

Leconfield Industrial Estate – iSH Hub

784-B076698

Biodiversity Net Gain Assessment

Morgan Sindall Construction

23/06/2026

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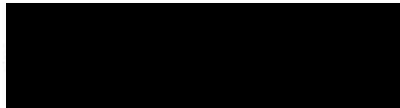
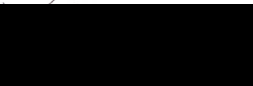
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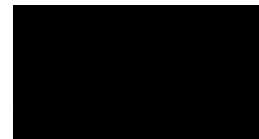
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EXECUTIVE SUMMARY

Contents	Summary
Site Location	The ‘Leconfield iSH Hub’ (the site) is located in Cleator Moor, Cumbria and is centred at Ordnance Survey National Grid Reference NY 01748 15539. The site is approximately 1.31 hectares and is located south of Leconfield Street. The iSH Hub site is immediately east of the Leconfield Main Site Plots 9 and 12 boundary.
Proposals	The development proposals consist of the erection of a mixed-use Hub building with associated car parking.
Scope of this Survey(s)	The aim of this Biodiversity Net Gain (BNG) Assessment is to: - Quantify the pre-development baseline habitat units on site; - Quantify the post-development habitat and hedgerow units on site; and - Calculate the likely change in biodiversity units for habitat units from pre- to post-development to provide an indication of the biodiversity losses / gains that may occur should the proposed development proceed. The assessment has been made using Defra’s Statutory Biodiversity Metric (Defra, 2024c) in conjunction with the User guide (Defra, 2024a). There are no watercourses within the site boundary, therefore no watercourses are included in this assessment. In addition, no hedgerows are present on site pre-development, therefore a percentage change in hedgerow units from pre to post development cannot be calculated.
Results and Evaluation	The results of the assessment are: - The baseline value of the habitats within the site is 1.11 habitat units. - No irreplaceable habitats have been identified onsite. - One high value habitat (Open Mosaic Habitat on Previously Developed Land) is present within the site. This high distinctiveness and high strategic significance habitat requires retention and / or replacement with the same habitat type. - Based on the current post-development landscape plans, the post-development change for the site is calculated to be 0.83 habitat units and 0.11 hedgerow units with a net gain of 74.68 % overall. - Trading rules are satisfied.
Recommendations	The site currently meets the minimum 10 % net gain for habitat and hedgerow units and meets the trading rules, therefore meeting the requirements of current local and national planning policy. To secure these biodiversity net gains for at least 30 years a Habitat Management and Monitoring Plan (HMMP) should be conditioned for a period of 30 years.

1.0 INTRODUCTION

1.1 BACKGROUND

Tetra Tech Limited (Tetra Tech) was commissioned by Morgan Sindall Construction in February 2026 to undertake a Biodiversity Net Gain (BNG) Assessment of Leconfield Industrial Estate, Main Works Site, hereafter referred to as “the site”.

This report has been prepared by Senior Ecologist Elizebeth Ferrier BSc (Hons) MSc ACIEEM and the conditions pertinent to it are in Appendix A.

1.2 SITE DESCRIPTION

The ‘Leconfield iSH Hub’ is located in Cleator Moor, Cumbria and is centred at Ordnance Survey National Grid Reference NY 01748 15539 (see Figure 1 and Appendix B for site location plans).

The site is within the wider industrial estate ownership boundary (Blue Line Boundary, BLB, see Figure 1).

The site comprises hardstanding and modified grassland road verges, with a small area of brownfield Open Mosaic Habitat on Previously Developed Land (OMHoPDL) present in the west where it borders the Leconfield Main Site Plots 9 and 12 boundary. Other neutral grassland is also present in the south of the site.

The planning application boundary (Figure 1) is the same as the iSH Hub boundary and the off-setting for the development will occur within this boundary.

The land surrounding the BLB is a mixture of built-up areas and agricultural fields.

Cleator Moor town centre is located approx. 300 m south of the site.

1.3 DEVELOPMENT PROPOSALS

Cumberland Council seek to redevelop Leconfield Industrial Estate. This redevelopment is in two phases:

- **Phase 1** - Development of a new enterprise campus (the Hub)
- **Phase 2** - Levelling Up Fund (LuF) Project which includes the ‘Main Works’, Unit 1 and Unit 1A boundaries.

This report relates to Phase 1 only, the development of a new enterprise campus (the Hub).

The development proposals consist of the erection of a mixed-use hub building with associated car parking.

The Hub building previously reached Stage 4, and the principles established are fed into the new Hub proposals as the project develops for relocating to a new site. The new design aims to respond to changes in client feedback and developing a new concept that responds to the relocation of the project from its original site to the new setting.

1.4 PURPOSE OF REPORT

The purpose of this report is to:

- Detail the habitats present within the construction boundary and to quantify the baseline (also known as ‘pre-development’) biodiversity value of the site using the Defra Statutory BNG Metric;
- Identify any irreplaceable habitats that require bespoke mitigation to be agreed with Natural England;
- Calculate the likely change in biodiversity units from pre- to post-development to determine whether the proposed development will result in a net loss, no net loss or a net gain for biodiversity, with a focus on Habitats of Principal Importance (HPI).

No watercourse units were present on site. As such, watercourse units are not subject to any further consideration within this report.

The details of this report will remain valid for a period of eighteen months from the date of the survey (until 23/08/2027), after which the validity of this assessment should be reviewed to determine whether further updates are necessary. The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary which this report was based on.

Scientific names are provided at the first mention of each species, using standard nomenclature (Stace, 2019) and common names (where appropriate) and are then used throughout the rest of the report for ease of reading.

2.0 METHODOLOGY

2.1 BIODIVERSITY OFFSETTING GUIDANCE

The assessment has been made using Defra’s Statutory Biodiversity Metric (Defra, 2024c), hereafter referred to as ‘the Metric’, in conjunction with the User Guide (Defra, 2024a) and Biodiversity Net Gain: Good Practice Principles for Development (Baker, Hoskin, & Butterworth, 2019). This comprises the following steps, described in Section 2.2, with detailed methodology provided in Appendix C.

2.2 HABITAT ASSESSMENT

2.2.1 Habitats

Pre-Development

An extended Habitat Classification Survey and condition assessment was undertaken on the site on 23rd February 2026 by Tetra Tech Senior Ecologist Elizebeth Ferrier BSc (Hons) MSc ACIEEM FISC Level 4. The weather conditions were 8°C, 100 % cloud, with a light breeze and no rain.

The pre-development habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition V2 (UKHab Ltd., 2023), hereafter referred to as ‘UKHab’. The pre-development habitats are shown in Figure 2.

The habitats were converted into the Statutory Biodiversity Metric (Defra, 2024c) from the UKHab classification (UKHab Ltd, 2023). Further detail of habitat descriptions with target notes can be found in the Preliminary Ecological Appraisal undertaken for this project (Tetra Tech, 2026), which must be read in conjunction with this report.

Further information on relevant legislation and planning policy can be found in Appendix D.

2.2.2 Habitat Distinctiveness

Each habitat is assigned a score for distinctiveness. Distinctiveness includes parameters such as species richness, diversity, rarity (at local, regional, national and international scales) and the degree to which a habitat supports species rarely found in other habitats (Defra, 2024a)

2.2.3 Habitat Condition

The condition of each habitat is assessed using the methods set out in the Statutory Biodiversity Metric - The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Defra, 2024b).

The baseline condition assessment data can be found in Appendix E.

2.2.4 Strategic Significance

The strategic significance of a site within the Statutory Biodiversity Metric is based upon several factors such as but not limited to:

- If the site is identified within a Local Nature Recovery Strategy (LNRS) area.

- If a LNRS has not yet been published, if the habitat is formally identified within local planning policy and is geographically located within a specified green infrastructure improvement area.

The Copeland Council (now Cumberland Council) Local Plan 2021 – 2039 (Cumberland Council, 2024), identifies the site as an employment site and states the following:

Leconfield Industrial Estate in Cleator Moor has been acquired by the Council and will form the focus for the CMIQ. The Leconfield Industrial Estate and suitable adjacent land has been identified as the only location able to meet the objectives and requirements for the ISH and new business cluster. This is because its core is a large former industrial site within one of Copeland's Key Service Centres and there is also scope for expansion if demand grows from existing businesses and/or new energy related businesses want to relocate into Copeland.

Pre-Development

A search of MAGIC (www.magic.gov.uk), Defra's interactive, web-based database, found that parts of the RLB was within the Priority Habitat Inventory as 'Open Mosaic Habitat'. The 'Open Mosaic Habitat' as identified on MAGIC, is shown as an overlay on Figure 3. In addition, the Cumbria Biodiversity Action Plan¹ includes habitat targets for the following habitats of relevance to the site: open mosaic habitats on previously developed land.

The Cumbrian LNRS was published in October 2025 and comprises two elements:

- A statement of 27 priorities for nature recovery (Westmoreland and Furness Council, 2025a);
- A local habitat map identifying priorities for nature recovery and potential measures that would help meet these priorities (Westmoreland and Furness Council, 2025b).

If a site is identified on the local habitat map and the post-intervention works align with the potential measures, then the site is afforded a value of 'within area formally identified in local strategy' or 'high strategic significance'.

The existing OMHoPDL and ruderal / ephemeral vegetation fall within the LNRS area with an action for enhancing the built environment. The detailed measures are described as 'manage brownfield sites to be wildlife-rich through long-term, site-specific, targeted management that maintains an appropriate balance of disturbance, and variety of vegetation species and structure, to benefit the species that they support.'

As a result of the above sources of information, the areas identified as Open Mosaic Habitat on Magic have been assigned a value of 'Formally Identified on Local Strategy' for strategic significance, all other areas have been allocated a value of 'Area / compensation not in local strategy / no local strategy'.

Post-Development

In this assessment the post-intervention measures do not align with the LNRS as the OMHoPDL present post-development will be a newly created habitat not an existing habitat which has been enhanced.

Therefore, the post-development created habitats of the site (despite being of 'priority habitat category') have been afforded a strategic significance of 'Area / compensation not in local strategy / no local strategy'.

¹ CBDC, Cumbria Biodiversity Evidence Base – Habitat Statements. <https://www.cbdc.org.uk/data-services/cumbria-biodiversity-evidence-base/habitat-statements/>

2.2.5 Risk Factors

As part of any proposed habitat creation and enhancement, risk factors must be considered to correct for disparity, delay or risk; these are:

- Time to target condition. It has been assumed that construction activities will last for up to 30 months. The habitat creation is proposed to be undertaken after construction activities are complete, therefore a delay in creation of 2-years has been allocated to all onsite habitat interventions.
- Difficulty of restoration / creation; and
- If habitat created is undertaken in advance or delayed prior to the development.

2.2.6 Irreplaceable Habitats

Irreplaceable habitats are those which are very difficult (or which take a long time) to restore, replace or create, this may be due to age, uniqueness, species diversity or rarity. The Metric does not apply when there is a loss of irreplaceable habitat.

2.2.7 Trading Rules

The trading rules are to protect the more valuable habitat types and require BNG to be achieved on a like-for-like or better basis. This means that, in some situations, specific habitat types must be created or enhanced to meet the trading rules.

2.3 LIMITATIONS

The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary, landscape plans or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

The best possible effort was made during the mapping process to ensure that all habitats identified on site were mapped accurately and represent the area of habitats present on site. Some margin of error is possible due to the difficulty defining the continuous nature of habitat boundaries. However, this margin of error has been minimised as far as practically possible using onsite recording of habitats, cross referenced with topographic mapping and recent aerial imagery to produce habitat areas suitably representative of site conditions.

The outputs of the Metric are not absolute values but provide a proxy for the relative biodiversity value of a site pre and post-development.

The Metric does not override or undermine any existing planning policy or legislation, including the mitigation hierarchy, which should always be considered as the Metric is applied. Furthermore, the Metric does not change the protection afforded to biodiversity. Existing levels of protection afforded to protected species (such as for bats) and to habitats, are not changed by use of this or any other Metric.

The optimal period to undertake habitat condition assessment for botanical interest is April-September.

The survey was undertaken in February which is outside of the survey season, in order to meet the project deadlines for design and planning. This is not considered to be significant limitation for the low and medium distinctiveness habitat types (modified and other neutral grasslands) as the dominant species of the respective vegetation types / species were still visible in the vegetative form and identifiable at the time of the survey, although the abundance of the certain species might have not been accurately assessed due to the time of the year. Survey data from outside the optimal season is considered a limitation in relation to OMHoPDL as this is a high distinctiveness habitat type with a higher floristic diversity. However, this habitat area is continuous to the adjacent OMHoPDL within the Plot 9 and 12 boundary, which was surveyed within the optimal survey window on the 30th July 2024. Therefore, the assumption has been made confidently by the same field surveyor (Elizebeth Ferrier) that the OMHoPDL within the iSH boundary presents the same diversity and condition as that within Plot 9 and 12 (moderate condition). The condition assessment for the OMHoPDL in Plot 9 and 12 has been included within Appendix E.

3.0 RESULTS

3.1 PRE-DEVELOPMENT BASELINE UNITS

The baseline condition assessments for habitat units are provided in more detail in Appendix E.

The Metric information for habitats present within the site boundary are in Appendix F, alongside their distinctiveness and condition categories. The total area of the habitats onsite was 1.31 hectares (ha), which provided 1.11 habitat units.

The habitats recorded within the site boundary are shown on Figure 2, with information on the conversion of UKHab categories to the Metric categories included in Appendix C. Further detail of habitat descriptions with target notes can be found in the Ecological Appraisal undertaken for this project (Tetra Tech, 2026).

The following habitats were recorded onsite:

- Modified grassland
- Other neutral grassland
- Developed land; sealed surface
- Sparsely vegetated land; Ruderal / ephemeral
- Open Mosaic Habitats on Previously Developed Land

There was a small area of introduced shrub (secondary code 847) within the largest modified grassland verge. This was less than the minimum recording unit for habitat of 25 m² and so has been identified on Figure 2 with secondary code 847 but this habitat type has not been entered into the Metric. For more information see the Ecological Appraisal Report (Tetra Tech, 2026).

The OMHoPDL within the iSH Hub boundary is 0.02 ha. This is smaller than the threshold of 0.25 ha described within the JNCC Priority habitat description (JNCC, 2010). However, this area is directly connected to the OMHoPDL within the Plots 9 and 12 boundary and together these areas have a size of 1.22 ha which is greater than the 0.25 ha threshold, hence it has been mapped as a discrete area.

There were no hedgerows present within the pre-development boundary.

3.2 IRREPLACEABLE HABITATS

Within the baseline habitat surveys, no irreplaceable habitats were recorded on site, therefore no bespoke mitigation for irreplaceable habitats is proposed.

3.3 POST-DEVELOPMENT UNITS

Post-development habitats as shown in Landscape Plan ISH-ONE-ZZ-ZZ-D-L-0003-P09_SoftLandscapeGA (Appendix B) have been entered into the Metric calculator as created habitats. The only habitat proposed for retention at this stage is 0.45 ha of Leconfield Street access road. On this basis, the post-development for on-site habitats value is calculated to be 1.93 habitat units and 0.11 hedgerow units.

The habitats and hedgerows created as part of the development are provided in Appendix G. Further details regarding retention, creation and enhancement proposals are outlined below.

Retention

Leconfield Street access road (0.45 ha) is proposed to be retained within the Landscape Plan (Appendix B).

Creation

The following habitat types will be created within the site:

- modified grassland,
- developed land; sealed surface,
- the iSH Hub building,
- OMHoPDL habitat,
- introduced shrub,
- non-native hedgerows,
- urban trees and
- other neutral grassland.

See Appendix C Table C.2 for the conversion table of habitats listed on the illustrative masterplan (Appendix C) into UKHab categories.

The iSH Hub landscaping is immediately adjacent to the proposed landscaping for Plots 9 & 12. The landscaping for the two areas has been designed to be continuous to form one area between the two plots. The habitats to be created are open calcareous grassland, species rich neutral grassland and heathland habitats, these habitats have been chosen to emulate OMHoPDL and provide both spatial and structural diversity. The West Midlands Compensatory Habitat Guide (Nash, 2024) suggests that by designing alternative mosaics using eco-mimicry, the structural and ecological diversity of OMHoPDL can be replicated using standard habitats.

Given the complexity of OMHoPDL it may be possible to apply Rule 4 of the Biodiversity Net Gain Framework ‘Exceptional Circumstances’. The Metric allows deviation in exceptional ecological circumstances, and it may be possible to agree with the Local Planning Authority (LPA) acceptance of alternative habitat mosaics that emulate OMHoPDL’s biodiversity value.

All creation proposals are displayed in Figure 3.

The proposed management regime for the created habitats to reach their target condition in the specified timeframe is provided within Appendix H. The time to target condition is 0 years for developed land sealed surface and buildings, 1-2 years for introduced shrub and other neutral grassland habitats, 4 years for OMHoPDL and 10 years for urban trees (Appendix H).

Enhancement

No enhancements are proposed at this stage.

All creation proposals are displayed on Figure 3.

Delay

It has been assumed that construction activities will last for up to 30 months, and that habitat creation activities will be undertaken immediately following the completion of construction works. Therefore, a delay in creation of 2-years has been allocated to all on-site habitat interventions, see Section 2.2.5.

3.4 HEADLINE RESULTS

The data used to inform the condition assessments for the habitats pre- and post-development and calculations from the Metric are provided in Appendices E and H.

Headline habitat results are provided in

Table 1. This shows that with the implementation of the habitats within the Post-Development Habitat Plan (Figure 3), and achievement of the conditions as set out in Appendix H, the development proposals would likely result in a net gain of approximately 0.83 habitat units (+74.68 %). There were no hedgerow units present pre-development, so a net gain in hedgerow units cannot be calculated, however 0.11 hedgerow units will be achieved post-development.

Trading Rules

The trading rules set minimum habitat creation and enhancement requirements to compensate for specific habitat losses, up to the point of no net loss. They are based on the habitat type and distinctiveness of the lost habitat. As per rule 1 of the Statutory Biodiversity Metric (Defra, 2024a) “*The trading rules of this biodiversity metric must be followed*” and “*if trading rules have not been satisfied, then a net gain in biodiversity cannot be claimed*”. The trading rules for habitats are met.

A summary of the trading rules is provided in Table 2.

Table 1: Headline Results

Project Stage	Habitat Type	Units
On-site baseline	Habitat units	1.11
	Hedgerow units	0.00
On site post-intervention	Habitat units	1.93
	Hedgerow units	0.11
On site total net unit change	Habitat units	0.83
	Hedgerow units	0.11
Total percentage change	Habitat units	74.68%
	Hedgerow units	N/A
Trading rules met?		YES

Table 2: Trading Rule Summary

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required	Yes ✓
High	Same habitat required	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required	Yes ✓
Low	Same distinctiveness or better habitat required	Yes ✓

4.0 DISCUSSION

4.1 SIGNIFICANT ON-SITE ENHANCEMENTS

Significant on-site enhancements are defined as areas of habitat enhancement which contribute to the proposed development's BNG relative to the biodiversity value before development. Retention of existing habitat does not count as an on-site enhancement. Below are listed the significant on-site enhancements proposed for the site.

- Creation of semi-natural habitat and habitats of medium or higher distinctiveness within the site landscaping (including areas of open mosaic habitat, other neutral grassland and urban trees).

The maintenance of these significant enhancements must be secured with a legal agreement (planning condition, planning obligation or conservation covenant) for 30 years in the same way as off-site gains. LPAs will consider the most appropriate mechanism, and this will be agreed at the planning permission stage.

4.2 TRADING RULES

The trading rules are met due to all habitats on site proposed to be replaced like for like, or like for better, distinctiveness of habitat as per Table 2, therefore no further design changes to the post-development layout are required to meet the trading rules.

4.3 BEST PRACTICE PRINCIPLES

4.3.1 Biodiversity Metric Rules and Principles

The design of the site should be influenced in accordance with the biodiversity metric rules and key principles as documented in (Defra, 2024b).

Biodiversity Metric Rules

Rule 1: The trading rules must be followed.

Rule 2: Biodiversity unit outputs for each type of unit must not be summed, traded, or converted between types. The requirement to deliver at least a 10 % net gain applies to each type of unit.

Rule 3: To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or a small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform the user whether the biodiversity net gain objective has been met.

Rule 4: Exceptional ecological circumstances deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Biodiversity Metric Principles

The biodiversity metric principles comprise nine principles for good use of the Statutory Metric (Defra, 2024b).

Principle 1

The metric assessment should be completed by a competent person.

Principle 2

The use of the biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or other requirements, this includes consenting or licencing processes, for example woodlands.

Principle 3

The biodiversity metric should be used in accordance with established good practise guidance and professional codes.

Principle 4

The biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.

Principle 5

Biodiversity units are a proxy for biodiversity and should be treated as relative values.

Principle 6

This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input or guidance.

Principle 7

Habitat interventions need to be realistic and deliverables within a relevant project time frame.

Principle 8

Created and enhanced habitat should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.

Principle 9

The biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:

- maintain habitat extent - supporting more bigger, better and more joined up ecological networks.
- ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

4.3.2 Good Practice Principles

In addition, to the nine biodiversity metric principles there are ten good practice principles that should be followed when designing the site for BNG: Biodiversity Net Gain: Good Practice Principles for Development (Baker, J., Hoskin, R., & Butterworth, T, 2019) and BS 8683 – “Process for designing and implementing Biodiversity Net Gain”. These are as follows:

Principle 1: Apply the BNG hierarchy

Avoidance:

An area of OMHoPDL was translocated to another part of the site in 2022. This area has therefore been retained with minimal impacts.

The Hub building has been located on an area of the site that is primarily comprised of low distinctiveness habitats, thus avoiding being placed on medium to high distinctiveness habitats, in the wider site boundary.

Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere

Irreplacable habitats are not present on site or proposed to be indirectly impacted by the proposed development, therefore this principle does not apply.

Principle 3: Be inclusive and equitable

As part of this biodiversity net gain assessment, the design team have been engaged early within the design process to achieve a net gain.

Principle 4: Address risk

As part of this biodiversity net gain assessment, the design team have been engaged to address potential risks at a early stage, primarily around the design of proposed created habitats including the OMHoPDL.

Principle 5: Make a measurable net gain contribution

The site has achieved a measurable net gain for biodiversity, achieving a proposed 74.68 % net gain in habitat units and hedgerows have been included within the design, where there were no hedgerows within the baseline.

Principle 6: Achieve the best outcomes for biodiversity

The site has achieved the best outcome for biodiversity in line with the current site proposals by creating habitats on site that will function in the same way as the existing OMHoPDL.

Principle 7: Be additional

The site has achieved additionality. Ecologists have engaged with the landscapers to recommend suitable habitats to create for the site, including OMHoPDL creation instead of wildflower grassland and recommending suitable plant species for the site.

Principle 8: Create a net gain legacy

The site will achieve a net gain legacy through the production of a habitat management plan that details the management required to meet the conditions of the habitats as detailed within this biodiversity net gain assessment. The habitat management plan will be secured by a planning condition relating to the proposed development.

Principle 9: Optimise sustainability

The site has aimed to optimise sustainability through reusing materials on site to create habitats.

Principle 10: Be transparent

The biodiversity net gain assessment outlines all methodology used to achieve a net gain for this proposed development, including baseline data, how this was recorded and how biodiversity net gain has been designed into the scheme. Further guidance on designing for biodiversity net gain is available in BS 8683:

Process for designing and implementing biodiversity net gain – Specification (British Standards Institute, 2021).

5.0 SURPLUS BNG HABITAT UNITS

The current proposals achieve a net gain of 74.68 % for habitat units, this is more than the statutory minimum 10 % target required under the Environment Act 2021. As additional habitat units will be created during the lifespan of the project, these habitat units can potentially be registered with Natural England and either sold or allocated to a developer – subject to planning conditions and legal agreement associated with consenting (to be determined by the Local Planning Authority, LPA).

To register or sell BNG units, the developer must enter into a legal agreement for significant on-site gains (for at least 30 years). To register units and record the allocation you must:

- Apply to register your site as a biodiversity gain site on the National Biodiversity Gain Sites' Register
- Record the allocation of off-site units to a development

The LPA will register the planning obligation (S106 agreement) or conservation covenant with the local land charges register.

More information is available at the link below:

[Meet your BNG requirements: steps to take for land managers - GOV.UK](#)

6.0 CONCLUSION

The current proposals achieve a net gain of 74.68 % for habitat units.

As the BNG assessment shows that the current post-development layout will achieve a net gain in habitat units and trading rules are met, it is considered that this meets the current local and national planning policy relating to biodiversity net gain and meets the minimum 10 % net gain in biodiversity units as per the Environment Act 2021, as set out in Appendix C.

It is recommended that a Habitat Management and Monitoring Plan (HMMP) is devised for the site to cover a 30-year period, post construction, and includes management prescriptions that aim to achieve and maintain the target condition for each habitat type set out in the Metric. The Statutory Biodiversity Metric condition sheets should be used to inform this management plan, and any monitoring, remediation and reporting.

Should there be any changes to the landscape proposals on site, these will need to be reflected within an update to this BNG Assessment.

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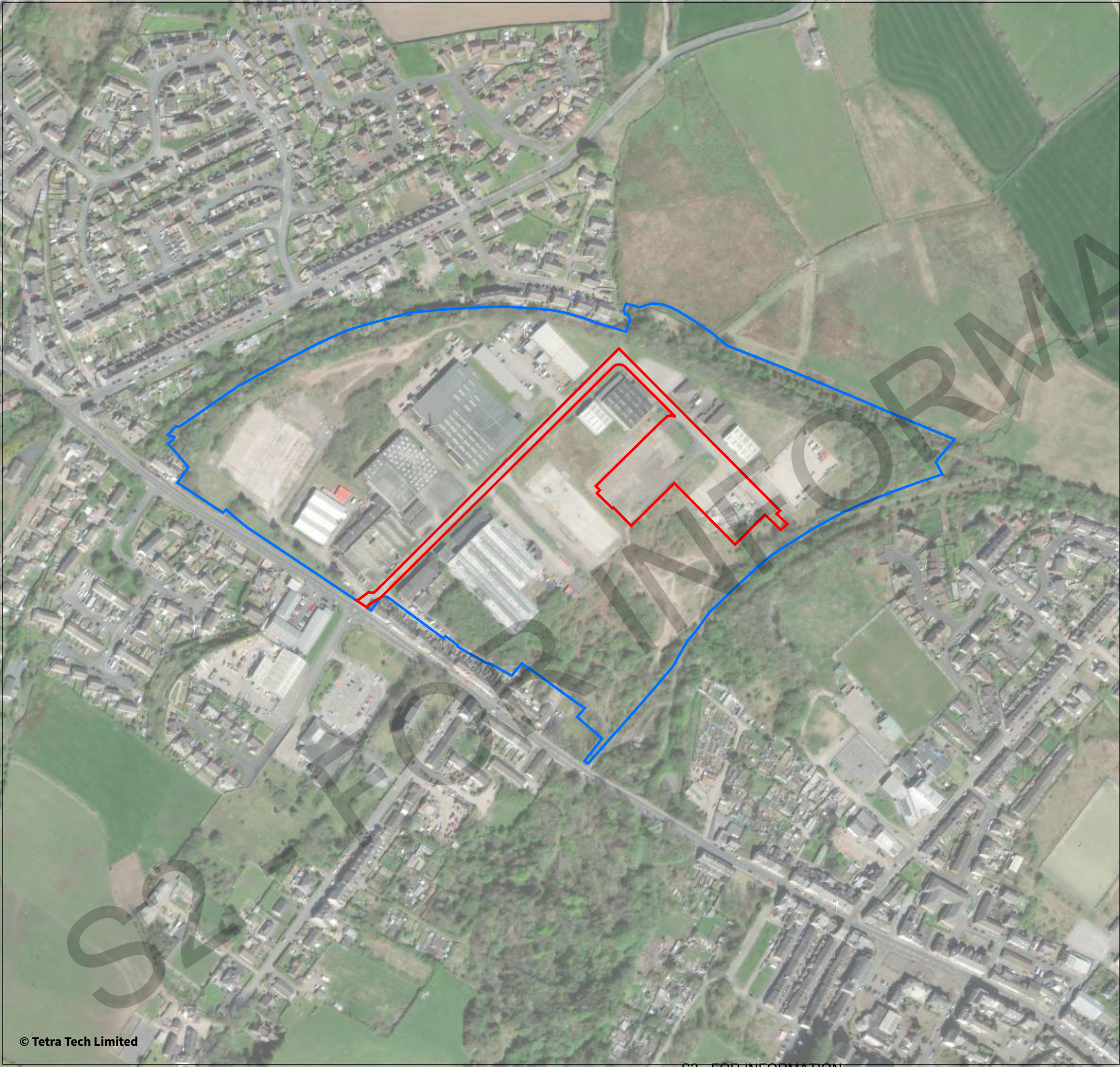
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FIGURES

Figure 1 – Site Location Plan

Figure 2 – Pre-Development Plan

Figure 3 – Post-Development Plan



Site Location Plan

iSH Hub, Leconfield



Morgan Sindall Construction

Legend

-  Site boundary
-  Additional land under council ownership

Notes:

Drawn by: lily.dunwell
Checked by: Elizebeth Ferrier

Figure No. 1
Revision No. A
26 February 2026

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Scale 1:3,500 @A3

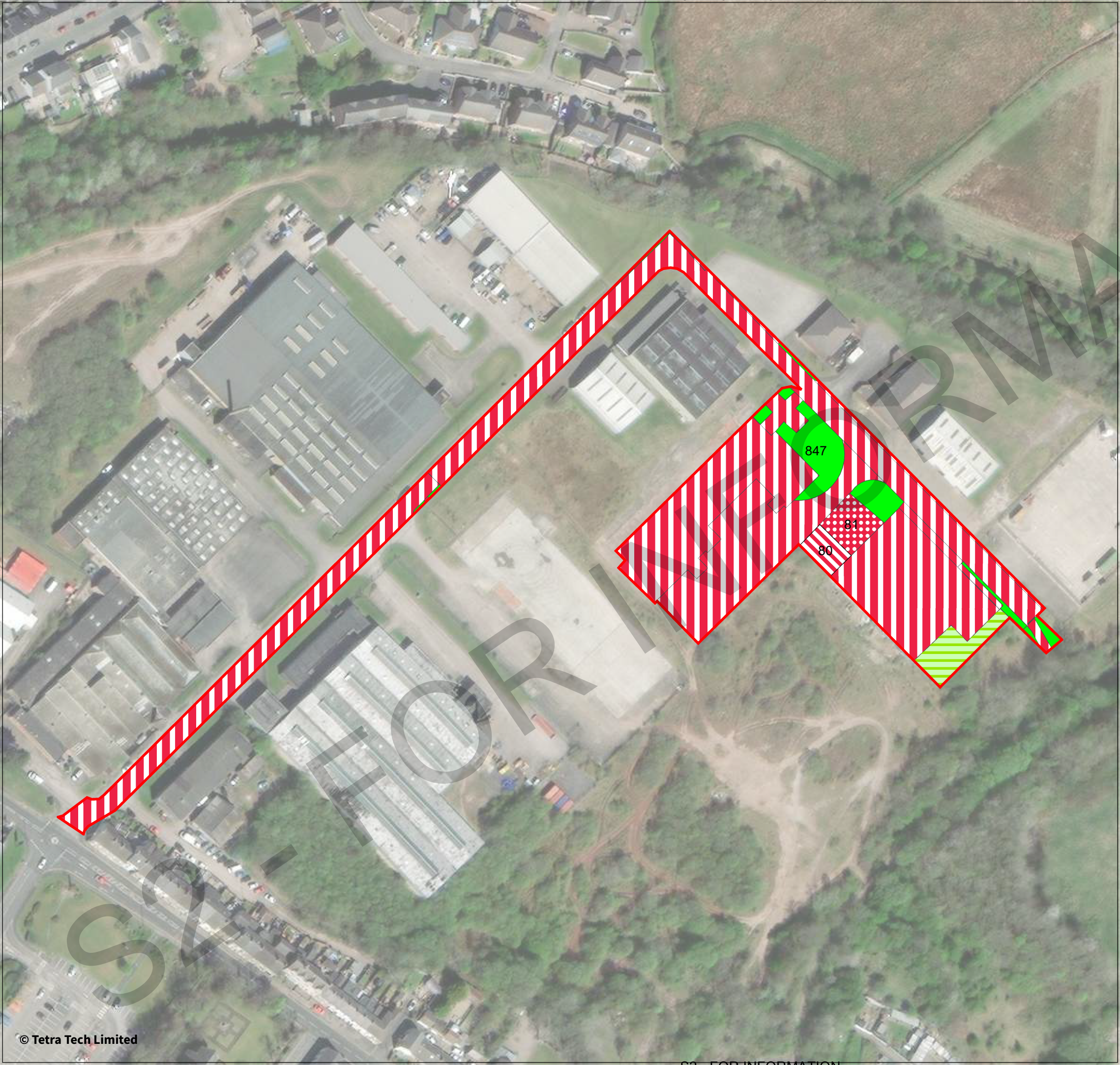
British National Grid
NGR: 301621E 515476N

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Pre-Development Plan

iSH Hub, Leconfield



Morgan Sindall Construction

Legend

- Site boundary
- g3c - Other neutral grassland
- g4 - Modified grassland
- u1b - Developed land, sealed surface
- u1c - Artificial unvegetated unsealed surface
- u1f - Sparsely vegetated urban land

Secondary codes:
80 - Open mosaic habitats on previously developed land
81 - Ruderal or ephemeral
847 - Introduced shrub

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

Drawn by: lily.dunwell
Checked by: Elizebeth Ferrier

Figure No. 2
Revision No. A
11 March 2026

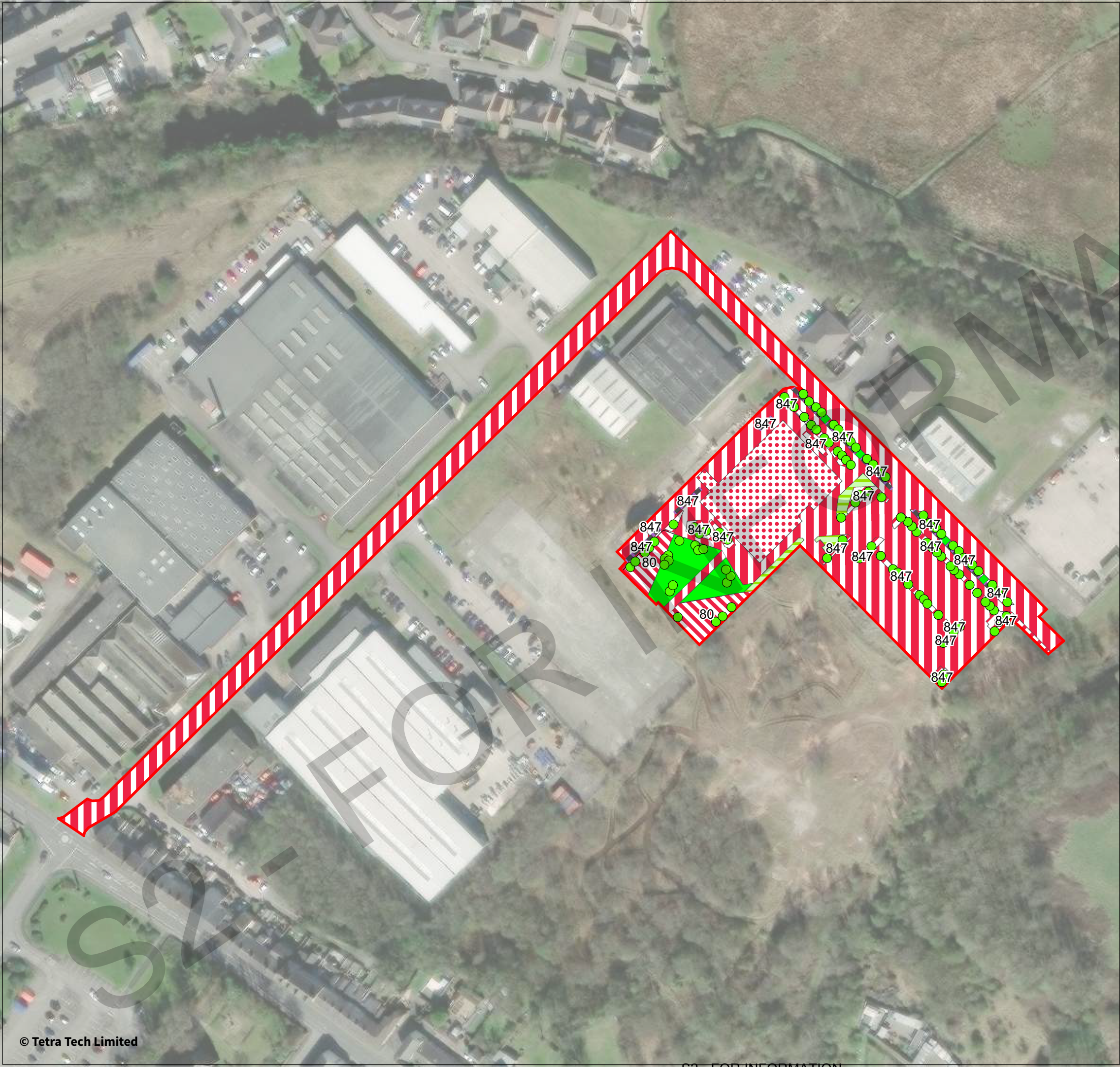
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Scale 1:1,500 @A3

British National Grid
NGR: 301631E 515528N

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Post-Development Plan

iSH Hub, Leconfield



Morgan Sindall Construction

Legend

- Site boundary
- g3c - Other neutral grassland
- g4 - Modified grassland
- u1 - Built-up areas and gardens
- u1b - Developed land, sealed surface
- u1b5 - Buildings
- u1f - Sparsely vegetated urban land
- h2b - Non-native and ornamental hedgerow
- Urban tree

Secondary codes:
80 - Open mosaic habitat on previously developed land
847 - Introduced shrub

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

Drawn by: lily.dunwell

Checked by: Elizebeth Ferrier

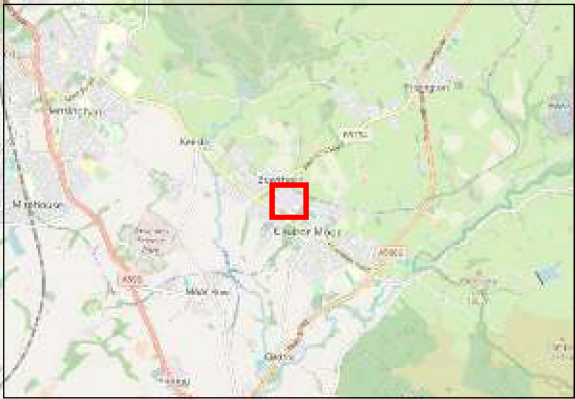
Figure No. 3

Revision No. A

11 June 2026

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Scale 1:1,500 @A3
NGR: 301631E 515528N

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APPENDICES

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APPENDIX A: REPORT CONDITIONS

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The report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times. No investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions. The “shelf life” of the Report will be determined by a number of factors including; its original purpose, the Client’s instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

Tetra Tech reserves the right to share this Report and any related materials, surveys, drawings and/or documents at any time with the relevant Local Ecological Records Centre (LERC), any relevant statutory body or organisation as Tetra Tech may reasonably require from time-to-time.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Tetra Tech accept no liability for issues with performance arising from such factors.

APPENDIX B: SITE PLANS

Landscape Plan: ISH-ONE-ZZ-ZZ-D-L-00001-P09_Landscape Site Plan

©One-Environments Ltd. This drawing is not to be scaled. All dimensions to be verified on site prior to commencement of works. Discrepancies, ambiguities and/or omissions between this drawing & information supplied by others must be reported immediately for clarification before proceeding

NOTES

- Redline Boundary
- Ornamental Shrub Planting
- Ornamental Hedgerow
- Amenity Turf
- Proposed Trees
- Vehicular Grade Asphalt
- Pedestrian Grade Asphalt
- Building Edge Concrete Block Paving
- Gravel
- Concrete Hardstand
- Permeable Concrete Paving Type 1
- Permeable Concrete Paving Type 2
- Concrete insitu path
- Accesible Bays
- EV Charger Kiosk
- Open Calcareous Grassland
- Species Rich Neutral Grassland
- Heathland Mix
- Cut Concrete Planks
- Gabions
- Tactile Blister Paving
- Bollard
- Electric Vehicle Charging Post
- Cycle Maintenance Stand

REVISION | P09 | DATE | 10.06.26 | BY | GS | CHECKED | PA

Updated to meet BNG requirements

REVISION | P08 | DATE | 03.06.26 | BY | GS | CHECKED | PA

Relocation of Visitor cycle and widening of path

REVISION | P07 | DATE | 30.04.26 | BY | GS | CHECKED | PA

Path added to central zone.

REVISION | P06 | DATE | 31.03.26 | BY | GS | CHECKED | PA

General update to comments

REVISION | P05 | DATE | 17.03.26 | BY | GS | CHECKED | PA

General update to comments

REVISION | P04 | DATE | 10.03.26 | BY | GS | CHECKED | PA

Plan updated to include MEP Plant room.

REVISION | P03 | DATE | 24.02.26 | BY | GS | CHECKED | PA

Parking area revised to include EV ducts.

REVISION | P02 | DATE | 24.02.26 | BY | GS | CHECKED | PA

General update to comments

CLIENT | Cumberland County Council

PROJECT | CMIQ Hub

TITLE | Landscape Site Plan - Draft

DWG No. | ISH-ONE-2-27-2-L-0001 | REV | P09

STATUS | RELIMINARY

SCALE | 1:500 @ A1 | DATE | 29.01.26 | DRN BY | GS



0 5 10 20
metres
1:500



APPENDIX C: DETAILED METHODOLOGY

HABITAT ASSESSMENT

Habitats

Pre-Development

The pre-development habitats present on site and within the proposed offsetting areas were mapped in accordance with the UK Habitat Classification Professional Edition V2 (UKHab Ltd., 2023). These habitats were assessed during the survey and, where necessary, were updated to reflect the habitats as currently present on site. The construction boundary pre-development habitats are shown on Figure 3. The area of identified habitats are calculated in hectares (ha) to two decimal places, ignoring linear features such as hedgerows or ditches (the area should be measured to the centre line of such features). The length of linear features (hedgerows) were measured separately in kilometres (km) to two decimal places.

The habitats were converted into the Statutory Biodiversity Metric (Defra, 2024c) from the UKHab classification (UKHab Ltd, 2023), as shown in Table C.1.

Table C.1: UKHab code and conversion into the Metric category

UKHab Code and Secondary Codes	Corresponding BNG Metric Category
g4 - Modified grassland	Grassland – Modified grassland
g3c – Other neutral grassland	Grassland – Other neutral grassland
u1b – Developed land; sealed surface	Urban - Developed land; sealed surface
u1f – Sparsely vegetated urban land 80 – Open Mosaic Habitat on previously Developed Land	Urban - Open mosaic habitats on previously developed land
u1f – Sparsely vegetated urban land 81 – Ruderal / ephemeral	Sparsely vegetated land – Ruderal/ephemeral

Post-Development

Each of the post-development habitats, as set out on the Post Development Plan (Figure 3) and ISH-ONE-ZZ-ZZ-D-L-0003-P09_SoftLandscapeGA (Appendix B), were assigned a UKHab category which was considered to best represent the habitat present post-development, this was then converted to a BNG Metric category. See Figure 3 for the post-development habitats and Table C.2 for the conversion categories.

Table C.2: Post-development landscaped habitats and their conversion into UKHab and BNG category

Habitat Terminology on Landscape Plan (Appendix B) Drawing: ISH-ONE-ZZ-ZZ-D-L-0003-P09_SoftLandscapeGA	UKHab Code	Secondary Codes	Corresponding BNG Metric Category
Ornamental shrub planting	u1 - Built-up areas and gardens	847 – Introduced shrub	Urban – Introduced shrub
Ornamental hedgerow	h2b – Non-native and ornamental hedge		Non-native and ornamental hedgerow
Amenity turf	g4 – modified grassland		Grassland – Modified grassland
Species rich neutral grassland	g3c – Other neutral grassland		Grassland - Other neutral grassland
Proposed trees	Urban tree		Individual tree – Urban tree
Concrete hardstand	u1b – Developed land; sealed surface		Urban - Developed land; sealed surface
Vehicular grade asphalt			
Pedestrian grade asphalt			
Gravel			
Concrete insitu path			
Building edge concrete block paving			
Permeable concrete paving type 1			
Permeable concrete paving type 2			
Building	u1b5 - Buildings		Urban - Developed land; sealed surface
Open Calcareous grassland	U1f – Sparsely vegetated urban land	80 – Open Mosaic habitats on previously developed land	Urban – Open mosaic habitats on previously developed land
Species rich neutral grassland			

Heathland mix			
Cut concrete planks			
Gabions			

Habitat Distinctiveness

Each habitat is assigned a score for distinctiveness. Distinctiveness includes parameters such as species richness, diversity, rarity (at local, regional, national and international scales) and the degree to which a habitat supports species rarely found in other habitats (Defra, 2024a). The categories for distinctiveness within the Statutory Biodiversity Metric are shown within Table C.3.

Table C.3: Categories and scores for distinctiveness

Distinctiveness Category	Categories	Score
Very high	Priority Habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action, for example blanket bog. Small amount of remaining habitat with a high proportion unprotected by designation. Critically Endangered European Red List habitats. Species-rich native hedgerow with trees - associated with bank or ditch.	8
High	Priority Habitats as defined in Section 41 of the NERC Act requiring conservation action, for example lowland fens. Remaining Priority Habitats not in very high distinctiveness band and other Near Threatened and Vulnerable Red List habitats. Species-rich native hedgerow with trees; Species-rich native hedgerow - associated with bank or ditch; or Native hedgerow with trees - associated with bank or ditch.	6
Medium	Semi-natural habitats not classed as a Priority Habitat but with significant wildlife benefit, for example mixed scrub. Arable field margins (Priority Habitat only). Species-rich native hedgerow; Native hedgerow - associated with bank or ditch; Native hedgerow with trees; Ecologically valuable line of trees; or Ecologically valuable line of trees - associated with bank or ditch.	4
Low	Habitat of limited biodiversity value for example temporary grass and clover ley. Agricultural and urban land of lower biodiversity value. Native hedgerow; Line of trees; or Line of trees - associated with bank or ditch.	2
Very low (Hedgerow module)	Non-native and ornamental hedgerow	1
Very low (area and watercourse module)	Little or no biodiversity value for example hard standing or sealed surface	0

Habitat Condition

The condition of each habitat is assessed using the methods set out in the Statutory Biodiversity Metric - The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Defra, 2024b).

This approach determines how many of the condition criteria descriptions for each habitat type are met or are not met. For each habitat type, thresholds then apply for the numbers of condition criteria that must be met.

Conditions and associated scores in the Statutory Biodiversity Metric are as follows:

- Good: 3
- Moderate: 2
- Poor: 1
- Condition Assessment N/A: 1
- N/A - Other: 0

Hedgerows and Line of Trees have a simplified condition assessment of Good, Moderate or Poor.

A number of lower distinctiveness habitats such cropland, urban habitats and bramble scrub are assigned default values and do not require a detailed condition assessment. The details of all habitats which are automatically assigned a poor condition value are set out within the Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Defra, 2024b).

The baseline condition assessment data can be found in Appendix E.

Strategic Significance

The strategic significance of a site within the Statutory Biodiversity Metric is based upon several factors such as but not limited to:

- If the site is identified within a Local Nature Recovery Strategy (LNRS) area.
- If a LNRS has not yet been published, if the habitat is formally identified within local planning policy and is geographically located within a specified green infrastructure improvement area.

Strategic significance scores in the Statutory Biodiversity Metric are detailed in Table C.4.

Table C.4: Strategic significance and corresponding scores

Condition	Criteria Met	Score
High strategic significance	Where there is a published LNRS: • The location of the habitat parcel has been mapped in the Local Habitat Map as an area where a potential measure has been proposed to help deliver the priorities of that LNRS; and • The intervention is consistent with the potential measure proposed for that location. or Where there is no published LNRS and the habitat type is mapped and described as locally ecologically important within a specific	1.15

Leconfield Industrial Estate – iSH Hub
Biodiversity Net Gain Assessment

	location, within documents specified by the relevant planning authority.	
Medium strategic significance	This category cannot be applied where the LNRS is published, or where the habitat and location is included within other strategic documents specified by the relevant planning authority. Users should: • Explain how the habitat type is ecologically important within a specific location • Demonstrate the importance of that habitat in providing ecological linkage to other strategically significant locations • Use professional judgement	1.1
Low Strategic Significance	Where the definitions for high and medium strategic significance are not met.	1

Pre-Development

A search of MAGIC (www.magic.gov.uk), Defra’s interactive, web-based database, found that parts of the RLB was within the Priority Habitat Inventory as ‘Open Mosaic Habitat’. The ‘Open Mosaic Habitat’ as identified on MAGIC, is shown as an overlay on Figure 3. In addition, the Cumbria Biodiversity Action Plan² includes habitat targets for the following habitats of relevance to the site: semi-natural woodland and open mosaic habitats on previously developed land.

The Cumbrian LNRS was published in October 2025 and comprises two elements:

- A statement of 27 priorities for nature recovery (Westmoreland and Furness Council, 2025a);
- A local habitat map identifying priorities for nature recovery and potential measures that would help meet these priorities (Westmoreland and Furness Council, 2025b).

If a site is identified on the local habitat map and the post-intervention works align with the potential measures, then the site is afforded a value of ‘within area formally identified in local strategy’ or ‘high strategic significance’.

The existing OMHoPDL and ruderal / ephemeral vegetation fall within the LNRS area with an action for enhancing the built environment. The detailed measures are described as ‘manage brownfield sites to be wildlife-rich through long-term, site-specific, targeted management that maintains an appropriate balance of disturbance, and variety of vegetation species and structure, to benefit the species that they support.’

As a result of the above sources of information, the areas identified as Open Mosaic Habitat on Magic been assigned a value of ‘Formally Identified on Local Strategy’ for strategic significance, all other areas have been allocated a value of ‘Area / compensation not in local strategy / no local strategy’.

Post-Development

In this assessment the post-intervention measures do not align with the LNRS as the OMHoPDL present post-development will be a newly created habitat not an existing habitat which has been enhanced. Therefore, the post-development created habitats of the site (despite being of ‘priority habitat category’) have been afforded a strategic significance of ‘Area / compensation not in local strategy / no local strategy’.

Risk Factors

As part of any proposed habitat creation and enhancement, risk factors must be considered to correct for disparity, delay or risk; these are:

- Time to target condition;
- Difficulty of restoration / creation; and
- If habitat created is undertaken in advance or delayed prior to the development.

² CBDC, Cumbria Biodiversity Evidence Base – Habitat Statements. <https://www.cbdc.org.uk/data-services/cumbria-biodiversity-evidence-base/habitat-statements/>

To take this into account, creation of a habitat which will take many years to get to target condition or is difficult to recreate would have a reduced biodiversity value compared to the same habitat already in situ. Therefore, to compensate for loss of that original habitat a larger area would be required as an offset.

Default values are provided for a range of habitats as part of the Statutory Biodiversity Metric. These may be altered if informed by knowledge of the site and proposed management prescriptions, as detailed within the habitat assessment tables. The habitat creation in advance or delay can be changed based on proposed timelines of the development, but this must be secured by a Habitat Management and Monitoring Plan (HMMP) and with agreement with the consenting authority.

APPENDIX D: BNG LEGISLATION

Environment Act 2021 - Schedule 7A – Part 1

“(1) 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.

(2) The biodiversity value attributable to the development is the total of—

- (a) the post-development biodiversity value of the onsite habitat,*
- (b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and*
- (c) the biodiversity value of any biodiversity credits purchased for the development.*

(3) The relevant percentage is 10%.”

National Planning Policy Framework - Published the 27 March 2012, updated December 2024

National Planning Policy Framework (NPPF) is the top tier of planning policy. The Framework provides guidance to local authorities and other agencies on planning policy and the operation of the planning system. Section 15 relates to ‘Conserving and enhancing the natural environment’. Paragraph 187- 201

Relevant policies in relation to planning application include Paragraphs:

“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 and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- 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^[1]; 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

192. To protect and enhance biodiversity and geodiversity, plans should:

^[1] Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality

- (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 [2] ; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation [3] ; 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 [4] 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

^[1] Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality

² Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system

^[2] Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system

^[3] Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them

^[4] For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

³ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them

⁴ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

⁵ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site

see here for full details: <https://www.gov.uk/guidance/national-planning-policy-framework>

Copeland Local Plan 2021 – 2039

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

The Council is committed to conserving Copeland's biodiversity and geodiversity including protected species and habitats.

Potential harmful impacts of any development upon biodiversity and geodiversity must be identified and considered at the earliest stage.

Proposals must demonstrate, to the satisfaction of the Council, that the following mitigation hierarchy must have been undertaken:

Avoidance – *Biodiversity and geodiversity must be considered when drafting up proposals and any potential harmful effects on biodiversity and geodiversity must be identified along with appropriate measures that will be taken to avoid these effects. Copeland Local Plan 2021-2039 202*

Mitigation – *Where harmful effects cannot be avoided, they must be appropriately mitigated in order to overcome or reduce negative impacts.*

Compensation – *Where mitigation is not possible or viable or in cases where residual harm would remain following mitigation, harmful effects should be compensated for. Where this is in the form of compensatory habitat an area of equivalent or greater biodiversity value should be provided. Compensation is a last resort and will only be accepted in exceptional circumstances.*

Where harm remains to a National Site Network, Ramsar site, or functionally linked land, or Site of Special Scientific Interest, development will only be approved where it can be demonstrated that there are imperative reasons of overriding public interest. In such cases, compensatory measures must ensure the overall coherence of the network of European or National Sites as a whole is protected.

Planning permission will be refused for any development if significant harm cannot be avoided, mitigated or compensated for.

A Construction Environmental Management Plan should be submitted where appropriate and sustainable construction methods must be used where possible.

Development proposals where the principal objective is to conserve or enhance biodiversity and geodiversity interests will be supported in principle.

Strategic Policy N3: Biodiversity Net Gain

All development, with the exception of that listed in the Environment Act 2021 and any documents which may supersede it must provide at least 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1 above. This is in addition to any compensatory habitat provided under Policy N1.

Net gain should be delivered on site where possible. Where on-site provision cannot be achieved in full, the remaining provision must be made elsewhere. This should be provided in order of the following preference:

- 1. Off site in an area identified as a Local Nature Recovery Network in the Plan area;*
- 2. Off site on an alternative suitable site within Cumberland ;*
- 3. Off-site on an alternative suitable site;*
- 4. Through the purchase of off-site biodiversity units on the market;*
- 5. Through the purchase of an appropriate amount of national biodiversity credits.*

Sites where net gain is provided (on or off site) must be managed and monitored by the landowner for a minimum period of 30 years. Where appropriate applicants should supply a Habitat Creation Plan and a Habitat Management and Monitoring Plan (HMMP). Monitoring reports detailing the site's condition post-enhancement must be submitted to the Council each year over this period.

Where there is evidence of deliberate neglect or damage to any of the habitats on development sites in order to reduce its biodiversity value the biodiversity predevelopment value of the onsite habitat will be calculated as the biodiversity value of the habitat on the date immediately before the degradation took place.

APPENDIX E: BASELINE CONDITION ASSESSMENT DATA

Project Number	Site Name	Date of Survey	Surveyor
784-B076698	Leconfield The Hub	23 February 2026	Elizebeth Ferrier
Temperature	Cloud Cover	Wind	Precipitation
8°C	100%	2 - Light breeze	No precipitation

5. GRASSLAND LOW CONDITION SHEET

Habitat Reference: Mg1 Grassland: Modified grassland	
Location	Photograph
 Microsoft, Vantor Esri C... Powered by Esri	
Habitat Description: G4 – Modified grassland Height: C.5cm Cover: 99% All verge areas considered together. Mown short. Uniform sward in road verges.	
Quadrat (Q) Data	
Mg1_Q1	
 Microsoft, Vantor Esri C... Powered by Esri	

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Common Name			Latin Name			DAFOR		
Perennial rye-grass			Lolium perenne			3 - Frequent		
Smooth meadow-grass agg.			Poa pratensis			3 - Frequent		
Red fescue			Festuca rubra			4 - Occasional		
Common ragwort			Jacobaea vulgaris			5 - Rare		
Creeping buttercup			Ranunculus repens			5 - Rare		
Daisy			Bellis perennis			5 - Rare		
Ribwort plantain			Plantago lanceolata			5 - Rare		

Mg1_Q2



Microsoft, Vantor | Esri C... Powered by Esri

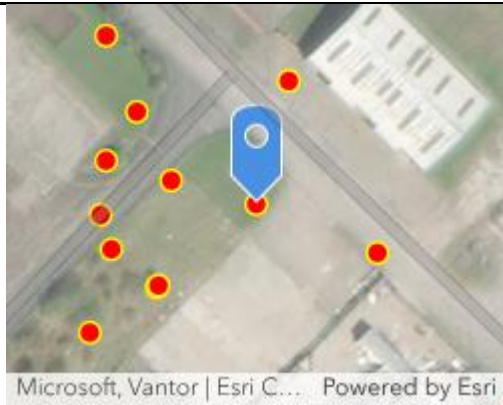


Common Name			Latin Name			DAFOR		
Perennial rye-grass			Lolium perenne			3 - Frequent		
Creeping buttercup			Ranunculus repens			4 - Occasional		
Daisy			Bellis perennis			4 - Occasional		
Red fescue			Festuca rubra			4 - Occasional		
Ribwort plantain			Plantago lanceolata			4 - Occasional		
Dandelion			Taraxacum agg.			5 - Rare		
Wild carrot			Daucus carota ssp. carota			5 - Rare		

Mg1_Q3

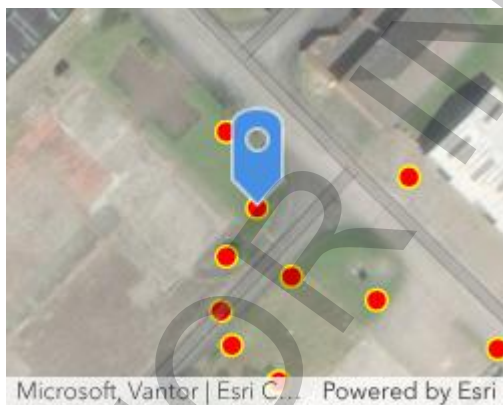


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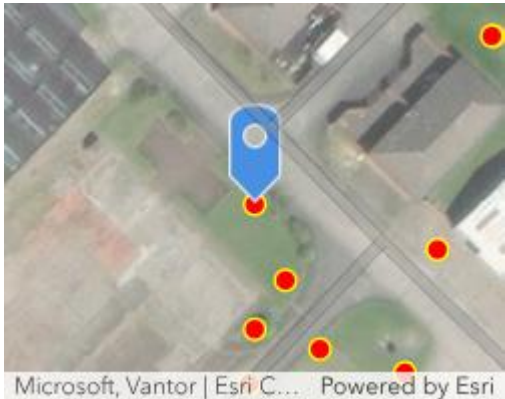
Common Name	Latin Name	DAFOR
Red fescue	<i>Festuca rubra</i>	3 - Frequent
Dandelion	<i>Taraxacum agg.</i>	5 - Rare
Oxeye daisy	<i>Leucanthemum vulgare</i>	5 - Rare
Ribwort plantain	<i>Plantago lanceolata</i>	5 - Rare
Selfheal	<i>Prunella vulgaris</i>	5 - Rare
Smooth meadow-grass agg.	<i>Poa pratensis</i>	5 - Rare
White clover	<i>Trifolium repens</i>	5 - Rare
Wild carrot	<i>Daucus carota ssp. carota</i>	5 - Rare

Mg1_Q4



Common Name	Latin Name	DAFOR
Smooth meadow-grass agg.	<i>Poa pratensis</i>	2 - Abundant
Red fescue	<i>Festuca rubra</i>	3 - Frequent
Yorkshire-fog	<i>Holcus lanatus</i>	4 - Occasional
Cat's-ear	<i>Hypochaeris radicata</i>	5 - Rare
Creeping buttercup	<i>Ranunculus repens</i>	5 - Rare
Daisy	<i>Bellis perennis</i>	5 - Rare
Lesser celandine	<i>Ficaria verna</i>	5 - Rare

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Oxeye daisy	<i>Leucanthemum vulgare</i>	5 - Rare
Selfheal	<i>Prunella vulgaris</i>	5 - Rare
Mg1_Q5		
 Microsoft, Vantor Esri C... Powered by Esri		
Common Name	Latin Name	DAFOR
Yorkshire-fog	<i>Holcus lanatus</i>	3 - Frequent
Red fescue	<i>Festuca rubra</i>	4 - Occasional
Creeping buttercup	<i>Ranunculus repens</i>	5 - Rare
Dandelion	<i>Taraxacum agg.</i>	5 - Rare
Ribwort plantain	<i>Plantago lanceolata</i>	5 - Rare
White clover	<i>Trifolium repens</i>	5 - Rare
Condition Assessment Criteria		Pass/ Fail
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. 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 m², 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.	PASS
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.	FAIL
C	"Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	PASS
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.	PASS
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	PASS
		Notes
		Average is 7.4, including 2 forbs (creeping buttercup and ribwort plantain present in 4 of 5 quadrats).
		Uniformly mown
		No scrub present
		No obvious damage
		Small areas of bare ground present

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F	Cover of bracken Pteridium aquilinum is less than 20%.	PASS	None present
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	PASS	None evident
Number of criteria passed		6	
Condition Assessment Rating			
GOOD CONDITION			
Suggested enhancement interventions to improve condition score			

6. GRASSLAND MED/HIGH/V.HIGH CONDITION SHEET

Habitat Reference: G1 Grassland: Other neutral grassland	
Location	Photograph
 Microsoft, Vantor Esri C... Powered by Esri	
Habitat Description: g3c Other neutral Grassland Height: 10-40cm Cover: 95% With scrub and tree removal, stumps and chipped material present. Sward is variable with patches of rushes present. Sward has frequent – abundant glaucous sedge, with occasional neutral forbs such as ribwort plantain and ox-eye daisy present.	
Quadrat Data	
G1_Q1	
	

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Common Name	Latin Name	DAFOR
Glaucous sedge	<i>Carex flacca</i>	1 - Dominant
Red fescue	<i>Festuca rubra</i>	3 - Frequent
Common mouse-ear	<i>Cerastium fontanum</i>	4 - Occasional
Oxeye daisy	<i>Leucanthemum vulgare</i>	4 - Occasional
Ribwort plantain	<i>Plantago lanceolata</i>	5 - Rare

G1_Q2



Common Name	Latin Name	DAFOR
Yorkshire-fog	<i>Holcus lanatus</i>	3 - Frequent
Creeping buttercup	<i>Ranunculus repens</i>	4 - Occasional
Dogwood	<i>Cornus sanguinea</i>	4 - Occasional
Wild carrot	<i>Daucus carota ssp. carota</i>	4 - Occasional
Common mouse-ear	<i>Cerastium fontanum</i>	5 - Rare
Creeping thistle	<i>Cirsium arvense</i>	5 - Rare
Wood avens	<i>Geum urbanum</i>	5 - Rare

G1_Q3

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Common Name	Latin Name	DAFOR
Red fescue	<i>Festuca rubra</i>	2 - Abundant
Glaucous sedge	<i>Carex flacca</i>	4 - Occasional
Yorkshire-fog	<i>Holcus lanatus</i>	4 - Occasional
Common knapweed	<i>Centaurea nigra</i>	5 - Rare
Creeping buttercup	<i>Ranunculus repens</i>	5 - Rare
Crested dog's tail	<i>Cynosurus cristatus</i>	5 - Rare
Oxeye daisy	<i>Leucanthemum vulgare</i>	5 - Rare
White clover	<i>Trifolium repens</i>	5 - Rare
Wild carrot	<i>Daucus carota ssp. carota</i>	5 - Rare

G1_Q4



Common Name	Latin Name	DAFOR
Glaucous sedge	<i>Carex flacca</i>	2 - Abundant
Red fescue	<i>Festuca rubra</i>	3 - Frequent
Oxeye daisy	<i>Leucanthemum vulgare</i>	4 - Occasional
Yorkshire-fog	<i>Holcus lanatus</i>	4 - Occasional
Cock's-foot	<i>Dactylis glomerata</i>	5 - Rare

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Ribwort plantain	<i>Plantago lanceolata</i>	5 - Rare
Wavy bitter-cress	<i>Cardamine flexuosa</i>	5 - Rare
Yarrow	<i>Achillea millefolium</i>	5 - Rare
G1_Q5		
 Microsoft, Vantor Esri C... Powered by Esri		
Common Name	Latin Name	DAFOR
Yorkshire-fog	<i>Holcus lanatus</i>	2 - Abundant
Glaucous sedge	<i>Carex flacca</i>	3 - Frequent
Creeping buttercup	<i>Ranunculus repens</i>	4 - Occasional
Red fescue	<i>Festuca rubra</i>	4 - Occasional
Common mouse-ear	<i>Cerastium fontanum</i>	5 - Rare
Lesser pond-sedge	<i>Carex acutiformis</i>	5 - Rare
Ribwort plantain	<i>Plantago lanceolata</i>	5 - Rare
Wild carrot	<i>Daucus carota ssp. carota</i>	5 - Rare
Condition Assessment Criteria		
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to suboptimal species which may be listed in the UKHab description). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	FAIL Grassland is varied with some richer areas with abundant sedge and other areas with grasses only.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	PASS Sward height is varied with tussocks present
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	PASS Bare ground from access c 5%
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	FAIL Scrub has been removed but was 60% of area previously.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any	FAIL No INNS. Damage from access, scrub removal and material chippings.

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	other damaging management activities) accounts for less than 5% of total area.		
Additional Criterion – must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	FAIL	No average is 7.4, although may be higher in season.
Number of criteria passed		2	
Condition Assessment Rating			
POOR CONDITION			
Suggested enhancement interventions to improve condition score			

22. URBAN CONDITION SHEET

Habitat Reference: OM1	
U1f Sparsely Vegetated Urban Land: 80 Open Mosaic Habitat on Previously Developed Land	
Location	Photograph
 Microsoft, Vantor Esri C... Powered by Esri	
Quadrat Data	
OM1_Q1	

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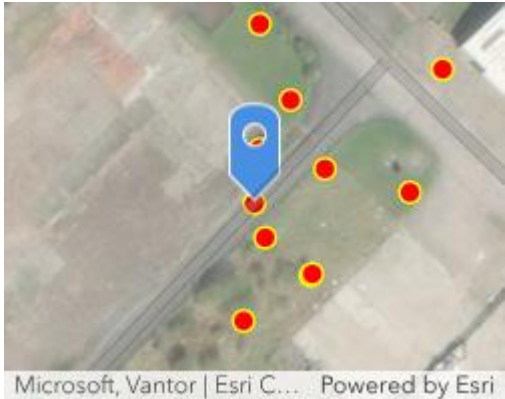
Common Name	Latin Name	DAFOR
Glaucous sedge	<i>Carex flacca</i>	2 - Abundant
Yorkshire-fog	<i>Holcus lanatus</i>	3 - Frequent
Creeping bent	<i>Agrostis stolonifera</i>	4 - Occasional
Common knapweed	<i>Centaurea nigra</i>	5 - Rare
Creeping buttercup	<i>Ranunculus repens</i>	5 - Rare
Curled dock	<i>Rumex crispus</i>	5 - Rare
Ribwort plantain	<i>Plantago lanceolata</i>	5 - Rare
White clover	<i>Trifolium repens</i>	5 - Rare

OM1_Q2



Common Name	Latin Name	DAFOR
Glaucous sedge	<i>Carex flacca</i>	3 - Frequent
Hard rush	<i>Juncus inflexus</i>	3 - Frequent
Creeping bent	<i>Agrostis stolonifera</i>	4 - Occasional
Ribwort plantain	<i>Plantago lanceolata</i>	4 - Occasional
Common knapweed	<i>Centaurea nigra</i>	5 - Rare
Common mouse-ear	<i>Cerastium fontanum</i>	5 - Rare

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Creeping cinquefoil	<i>Potentilla reptans</i>	5 - Rare
Wavy bitter-cress	<i>Cardamine flexuosa</i>	5 - Rare
White clover	<i>Trifolium repens</i>	5 - Rare
OM1_Q3		
 Microsoft, Vantor Esri C... Powered by Esri		
Common Name	Latin Name	DAFOR
Glaucous sedge	<i>Carex flacca</i>	3 - Frequent
Hard rush	<i>Juncus inflexus</i>	3 - Frequent
Oxeye daisy	<i>Leucanthemum vulgare</i>	4 - Occasional
Common mouse-ear	<i>Cerastium fontanum</i>	5 - Rare
Creeping buttercup	<i>Ranunculus repens</i>	5 - Rare
Ribwort plantain	<i>Plantago lanceolata</i>	5 - Rare
Selfheal	<i>Prunella vulgaris</i>	5 - Rare
Soft rush	<i>Juncus effusus</i>	5 - Rare
OM1_Q4		
 Microsoft, Vantor Esri C... Powered by Esri		
Common Name	Latin Name	DAFOR
Red fescue	<i>Festuca rubra</i>	1 - Dominant
Glaucous sedge	<i>Carex flacca</i>	4 - Occasional

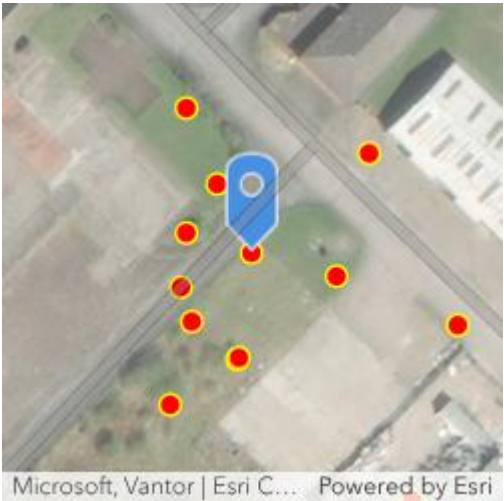
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Yorkshire-fog	<i>Holcus lanatus</i>	4 - Occasional
Cock's-foot	<i>Dactylis glomerata</i>	5 - Rare
Common knapweed	<i>Centaurea nigra</i>	5 - Rare
Common mouse-ear	<i>Cerastium fontanum</i>	5 - Rare
Creeping cinquefoil	<i>Potentilla reptans</i>	5 - Rare
Dandelion	<i>Taraxacum agg.</i>	5 - Rare
Ribwort plantain	<i>Plantago lanceolata</i>	5 - Rare
Wavy bitter-cress	<i>Cardamine flexuosa</i>	5 - Rare
OM1_Q5		
 		
Common Name	Latin Name	DAFOR
Yorkshire-fog	<i>Holcus lanatus</i>	2 - Abundant
Glaucous sedge	<i>Carex flacca</i>	4 - Occasional
Red fescue	<i>Festuca rubra</i>	4 - Occasional
Common bird's-foot trefoil	<i>Lotus corniculatus</i>	5 - Rare
Creeping cinquefoil	<i>Potentilla reptans</i>	5 - Rare
Hard rush	<i>Juncus inflexus</i>	5 - Rare
Ribwort plantain	<i>Plantago lanceolata</i>	5 - Rare
Selfheal	<i>Prunella vulgaris</i>	5 - Rare
White clover	<i>Trifolium repens</i>	5 - Rare
Habitat Description: The site has a known history of disturbance: the site was previously used for mining and was used as a slag heap before it was built on in the 1960s and 1970s (Tetra Tech, 2021a). Open mosaic habitat, including various habitat types including: U1f – Sparsely Vegetated Urban Land 80 – Open Mosaic habitats on Previously developed land Height: 5-30cm Cover: 99% Part of wider open mosaic habitat on Leconfield. Mapped as priority open mosaic habitat on Magic. Sward varied in height with ephemeral pools. Close to a f2b purple moor-grass and rush pastures fen-type with abundant glaucous sedge and several types of rush.		

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It is not appropriate to condition assess this high distinctiveness habitat type out of season (see Section 2.3), therefore the condition assessment completed on the adjacent OMHoPDL in the adjacent Plot 9 and 12 boundary (surveyed on 30/07/2024) has been used.			
Condition Assessment Criteria		Pass/Fail	Notes
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	PASS	Yes the area is varied with the habitats listed above. Rush pasture constituted the greatest area on site within the OMHoPDL area but covers only about 60% of the area.
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	PASS	Yes, various flowering species including trees, shrubs, herbs, sedges and rushes. Several foodplant species for butterflies and moths present.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	PASS	Cotoneaster species are present. Cover is less than 5% of the area
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.	PASS	The Open Mosaic Habitat Survey Handbook lists 24 habitat types that considered (Mike J. Lush, 2013). Of these the following are found within the OMHoPDL boundary identified on MAGIC: bare ground, sparse vegetation, calcareous grassland, tall herb, scrub, woodland, rush pasture and temporary pools / seasonally wet areas.
Essential criterion C achieved and additionally meeting the criteria for Good Condition? (Y/N)		C - NO	
Number of criteria passed		4	
Condition Assessment Rating			
MODERATE CONDITION			

22. URBAN CONDITION SHEET

Habitat Reference: E1 Sparsely Vegetated Land: Ruderal/Ephemeral			
Location		Photograph	
 Microsoft, Vantor Esri C... Powered by Esri			
Habitat Description: U1f – Sparsely vegetated land 81 – Ruderal or Ephemeral Height: 2-10cm Cover: 20% Bare ground with Stony substrate. Donor area of translocated grassland. Sparsely vegetated with species from adjacent area.			
Condition Assessment Criteria		Pass/Fail	Notes
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	FAIL	80% Bare substrate with 20% grassland and moss communities
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	FAIL	Most sources in summer.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	PASS	No INNS present.
Essential criterion C achieved and additionally meeting the criteria for Good Condition? (Y/N)		C - YES	
Number of criteria passed		1	
Condition Assessment Rating			
POOR CONDITION			
Suggested enhancement interventions to improve condition score			

26. NO CONDITION ASSESSMENT REQUIRED

Habitat Reference: U1 Developed land; Sealed surface	
Location	Photograph
 Microsoft, Vantor Esri C... Powered by Esri	  
Habitat Description: U1b – Developed land; Sealed surface Hardstanding areas, including foundation slab of demolished building, currently used as parking, block paved areas and roads. Some areas are being colonised with mosses and ephemeral vegetation.	
Condition Assessment Rating	
Na	

26. NO CONDITION ASSESSMENT REQUIRED

Habitat Reference: In1 Introduced shrub
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Location	Photograph
 Microsoft, Vantor Esri Cloud Powered by Esri	
Habitat Description: g4 - Modified grassland 847 - Introduced shrub Height: 3m Cover: 5% of grassland Small area of introduced shrub planting within grassland verge. Too small to be individually mapped, so identified as secondary code within grassland only.	
Condition Assessment Rating	
Na	

APPENDIX F: A-1 ISH HUB HABITAT BASELINE

Table F.1: Pre-Development Habitat Baseline Units (For Refs see Appendix E).

Habitat Type	Ref	Irreplaceable Habitat (Y/N)	Area (ha)	Area Retained	Area Enhanced	Area Lost (ha)	Distinctive -ness	Condition	Strategic Significance	Required Action To Meet Trading Rules	Total Habitat Units
Grassland – Modified	Mg1	No	0.1	0	0	0.1	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.60
Grassland – Other neutral grassland	G1	No	0.04	0	0	0.04	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.16
Urban – Developed land; sealed surface	U1	No	1.12	0.45	0	0.67	V. Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation not required	0.00
Sparsely vegetated land – Ruderal/eph emeral	E1	No	0.03	0	0	0.03	V. Low	Poor	Formally identified in local strategy	Compensation not required	0.07
Urban – Open Mosaic on Previously Developed Land	OM 1	No	0.02	0	0	0.02	High	Moderate	Formally identified in local strategy	Same habitat required	0.28
Total											1.11

APPENDIX G: A-2 ISH HUB HABITAT CREATION AND B-2 HEDGEROW CREATION

Table G.1: iSH The Hub Post-Development Habitat Units – Created

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
Other neutral grassland	0.02	Medium	Poor	Area/compensation not in local strategy/ no local strategy	0.07
Introduced shrub	0.11	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0.20
Developed land; sealed surface	0.45	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.00
Developed land; sealed surface	0.16	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.00
Open Mosaic Habitat	0.06	High	Moderate	Area/compensation not in local strategy/ no local strategy	0.39
Urban tree	0.44	Medium	Poor	Area/compensation not in local strategy/ no local strategy	1.15
Modified grassland	0.07	Low	Poor	Area/compensation not in local strategy/ no local strategy	0.13

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Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
Total:					1.93

Table G.1: iSH The Hub Post-Development Hedgerow Units – Created

Habitat Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
Non-native and ornamental hedgerow	0.12	V. Low	Poor	Area/compensation not in local strategy/ no local strategy	0.11
Total:					0.11

APPENDIX H: POST-DEVELOPMENT HABITAT CONDITIONS AND MANAGEMENT

The below habitat creation and enhancements measures are based on the required management to fulfil the habitat conditions as per the DEFRA Technical Document (Defra, 2024b). A separate detailed Habitat Management Plan will be required to fulfil the management and monitoring requirements for the below created and enhanced habitats.

Habitat Type	Habitat Measure	Target Condition	Time to Target Condition	Habitat Condition Sheet	Condition Criteria	Outline Habitat Management
Urban – Introduced shrub	Creation	Poor	1	Urban	Target condition is 'poor' in one year. This condition is pre-set in the Metric.	NA – no set prescription required due to the habitat's pre-set condition.
Grassland – other neutral grassland	Creation	Poor	2 years	Grassland (medium to high distinctiveness)	Target condition is 'poor' in 2 years. To achieve this, the habitat would pass 2 criteria or less.	Manage in line with Biodiversity Metric Technical Annex 1 Grassland (medium distinctiveness) condition criteria including avoidance of physical damage such as access or storage on grassland (criteria E) and the complete absence of invasive non-native species. Bare soil will be seeded with a neutral grassland meadow seed mix (e.g. EM3 Special general purpose meadow mix by Emorsgate) containing native species or seeds of local provenance can be used. A clean, weed free seed bed is required to establish the

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						meadow. The meadow should ideally be seeded in autumn from early September to November but can be sown at any time of year when ground is workable. Ideally the grassland should be cut 1-2 times a year with an early spring cut (April/May) and an autumn cut (anytime from late August – October), to allow plants to flower and set seed and to keep fertility low.
Open Mosaic Habitat on Previously Developed Land	Creation	Moderate	4 years	Urban	Target condition is 'moderate' in 4 years. To achieve this 2-3 core criteria should be achieved including a complete absence of non-native species.	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area. The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year. Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native

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						wildlife (using professional judgement) cover less than 5% of the total vegetated area. The parcel shows spatial variation. The habitat will comprise three elements open calcareous grassland, this will have a calcareous friable substrate, neutral wildflower-rich meadow grassland and heathland. The OMHoPDL will be spatially and structurally diverse with cut concrete planks, gabion baskets with material of various sizes and crushed concrete. Although the areas will be initially seeded/planted, management will be relaxed and other species will be allowed to colonise bare substrates.
Urban trees	Creation	Poor	10 years	Individual Trees	Pass 3 of the 6 criteria as per in line with Biodiversity Metric Technical Annex 1 (Individual trees).	Suitable landscape measure should be undertaken to allow for irrigation and root growth of the planted trees. There should be a suitable growing medium added whilst planting to provide appropriate nutrients essential to plant growth. Trees managed in line with Biodiversity Metric Technical

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						Annex 1 Individual Trees condition assessment criteria, including using native trees and avoiding pruning where possible.
Modified grassland	Creation	Poor	3 years	Grassland (low distinctiveness)	Target condition is 'poor' in 3 years. To achieve this, the habitat must achieve 3 criteria (or less) or passes 4-6 criteria but fails essential Criterion A.	Manage in line with Biodiversity Metric Technical Annex 1 Grassland (Low distinctiveness) condition criteria including avoidance of physical damage such as access or storage on grassland. Scrub and bracken should not be allowed to colonise the grassland and if present should be managed so that cover is less than 20% of the area (Criterion D).