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	No	
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	Yes	

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees		
Category	**Category Requirements**	**Metric Score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	1

Condition categories for hedgerows with trees		
Category	**Category Requirements**	**Metric score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	2

Suggested enhancement interventions to improve condition score

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

Species-rich native hedgerow

See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:		ukhab – UK Habitat Classification	
On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Jul-25
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	Throughout car park area	**Habitat parcel reference**	H1-3, H7-12

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	No	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	No	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	No	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Yes	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	1

Condition categories for hedgerows with trees

Category	Category Requirements	Metric score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Suggested enhancement interventions to improve condition score

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see separate Line of trees condition sheet for a line of Rural trees.

Habitat Description

Urban trees -- ornamental planting around office building -- 54 medium, 18 small.

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Jul-25
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ 83205 86431	**Habitat parcel reference**	N/A

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature)[1].	No	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
	Number of criteria passed	4	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Moderate
Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		

Suggested enhancement interventions to improve condition score[2]

Condition Sheet: WOODLAND Habitat Type

UK Habitat Classification (UKHab) Habitat Types

Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Other coniferous woodland
Woodland and forest - Other Scot's pine woodland
Woodland and forest - Other woodland; broadleaved
Woodland and forest - Other woodland; mixed
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland

Habitat Description

Other woodland broadleaved

ukhab – UK Habitat Classification

This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:
Woodland Wildlife Toolkit (sylva.org.uk)

IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.

On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Jul-25
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ 83313 86420, SJ 83187 86528	**Habitat parcel reference**	W1, W2

Condition Assessment Criteria

	Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	1	
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	1	Deer grazing evident
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	3	INNS absent
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	2	

E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	3	
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	3	
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	1	
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	3	
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	1	
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	2	
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	1	
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	1	
				Total Score (out of a possible 39)	23	

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	Poor
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

Suggested enhancement interventions to improve condition score

Appendix 3. Statutory Biodiversity Metric Calculation Tool

See ‘0968 Concord Logistics SBM V5’