

Leconfield Industrial Estate – Main Works Site

784-B065555

Biodiversity Net Gain Assessment

V5

May 2026

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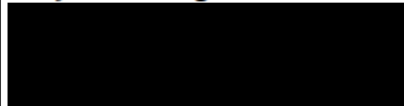
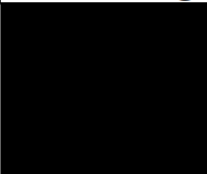
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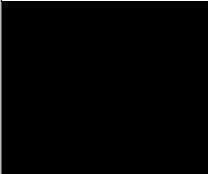
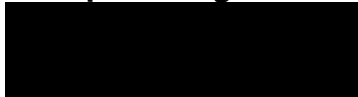
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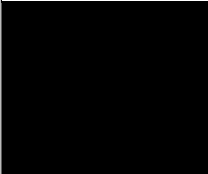
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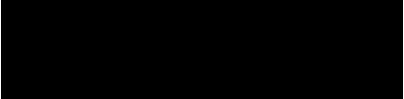
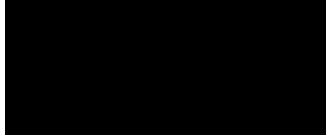
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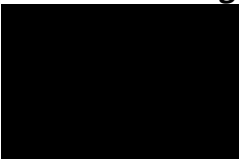
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EXECUTIVE SUMMARY

Contents	Summary
Site Location	The 'Main Works Site' is located in Cleator Moor, Cumbria and is centred at Ordnance Survey National Grid Reference NY 01570 15529. The construction boundary is approximately 2.28 hectares (ha) in size and lies on the north side of Leconfield Street. The 'BNG offsetting areas' are located within the wider Leconfield industrial estate, under the same ownership, and are 3.05 ha in total.
Proposals	Re-development of the industrial site with two new buildings and associated hard and soft landscaping.
Scope of this Survey(s)	The aim of this BNG assessment is to: - Quantify the pre-development baseline habitat and hedgerow biodiversity units present within the Main Works Site and within the BNG offsetting areas; - Quantify the post-development and post-intervention habitat and hedgerow biodiversity units present within the Main Works Site and the BNG offsetting areas; - Identify any irreplaceable habitats that require bespoke mitigation to be agreed with Natural England; and - Calculate the likely change in biodiversity units for habitat and hedgerow 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 (Department for Environment Food & Rural Affairs (Defra), 2024c) in conjunction with the User guide (Defra, 2024a).
Results and Evaluation	The results of the assessment are: - The baseline value of the habitats within the main Works Site is 20.20 habitat units. The baseline value of the BNG offsetting areas are 22.56 habitat units. - Two high value habitats (Open Mosaic Habitat on Previously Developed Land and Wet Woodland) are present within the Main Works Site. These habitats require replacement with the same habitat type. - No irreplaceable habitats have been identified onsite. - The post-development value of the Main Works Site is calculated to be 7.20 habitat units and 0.14 hedgerow units. The post-intervention value of the BNG offsetting areas is calculated to be 37.72 habitat units. - Trading rules are satisfied.

Leconfield Industrial Estate – Main Works Site

Biodiversity Net Gain Assessment

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, as per the Environment Act 2021, it should be conditioned that a Habitat Management and Monitoring Plan (HMMP) is produced to detail the habitat management required to meet the habitat conditions detailed in this report.
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1.0 INTRODUCTION

1.1 BACKGROUND

Tetra Tech Limited (Tetra Tech) was commissioned by Morgan Sindall Construction in March 2024 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 ‘Main Works Site’ is located in Cleator Moor and is centred at Ordnance Survey National Grid Reference NY 0169 1545 (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, with the eastern part of the site brownfield Open Mosaic Habitats on Previously Developed Land (OMHoPDL) with a mosaic of ruderal / ephemeral vegetation, rush pasture, calcareous grassland, mixed and scattered scrub, wet woodland, broadleaved woodland, bare ground and wet ditches.

The planning application boundary (the Red Line Boundary, RLB, shown in Figure 1) includes the Main Works Site construction boundary, where the development will occur and four BNG offsetting areas that have been identified as containing habitats that could be enhanced to achieve the required minimum 10 % Biodiversity Net Gain (BNG) on site (Figure 2). Habitats present within the offsetting areas are modified grassland, other neutral grassland, bramble scrub, wet woodland, ruderal/ephemeral, hardstanding, OMHoPDL and other broadleaved woodland. These areas have been referred to as ‘BNG offsetting areas’ in this report.

The land surrounding the BLB is a mixture of built-up areas and agricultural fields. Cleator Moor town centre is located approx. 300 metres (m) southeast 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 iSH)
- **Phase 2** - Levelling Up Fund (LuF) Project which includes the ‘Main Works Site’, Unit 1 and Unit 1A boundaries.

This report relates to Phase 2 only, and the Main Works Site and associated BNG offsetting areas.

The Main Works Site (also described as Plots 9 & 12) consists of two main buildings classed as general industrial: Plot 9 - Building 12 approx. 2041 m² footprint with 4no. internal ‘grow on’ units; and Plot 12 - Building 14 approx. 2555 m² footprint with 20no. ‘start up’ units. This is set within a mix of hard and soft landscaping to provide car parking and HGV access to the units as well as incorporating a shared cycle and pedestrian access route running east west at the south of the site. This links with the exiting Coast-to-Coast path just beyond the eastern boundary of the estate.

The development proposals are shown on the Landscape Site Plan (Appendix B; Drawing Reference: LUF-ONE-ZZ-XX-D-L-0001-P26_LandscapeSitePlan).

1.4 PURPOSE OF REPORT

The purpose of this report is to:

- Detail the habitats present within the Main Works Site and BNG Offsetting Areas and to quantify the baseline 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 nor in close proximity. As such, watercourse units are not subject to any further consideration within this report.

Validity

The details of this report will remain valid for a period of eighteen months from the date of the survey (30/01/2027), 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 (Department for Environment Food & Rural Affairs (Defra), 2024c) 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 Main Works Site on 30th July 2024 by Tetra Tech Senior Ecologist Elizabeth Ferrier BSc (Hons) MSc ACIEEM FISC Level 4. The weather conditions were 14 °C, 100 % cloud, with no wind and no rain.

An extended habitat classification survey and condition assessment was undertaken on the BNG Offsetting Areas on 8th September 2025 by Tetra Tech Senior Ecologist Elizabeth Ferrier BSc (Hons) MSc ACIEEM FISC Level 4. The weather conditions were 13 °C, 100 % cloud, with a light breeze and no rain.

The habitats present on site within the Main Works Site and Offsetting Areas 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 Figures 3 and 5.

The habitats were converted into the Statutory Biodiversity Metric (Department for Environment Food & Rural Affairs (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 (PEA) undertaken for this project (Tetra Tech, 2025), which must be read alongside this report.

Further information on relevant species / environmental 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 Appendices E and G.

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.

Baseline

A search of MAGIC (www.magic.gov.uk), Defra's interactive, web-based database, found that parts of the RLB are 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: semi-natural woodland and open mosaic habitats on previously developed land.

As a result, the baseline OMHoPDL and wet woodland habitats 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

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 Main Works Site and BNG offsetting areas: Areas 3 and 4 (Areas 3 and 4 are to the south of the RLB, as shown in Figure 2) 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.' Therefore, in this assessment the post-intervention measures correspond with those recommended in the LNRS as OMHoPDL and wet woodland will be created and managed post-development. Therefore, the wet woodland and OMHoPDL

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

within the Main Works Site and Offsetting Areas have been afforded a strategic significance 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'.

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, and a delay in creation of two 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 minimum 10 % BNG requirement does not apply when there is a loss of irreplaceable habitat, as this would be impossible to achieve.

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's RLB as outlined by the client at the time of writing. Should there be any changes to the site's RLB at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

The habitat mapping used to inform this assessment was collected during Extended UKHab surveys conducted on 30th July 2024, and the 8th September 2025 as detailed in Section 2.2.1. The optimal period to undertake an extended UKHab survey is April-September, inclusive. The surveys were undertaken within the optimal survey window. As such, this is not considered to be a limitation to the survey methodology.

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 of defining the continuous nature of habitat boundaries. However, this margin of error has been minimised as far as practically possible using the professional opinion of two experienced ecologists, desk-based information and up to date aerial imagery.

The outputs of the Metric are not absolute values but provide a proxy for the relative biodiversity worth of a site pre and post development. The calculations within this report should be reviewed and updated should there be any changes to the habitats on site pre-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.

3.0 RESULTS

3.1 PRE-DEVELOPMENT BASELINE UNITS

3.1.1 Main Works Site

The baseline condition assessments for habitat units within the Main Works Site are provided in more detail in Appendix E.

The BNG Metric information for habitats present within the Main Works Site are shown in Appendix F, alongside their distinctiveness and condition categories. The total area of the habitats onsite was 2.28 hectares (ha), which provided 20.20 habitat units.

The habitats recorded within the Main Works Site are shown on Figure 3, 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 PEA undertaken for this project (Tetra Tech, 2025). The following Biodiversity Metric habitats were recorded onsite and entered into the Statutory Biodiversity Metric:

- Modified grassland
- Open Mosaic Habitats on Previously Developed Land (OMHoPDL)
- Developed land; sealed surface
- Wet woodland
- Other woodland; broadleaved

3.1.2 BNG Offsetting Areas

The four proposed BNG offsetting areas were selected from within the wider ownership boundary as displayed on Figures 1 and 2. The four areas were selected as they provided suitable enhancement options and avoided existing lease holdings.

The baseline condition assessments for habitat units within the four BNG offsetting areas are provided in more detail in Appendix G.

The BNG Metric information for habitats present within the four BNG off-setting areas are shown in Appendix H, alongside their distinctiveness and condition categories. The total area of the habitats present within the four areas was 3.05 ha, which provided 22.56 habitat units.

The baseline habitats recorded within the offsetting areas are shown on Figure 5.

The following habitats were recorded within the BNG offsetting areas, as shown in Table 1.

Table 1: Habitats Recorded in the BNG Off-Setting Areas

Area	Habitats	Distinctiveness
Area1	Developed land; sealed surface	V.Low
Area1	Modified grassland	Low

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Area	Habitats	Distinctiveness
Area1	Open mosaic habitats on previously developed land	High
Area1	Other neutral grassland	Medium
Area1	Wet woodland	High
Area1	Ruderal/Ephemeral	Low
Area1	Bramble scrub	Medium
Area1	Urban tree	Medium
Area2	Open mosaic habitats on previously developed land	High
Area2	Other neutral grassland	Medium
Area2	Wet woodland	High
Area3	Open mosaic habitats on previously developed land	High
Area3	Wet woodland	High
Area4	Open mosaic habitats on previously developed land	High
Area4	Ruderal/Ephemeral	Low
Area4	Other woodland; broadleaved	Medium

3.2 IRREPLACABLE HABITATS

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

3.3 POST-DEVELOPMENT UNITS

3.3.1 Main Works Site

The post development habitats for the Main Works Site as shown in landscape plan LUF-ONE-ZZ-XX-D-L-0001-P26_LandscapeSitePlan (Appendix B and Figure 4) have been split depending on whether they are to be retained, enhanced or created. On this basis, the post-development value for onsite habitats is calculated to be 7.20 habitat units and 0.14 hedgerow units.

The habitats created and enhanced as part of the development are provided in Appendix I in Tables I.1 and I.2, with hedgerows created provided in Table I.3. Further details regarding retention, creation and enhancement proposals are outlined below.

All creation and enhancement proposals within the Main Works Site are displayed in Figure 4.

The proposed management regime for the created and enhanced habitats to reach their target condition in the specified timeframe is provided within Appendix K.

Retention

Four habitats will be part-retained within the post-development design (Figure 4). This includes the following:

- 0.02 ha of modified grassland verges at the entrance to the Main Works Site from Leconfield Street;
- 0.03 ha of broadleaved woodland associated with access to the cycle path in the east and west of the RLB;
- 0.03 ha of OMHoPDL on the east and west of the RLB; and
- 0.18 ha of hardstanding to be used as an access track within the new development.

Creation

The following habitat types will be created within the Main Works Site: other neutral grassland, introduced shrub, open mosaic habitat, developed land; sealed surface, and non-native hedgerows. It is proposed to include 127 small trees in moderate condition, within the Main Works Site landscaping. The trees will include 90 standard trees and 37 multi-stem trees. See Appendix C Table C.2 for the conversion table of habitats listed on the site masterplan (Appendix B) into UKHab categories.

Newly created habitats include:

- 0.12 ha total area of other neutral grassland
- 0.18 ha of introduced shrub
- 0.33 ha of OMHoPDL
- 1.32 ha of developed land; sealed surface including buildings, roads and paths
- 0.51 ha (127 no. of trees) of urban trees
- 0.16 kilometres (km) of non-native hedgerows

Enhancement

One habitat will be enhanced within the post-development design. This includes 0.06 ha of wet woodland on the western boundary (which is part of the wet woodland contained within BNG offsetting area: Area 3), which will be enhanced to good condition as outlined in Appendix K.

3.3.2 BNG Offsetting Areas

The post-intervention habitats for the four BNG offsetting areas are shown in Figure 6. The post-intervention habitat unit value for all four BNG offsetting areas is calculated to be 37.72 habitat units.

The habitats enhanced as part of the site offsetting are provided in Appendix J in Tables J.1. Further details regarding enhancement proposals are outlined below.

Retention

Five areas will be retained within the post-intervention design (Figure 6). This includes the following:

- 0.01 ha of Modified grassland verge on the eastern boundary of Area 1 adjacent to Leconfield Street;
- 0.03 ha (six small trees in moderate condition) of urban trees in the south of Area 1
- 0.07 ha of other neutral grassland in the east of Area 2

- 0.01 ha of OMHoPDL on the eastern boundary of Area 3
- 0.17 ha of other broadleaved woodland in the south of Area 4

Enhancement

All enhancement proposals within the BNG offsetting areas are displayed in Figure 6.

The following habitats are proposed for enhancement;

Area 1

- 0.33 ha of developed land; sealed surface;
- 0.28 ha of OMHoPDL;
- 0.14 ha of other neutral grassland;
- 0.3 ha of wet woodland;
- 0.08 ha of ruderal / ephemeral; and
- 0.07 ha of bramble scrub.

Area 2

- 0.26 ha of OMHoPDL; and
- 0.02 ha of wet woodland.

Area 3

- 0.86 ha of wet woodland

Area 4

- 0.16 ha of OMHoPDL; and
- 0.04 ha ruderal / ephemeral

The proposed management regime for the enhanced habitats to reach their target condition in the specified timeframe is provided within Appendix K.

Area 1

Within Area 1, all the existing habitats; with the exception of individual trees, will be enhanced to OMHoPDL habitat. This includes the modified and other neutral grassland, bramble scrub, ruderal / ephemeral and developed land; sealed surface.

Area 2

The existing habitats in this area will be enhanced to OMHoPDL good condition. The wet woodland in poor condition will be enhanced to moderate condition wet woodland.

Note that the Statutory Metric user guide states that relict high distinctiveness habitats can only be restored or enhanced if there is evidence that it is ecologically viable to do so, i.e. that the enough of the relict habitat remains or indicator species are present (Defra, 2024a). The habitats in Area 1 and 2 were of the type that occur within OMHoPDL including mixed scrub, other neutral grassland, ruderal/ephemeral, bare ground and ephemeral pools but there were also large areas of derelict hardstanding. Indicator species such as knapweed and red fescue were present (Tables G3 and G4, Appendix G), but this part of the site was degraded with a lot of disturbance and flytipping and the habitats present were discrete from one another. With management the hardstanding could be broken up, and mosaic habitats could be

encouraged through scrape creation, slag application and seeding with seeds from other parts of the site (see Appendix K).

Area 3

The existing wet woodland will be enhanced to good condition.

Area 4

The sparsely vegetated land – ruderal/ephemeral vegetation will be enhanced to OMHoPDL in good condition.

3.4 HEADLINE RESULTS AND TRADING RULES

The headline results for the Main Works Site alone and within the proposed BNG offsetting areas are presented separately below.

3.4.1 Main Works Site

Headline Results

Headline habitat results for the Main Works Site only are provided in Table 2. This shows that with the implementation of the habitats within the Post-Development Habitat Plan – Main Works Site (Figure 4) achievement of the conditions as set out in Appendix K, the development proposals would likely result in a net loss of approximately 13.00 habitat units (-64.36 %) and net gain of approximately 0.16 hedgerow units.

Table 2: Headline Results for the Main Works Site

Project Stage	Habitat Type	Units
Baseline	Habitat units	20.20
	Hedgerow units	0.00
Post-intervention	Habitat units	7.20
	Hedgerow units	0.14
Net unit change	Habitat units	-13.00
	Hedgerow units	0.14
Total percentage change	Habitat units	-64.36
	Hedgerow units	N/A
Trading rules met?		NO

Trading Rules

The trading rule summary for the Main Works Site only is presented in Table 3.

Table 3: Trading Rule Summary – Main Works Site

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required	Yes ✓
High	Same habitat required	No X
Medium	Same broad habitat or a higher distinctiveness habitat required	Yes ✓
Low	Same distinctiveness or better habitat required	Yes ✓

3.4.2 Combined Main Works Site and BNG Offsetting Areas

Headline Results

The combined headline habitat results for the Main Works Site and the BNG offsetting areas within the wider Leconfield industrial estate boundary are provided in Table 4. This shows that with the implementation of the habitats within the Post-Development Habitat Plan – Main Works Site (Figure 4) and the BNG Offsetting Options - Post Intervention Plan (Figure 6), and achievement of the conditions as set out in Appendix K, the development proposals would likely result in a net gain of approximately 2.16 habitat units (+10.69%), net gain of approximately 0.14 hedgerow units.

Table 4: Headline Results – Main Works Site and BNG Offsetting Areas

Project Stage	Habitat Type	Units
On-site baseline (Main Works Site and offsetting areas)	Habitat units	20.20
	Hedgerow units	0.00
Main Works Site post-intervention	Habitat units	7.20
	Hedgerow units	0.14
Main Works Site total net unit change	Habitat units	-13.00
	Hedgerow units	+0.14
BNG offsetting areas baseline	Habitat units	22.56
	Hedgerow units	0.00
BNG offsetting areas post-intervention	Habitat units	37.72
	Hedgerow units	0.00
BNG offsetting areas total net unit change	Habitat units	15.16

Leconfield Industrial Estate – Main Works Site
Biodiversity Net Gain Assessment

Project Stage	Habitat Type	Units
	Hedgerow units	0.00
Total percentage change (across Main Works Site and BNG offsetting area)	Habitat units	10.69 %
	Hedgerow units	N/A
Trading rules met?		YES

The trading rule summary for the combined figures of the Main Works Site and the BNG offsetting area together is presented in Table 5.

Table 5: Trading Rule Summary – BNG Offsetting Area Included

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 OFFSETTING WITHIN THE LECONFIELD BOUNDARY

Using areas within the wider Leconfield Industrial Estate boundary to offset habitat losses within the Main Works Site and to achieve the minimum 10 % BNG target will require that these habitat units are legally secured for a minimum of 30 years e.g. by a planning condition.

Discussion of the enhancement measures included in the Metric, the trading rules and best practice principles is included in Section 4.3 – 4.4.

4.2 SIGNIFICANT ENHANCEMENTS

Significant on-site enhancements are defined as areas of habitat enhancement which contribute significantly 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 Main Works Site landscaping (including areas of open mosaic habitat, other neutral grassland and urban trees).
- Enhancements to habitat condition, for example from poor or moderate to good (improving habitats on site), for retained habitats.
- Enhancement of existing habitats within the BNG offsetting area: Areas 1, 2 and 4 to create OMHoPDL will generate high distinctiveness habitat units which can be used to offset the loss of these habitats within the Main Works Site.

The maintenance of any enhancements must be secured with a legal agreement (planning condition, planning obligation or unilateral agreement) for 30 years in the same way as off-site gains. The LPA (Cumberland Council) will consider the most appropriate mechanism, and this will be agreed at the planning permission stage. The enhancement of the wet woodland in the BNG offsetting area: Area 3 to good condition, has a target time of greater than 30 years. Therefore, a non-standard agreement may be required.

4.3 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 5, therefore no further design changes to the post development layout are required to meet the trading rules.

4.4 BEST PRACTICE PRINCIPLES

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*”, outlines 10 good practice principles for BNG - the development should be designed in accordance with these key principles as follows:

Principle 1: Apply the mitigation hierarchy

Avoidance:

Optioneering has resulted in retention of as much of the higher distinctiveness habitats (wet woodland and OMHoPDL) as possible.

Minimise:

The Main Works Site RLB was reduced from 3.71 ha to 2.85 ha, to minimise habitat loss.

Restoration:

Retained habitats will be enhanced to good condition, in most cases. Including retained woodlands and OMHoPDL.

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

Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain.

Irreplaceable 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 BNG 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 BNG assessment, the design team have been engaged to address potential risks at a early stage, primarily around the retention of the highest quality habitats on site and the design of proposed created and enhanced habitats such as the wet woodland and OMHoPDL.

Principle 5: Make a measurable net gain contribution

The site has achieved a measurable net gain for biodiversity, achieving a proposed 10.69 % 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 through enhancing existing habitats within the wider site boundary and including habitats that emulate the ecological function of the OMHoPDL proposed to be lost to the development.

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 and monitoring plan (HMMP) that details the management required to meet the conditions of the habitats as detailed

within this biodiversity net gain assessment. The HMMP will be secured by a planning condition relating to the proposed development.

Principle 9: Optimise sustainability

The site has aimed to optimise sustainability through retaining and enhancing existing features on site and reusing materials (such as concrete) on site to create habitats.

Principle 10: Be transparent

The BNG assessment outlines all methodology used to achieve a net gain for this proposed development, including baseline data, how this was recorded and how BNG has been designed into the scheme.

5.0 CONCLUSION

The current proposals, including both the Main Works Site and the BNG offsetting area, achieve a net gain of 10.69 % for habitat units. As the BNG assessment shows that the current post development layout will achieve a net gain in habitats and hedgerow units and trading rules are met, it is considered that this meets the current local and National planning policy, as set out in Appendix D.

It is recommended that a HMMP is devised for the site and BNG Offsetting Area to cover over 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.

Should there be any changes to the landscape proposals on site, these will need to be reflected within an update to this BNG assessment, with the Statutory Metric Condition assessment criteria in the appropriate season (April – August).

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- Westmoreland and Furness Council. (2025b, November). *Cumbria Local Nature Recovery Strategy (LNRS) Interactive Map*. Retrieved from Cumbria LNRS Habitat Mapping: https://www.cbdc.org.uk/about-us/projects/cumbria_lnrs_interactive_map/

FIGURES

Figure 1 - Site Location Plan - Main Works Site

Figure 2 - Biodiversity Net Gain Boundaries - Main Works Site

Figure 3 - Pre-development Habitat Plan – Main Works Site

Figure 4 - Post-development Plan – Main Works Site

Figure 5 - BNG Offsetting Options – Pre-intervention – BNG Offsetting Area

Figure 6 - BNG Offsetting Options – Post-intervention – BNG Offsetting Area



Site Location Plan - Main Works Site

Leconfield Industrial Estate – Main Works



Morgan Sindall Construction

Legend

-  Ownership boundary
-  Planning application boundary

Notes:

Drawn by: lily.dunwell
Checked by: Candice Howe

Figure No. 1
Revision No. A
06 May 2026

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Scale 1:3,000 @A3

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Biodiversity Net Gain (BNG)
Boundaries - Main Works Site

Leconfield Industrial Estate – Main Works



Morgan Sindall Construction
Legend

-  Wider site boundary
-  Biodiversity Net Gain (BNG) offsetting sites
-  Construction boundary

Notes:

Drawn by: lily.dunwell
Checked by: Elizebeth Ferrier

Figure No. 2
Revision No. A
05 May 2026

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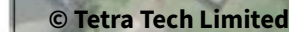
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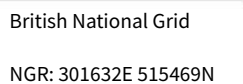


Morgan Sindall Construction

- Construction boundary
- Ownership boundary
- Priority Habitat Inventory as Open Mosaic Habitats on previously developed land
- g4 - Modified grassland
- u1b - Developed land, sealed surface
- u1c - Artificial unvegetated unsealed surface
- u1f - Sparsely vegetated urban land
- w1d - Wet woodland
- w1g - Other woodland, broadleaved
- u1e - Built linear feature

Data Sources:
[Open Mosaic Habitats](#)
 © Natural England copyright. Contains Ordnance Survey data ©
 Crown copyright and database right [2025].

Figure No. 3
Revision No. C
05 May 2026

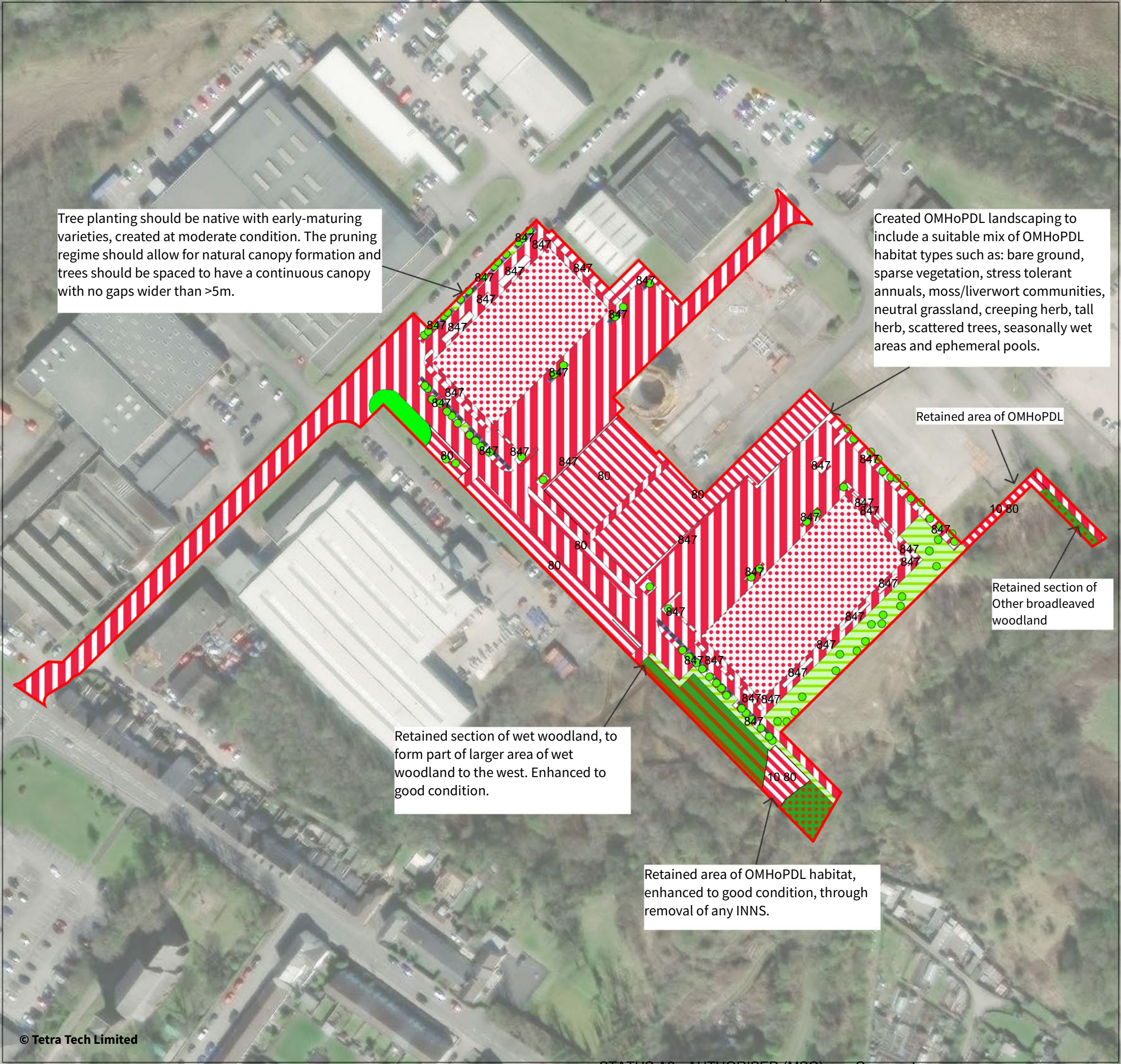


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Post-Development Plan - Main Works Site



Leconfield Industrial Estate – Main Works

Morgan Sindall Construction

Legend

- Construction 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
- w1d - Wet woodland
- w1g - Other woodland, broadleaved
- h2b - Non-native and ornamental hedgerow
- Urban tree

Secondary Code:
10 - Scattered scrub
80 - Open mosaic habitats on previously developed land
847 - Introduced shrub

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

Notes: For further information on post-development condition and management, see Appendix K.

Drawn by: lily.dunwell
Checked by: Elizebeth Ferrier

Figure No. 4
Revision No. C
05 May 2026

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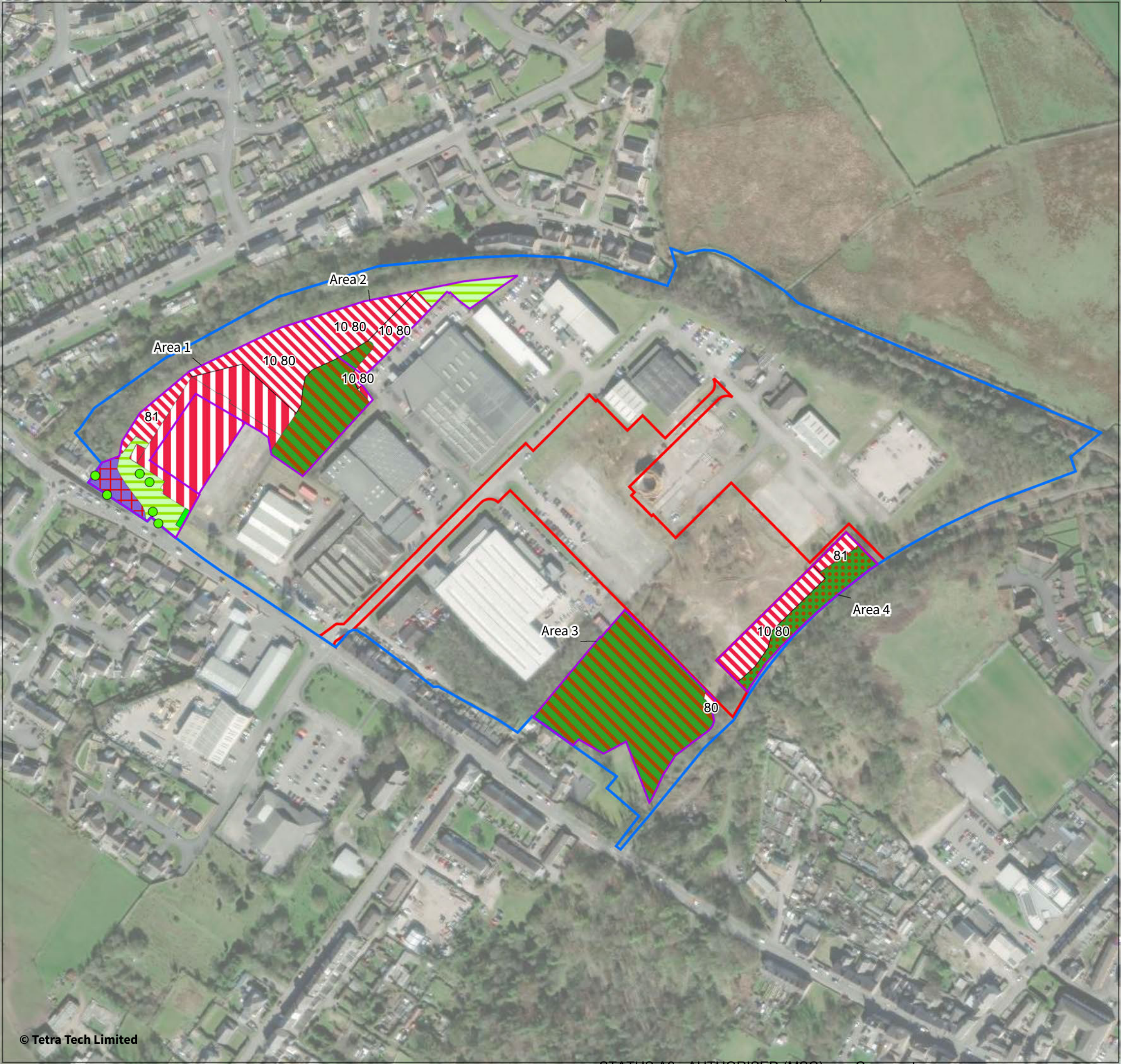
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**BNG Offsetting Options – Pre-
Intervention - BNG Offsetting Area**

Leconfield Industrial Estate – Main Works



Morgan Sindall Construction

Legend

- Construction boundary
- Ownership boundary
- BNG offsetting areas
- g3c - Other neutral grassland
- g4 - Modified grassland
- h3d - Bramble scrub
- u1b - Developed land, sealed surface
- u1f - Sparsely vegetated urban land
- w1d - Wet woodland
- w1g - Other woodland, broadleaved
- Urban trees (6)

Secondary Codes:
10 - Scattered scrub
80 - Open mosaic habitats on previously developed land
81 - Ruderal or ephemeral

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

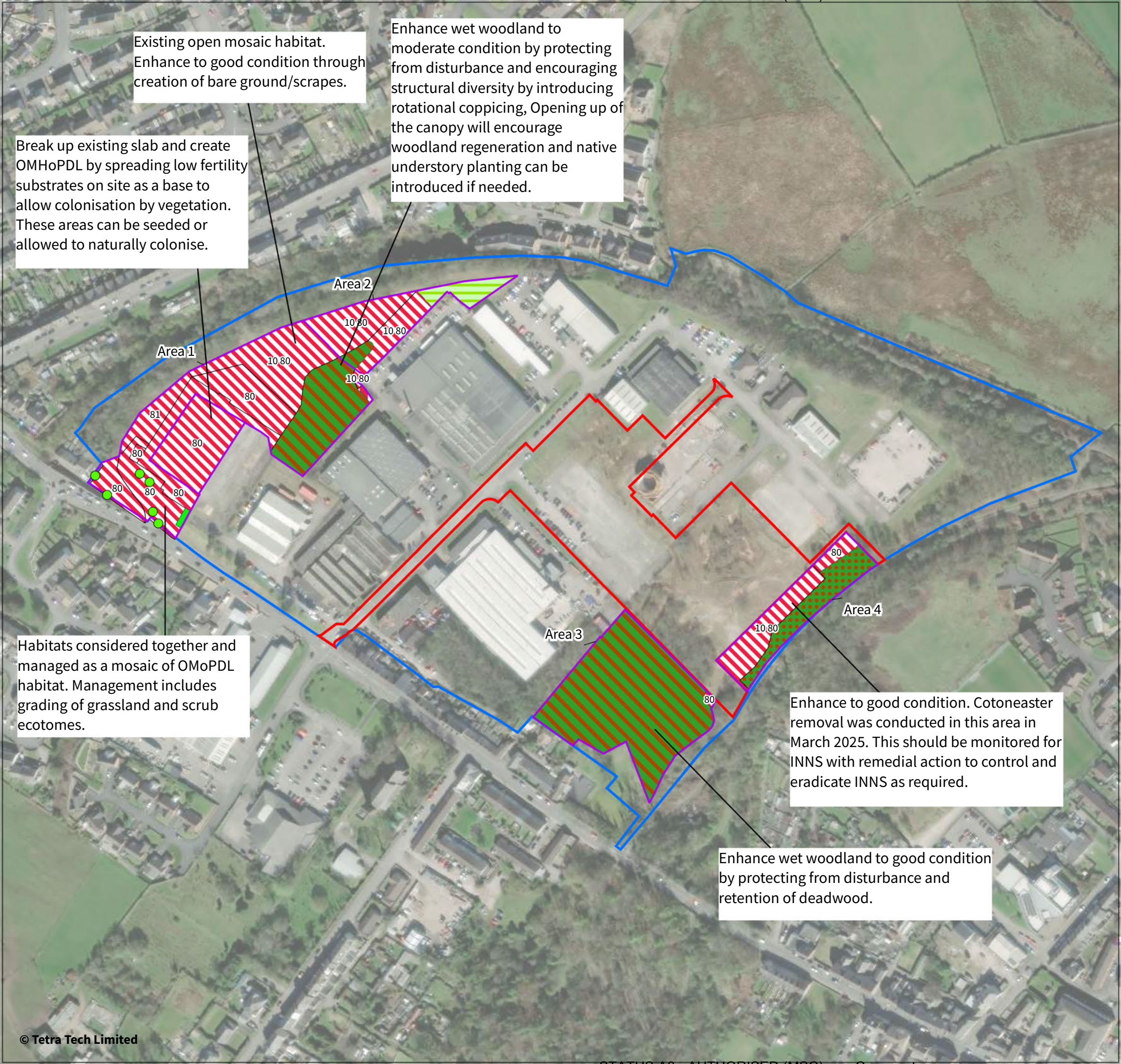
Drawn by: lily.dunwell
Checked by: Elizebeth Ferrier
Figure No. 5
Revision No. A
06 May 2026

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British National Grid
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BNG Offsetting Options – Post-Intervention - BNG Offsetting Area

Leconfield Industrial Estate – Main Works

Morgan Sindall Construction

Legend

- Construction boundary
- Ownership boundary
- BNG offsetting areas
- g3c - Other neutral grassland
- g4 - Modified grassland
- u1b - Developed land, sealed surface
- u1f - Sparsely vegetated urban land
- w1d - Wet woodland
- w1g - Other woodland, broadleaved
- Urban trees

Secondary Codes:
10 - Scattered scrub
80 - Open mosaic habitats on previously developed land
81 - Ruderal or ephemeral

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

Drawn by: lily.dunwell
Checked by: Elizebeth Ferrier
Figure No. 6
Revision No. A
06 May 2026

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APPENDICES

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APPENDIX A: REPORT CONDITIONS

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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

Site Location Plan: LUF-NOR-ZZ-ZZ-D-A-90000 (P) - SITE - LOCATION PLAN

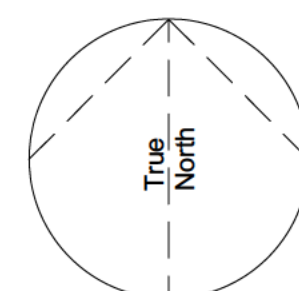
LUF-ONE-ZZ-XX-D-L-0001-P26_LandscapeSitePlan



Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

REV	DR	CH
P01	LC	PB
P02	ST	PB
P03	ST	PB

North Arrow



**Cumberland
Council**

MORGAN
SINDALL

AVISO
YOUNG

Rev.
P03

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- NOTES
- 

Redline Boundary
- 

Ornamental Planting
- 

Hedgerow
- 

Wildflower Meadow/ Species Rich Grassland
- 

Existing Vegetation to be retained
- 

Proposed Trees
- 

Vehicular Grade Asphalt
- 

Pedestrian Grade Asphalt
- 

Building Edge Concrete Block Paving
- 

Gravel
- 

Concrete Hardstand
- 

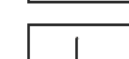
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Permeable Concrete Paving Type 2
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Tactile Blister Paving
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Tactile Corduroy Paving
- 

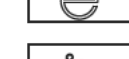
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Door Guards
- 

EV Charger Kiosk
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Active EV Bays
- 

Passive EV Bays
- 

Street Lights
- 

Bin Store
- 

MCCB
- 

Substation
- 

Cycle Storage
- 

Edge of road works
- 

Open Calcareous Grassland
- 

Species Rich Neutral Grassland
- 

Heathland Mix
- 

Cut Concrete Planks
- 

Gabions
- 

Concrete insitu path

REVISION P26	DATE 30.04.26	BY GS	CHECKED PA
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Path added to central zone.

REVISION P25	DATE 15.01.26	BY GS	CHECKED PA
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Updated to Planting plan

REVISION P24	DATE 07.01.26	BY GS	CHECKED PA
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Updated Open Mosaic Habitat

REVISION P23	DATE 18.12.25	BY GS	CHECKED PA
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Updated Open Mosaic Habitat

CLIENT	Cumberland County Council
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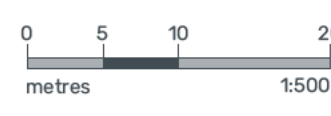
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TITLE	Landscape Site Plan
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DWG No.	LUF-ONE-ZZ-XX-D-L-0001	REV	P26
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STATUS	PRELIMINARY
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SCALE	1:500	@	A1	DATE	08.11.24	DRN BY	HAN
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APPENDIX C: DETAILED METHODOLOGY

HABITAT ASSESSMENT

Habitats

Pre-development

The pre-development habitats present on site and within the proposed BNG 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 Main Works Site pre-development habitats are shown on Figure 3 and the BNG offsetting area in Figure 5.

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 and watercourses) were measured separately in kilometres (km) to two decimal places.

The habitats were converted into the Statutory Biodiversity Metric (Department for Environment Food & Rural Affairs (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
h3d – Bramble scrub	Heathland and shrub – Bramble scrub
h3h – Mixed scrub	Heathland and shrub – Mixed scrub
w1d – Wet woodland	Woodland and Forest - Wet woodland
w1g – Other broadleaved woodland	Woodland and Forest – Other woodland; Broadleaved
u1b – Developed land; sealed surface	Urban - Developed land; sealed surface
u1b – Developed land; sealed surface 81 – Ruderal / Ephemeral	
u1e – Developed land; sealed surface 10 – Scattered scrub	
u1f – Sparsely vegetated urban land 80 – Open Mosaic Habitat on previously Developed Land	Urban - Open mosaic habitats on previously developed land

Leconfield Industrial Estate – Main Works Site
Biodiversity Net Gain Assessment

UKHab Code and secondary codes	Corresponding BNG Metric category
u1f – Sparsely vegetated urban land 81 – Ruderal / ephemeral	Sparsely Vegetated Land – Ruderal / Ephemeral
u1c – Artificial unvegetated, unsealed surface	Urban - Artificial unvegetated, unsealed surface
32 – Scattered trees	Urban trees

Post-Development

Each of the post-development habitats, as set out on the Post Development Plan (Figure 4) and Landscape Plan LUF-ONE-ZZ-XX-D-L-0001-P26_LandscapeSitePlan (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 Figures 4 and 6 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: LUF-ONE-ZZ-XX-D-L-0001-P26_LANDSCAPESITEPLAN	UKHab Code	Secondary Codes	Corresponding BNG Metric Category
Ornamental planting	u1 - Built-up areas and gardens	847 – Introduced shrub	Urban – Introduced shrub
Hedgerow	h2b – Non-native and ornamental hedgerow		Non-native and ornamental hedgerow
Wildflower meadow / Species rich grassland	g3c – Other neutral grassland		Grassland - Other neutral grassland
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			
Proposed trees	Urban tree		Individual tree – Urban tree
Vehicular grade Asphalt	u1b – Developed land; sealed surface		Urban - Developed land; sealed surface
Pedestrian grade Asphalt			

Leconfield Industrial Estate – Main Works Site
Biodiversity Net Gain Assessment

Building edge concrete block paving			
Gravel			
Concrete hardstand			
Permeable concrete paving type 1			
Permeable concrete paving type 2			
Tactile Blister paving			
Tactile Corduroy paving			

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

Distinctiveness Category	Categories	Score
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	1.15

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	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 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

Baseline

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.

As a result, the baseline OMHoPDL and wet woodland habitats 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

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 construction boundary and BNG offsetting area: Areas 3 and 4 falls within the LNRS area with an action for enhancing the built environment. The detailed measures are described as 'manage brownfield

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

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.’ Therefore, in this assessment the post-intervention measures correspond with those recommended in the LNRS as OMHoPDL and wet woodland will be created and managed post-development. Therefore, the site has been afforded a strategic significance 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’.

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.

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 2023

Para 180(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”;

Para 185 (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”; and,

Para 186 (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”.

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.

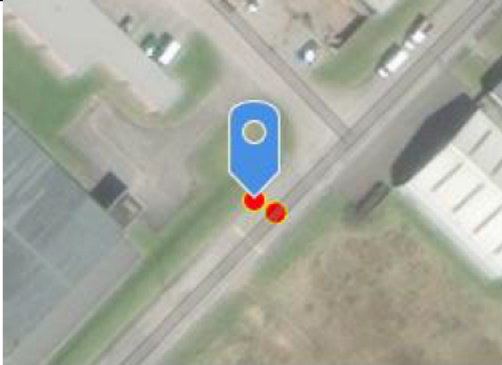
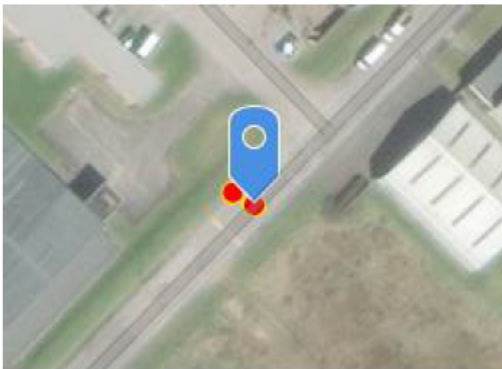
APPENDIX E: BASELINE CONDITION ASSESSMENT DATA – MAIN WORKS SITE

Project Number	Site Name	Date of Survey	Surveyor
784-B065555	Leconfield - Morgan Sindall	30 July 2024	Elizebeth Ferrier
Temperature	Cloud Cover	Wind	Precipitation
14°C	100%	0 - Calm	No precipitation

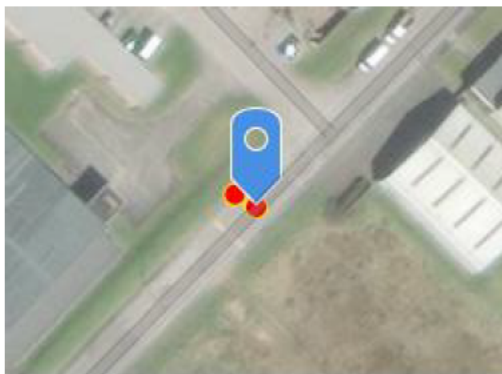
5. GRASSLAND LOW CONDITION SHEET

Habitat Reference: G2 Grassland: Modified grassland	
Location	Photograph
 Maxar, Microsoft Esri C... Powered by Esri	
Habitat Description: Modified grassland occurred in the verges along the spine road and around some of the car parking areas in the west of the site. The grassland was short (<5cm) and frequently mown. The sward was grass dominated with abundant red fescue <i>Festuca rubra</i> and occasional perennial rye-grass <i>Lolium perenne</i> and Yorkshire-fog <i>Holcus lanatus</i> with common herbs including frequent creeping buttercup, occasional dandelion <i>Taraxacum</i> agg. and selfheal <i>Prunella vulgaris</i>.	
Quadrat Data	
G2_Q1	
	

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 Maxar, Microsoft Esri C... Powered by Esri		
Common Name	Latin Name	Dafor ³
Yorkshire-fog	<i>Holcus lanatus</i>	2 - Abundant
Creeping buttercup	<i>Ranunculus repens</i>	4 - Occasional
Red fescue	<i>Festuca rubra</i>	4 - Occasional
White clover	<i>Trifolium repens</i>	4 - Occasional
Black sedge	<i>Carex nigra</i>	5 - Rare
Common mouse-ear	<i>Cerastium fontanum</i>	5 - Rare
Meadow buttercup	<i>Ranunculus acris</i>	5 - Rare
Oxeye daisy	<i>Leucanthemum vulgare</i>	5 - Rare
Rough hawkbit	<i>Leontodon hispidus</i>	5 - Rare
Selfheal	<i>Prunella vulgaris</i>	5 - Rare
Yarrow	<i>Achillea millefolium</i>	5 - Rare
G2_Q2		
 Maxar, Microsoft Esri C... Powered by Esri		

G2_Q2



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



^{3 3} *The DAFOR scale is used for semi-quantitative sampling, to provide an estimate of the relative abundance of species cover in a given area.

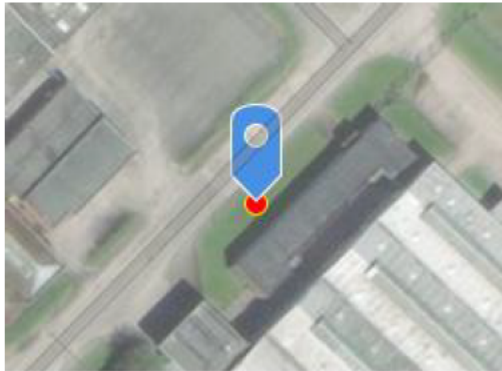
D - Dominant > 75%,
A - Abundant 51 - 75%
F - Frequent 26 - 50%,
O - Occasional 11 - 25%,
R - Rare 1 - 10%

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Common Name	Latin Name	Dafor
Yorkshire-fog	<i>Holcus lanatus</i>	1 - Dominant
Red fescue	<i>Festuca rubra</i>	3 - Frequent
White clover	<i>Trifolium repens</i>	4 - Occasional
Cock's-foot	<i>Dactylis glomerata</i>	5 - Rare
Common bird's-foot trefoil	<i>Lotus corniculatus</i>	5 - Rare
Common knapweed	<i>Centaurea nigra</i>	5 - Rare
Common mouse-ear	<i>Cerastium fontanum</i>	5 - Rare
Meadow buttercup	<i>Ranunculus acris</i>	5 - Rare
Ribwort plantain	<i>Plantago lanceolata</i>	5 - Rare
Yarrow	<i>Achillea millefolium</i>	5 - Rare

G2_Q3		
Common Name	Latin Name	Dafor
Red fescue	*Festuca rubra*	3 - Frequent
Yarrow	*Achillea millefolium*	3 - Frequent
Common bird's-foot trefoil	*Lotus corniculatus*	4 - Occasional
Selfheal	*Prunella vulgaris*	4 - Occasional
Yorkshire-fog	*Holcus lanatus*	4 - Occasional
Black sedge	*Carex nigra*	5 - Rare
Common ragwort	*Jacobaea vulgaris*	5 - Rare
Rough hawkbit	*Leontodon hispidus*	5 - Rare
G2_Q4		

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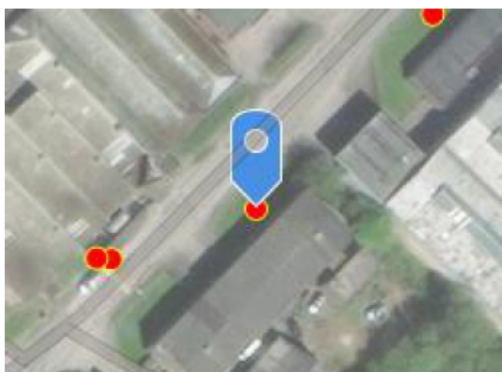


Maxar, Microsoft | Esri C... Powered by Esri

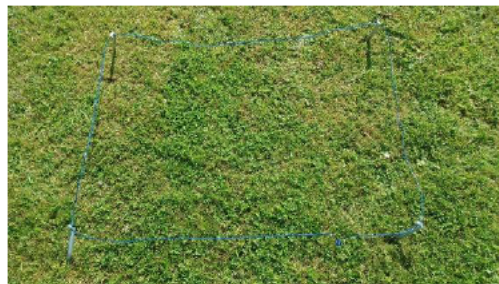


Common Name	Latin Name	Dafor
Red fescue	<i>Festuca rubra</i>	3 - Frequent
White clover	<i>Trifolium repens</i>	3 - Frequent
Creeping buttercup	<i>Ranunculus repens</i>	4 - Occasional
Selfheal	<i>Prunella vulgaris</i>	4 - Occasional
Yorkshire-fog	<i>Holcus lanatus</i>	4 - Occasional
Black sedge	<i>Carex nigra</i>	5 - Rare
Common bird's-foot trefoil	<i>Lotus corniculatus</i>	5 - Rare
Dandelion	<i>Taraxacum agg.</i>	5 - Rare
Yarrow	<i>Achillea millefolium</i>	5 - Rare

G2_Q5



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



Common Name	Latin Name	Dafor
Creeping buttercup	<i>Ranunculus repens</i>	3 - Frequent
Perennial rye-grass	<i>Lolium perenne</i>	3 - Frequent
White clover	<i>Trifolium repens</i>	3 - Frequent
Smooth meadow-grass agg.	<i>Poa pratensis</i>	4 - Occasional
Yarrow	<i>Achillea millefolium</i>	4 - Occasional

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Daisy		<i>Bellis perennis</i>	5 - Rare
Dandelion		<i>Taraxacum agg.</i>	5 - Rare
Condition Assessment Criteria		Pass/Fail	Notes
A	There are 6-8 vascular plant species per m ² 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 m ² , 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	Yes average is nine species.
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	No uniformly mown between 2-5cm
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).	PASS	No scrub
D	Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	PASS	Seems okay except mowing
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	PASS	Little bare ground 1%
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	PASS	No bracken
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	PASS	No INNS
Number of criteria passed		6	
Condition Assessment Rating			
GOOD CONDITION			

22. URBAN CONDITION SHEET

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

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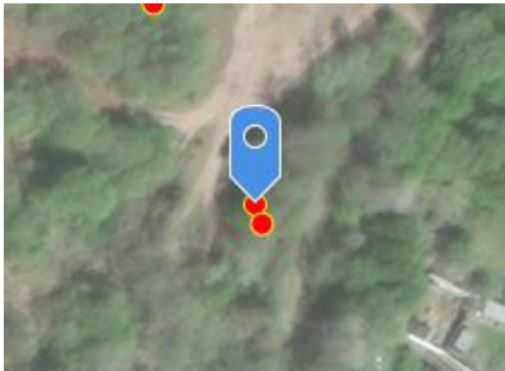
			
Habitat Description: The site has a known history of disturbance: the site was previously used for mining and was used as a slag heap before it was built on in the 1960s and 1970s (Tetra Tech, 2021a). Open mosaic habitat, including various habitat types including: Wetland – f2b Purple moor grass and rush pastures: The rush pastures existed in a mosaic with scrub including frequent goat willow <i>Salix caprea</i> scrub and occasional downy birch <i>Betula pubescens</i> scrub. The scrub was denser in the central area (up to 60 % cover). The sward was species rich with up to 50 species present and was structurally diverse. The sward primarily comprised sedge and rush species including abundant compact rush <i>Juncus conglomeratus</i> and hard rush <i>Juncus inflexus</i>, frequent black sedge <i>Carex nigra</i> and rare sharp-flowered rush <i>Juncus acutiflorus</i> and false-fox sedge <i>Carex otrubae</i>. Herbs indicative associated with damp grassland such as meadowsweet <i>Filipendula ulmaria</i>, wild angelica <i>Angelica sylvestris</i>, ragged robin <i>Silene flos-cuculi</i> and valerian <i>Valeriana officinalis</i>. Particularly rich areas contained several species of orchid including common-spotted <i>Dactylorhiza fuchsia</i> and common twayblade <i>Listera ovata</i>. Scrub - H3d – Bramble scrub: Dense bramble scrub with abundant great willow herb with mixed scrub on edge Grassland – g2a - Lowland calcareous grassland mosaic with bareground: Lowland calcareous grassland was present centrally and occurred between the broadleaved woodland along the cycle route and the rush pasture / scrub habitat present to the north. The grassland occurred as a mosaic with bare ground (mine spoil) and scattered scrub. The sward varied in height from 2 cm – 50 cm and was most continuous adjacent to the woodland. The sward comprised fine grasses including dominant quaking-grass <i>Briza media</i>, which is a calcareous indicator and abundant creeping bent <i>Agrostis stolonifera</i>. The herb component was variable but included species indicative of unimproved situations and a calcareous pH such as frequent common bird's-foot trefoil <i>Lotus corniculatus</i>, occasional common knapweed <i>Centaurea nigra</i>, kidney vetch <i>Anthyllis vulneraria</i> and rare agrimony <i>Agrimonia eupatoria</i>, common centaury <i>Centaurium erythraea</i>, common spotted-orchid <i>Dactylorhiza fuchsia</i> and dyers greenweed <i>Genista tinctoria</i>, which is an indicator of calcareous grassland, rough pastures and old meadows, calcareous mires, is a key food plants for moths and other insects and is in decline. Ephemeral water bodies: The ephemeral ditches are present within vehicle tracks. The water was considered to be good quality. These may dry seasonally but many contained aquatic species such as bulrush <i>Typha latifolia</i>, lesser spearwort <i>Ranunculus flammula</i>, floating sweet-grass <i>Glyceria fluitans</i> and pendulous sedge <i>Carex pendula</i>.			
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

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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			

24. WOODLAND CONDITION SHEET

Habitat Reference: W1 Woodland and forest: Other woodland; broadleaved		
Location	Photograph	
 Maxar, Microsoft Esri C... Powered by Esri		
Habitat Description: Broadleaved woodland was present on the eastern boundary of the site and occurred along cycle route extending beyond the site boundary. The woodland canopy had a height of c.10 m and was mixed deciduous comprised of frequent oak <i>Quercus</i> sp., occasional ash <i>Fraxinus excelsior</i> and silver birch <i>Betula pendula</i> with rare alder, goat willow and grey poplar <i>Populus x canescens</i> and sycamore <i>Acer pseudoplatanus</i>. The shrub layer included frequent elder <i>Sambucus nigra</i>, hawthorn <i>Crataegus monogyna</i>, hazel <i>Corylus avellana</i>, bramble <i>Rubus fruticosus</i> agg and rarely dog rose <i>Rosa canina</i> agg. The ground flora was patchy with a large coverage of bare ground at the southern end and a grass-dominated understory comprised of smooth meadow-grass <i>Poa pratensis</i> at the northern end.		
Quadrat Data		
W1_Q1		
 Maxar, Microsoft Esri C... Powered by Esri		
Common Name	Latin Name	Dafor
Common ivy	<i>Hedera helix</i>	3 - Frequent
Hawthorn	<i>Crataegus monogyna</i>	3 - Frequent
Hazel	<i>Corylus avellana</i>	3 - Frequent
Bramble	<i>Rubus fruticosus</i> agg.	4 - Occasional

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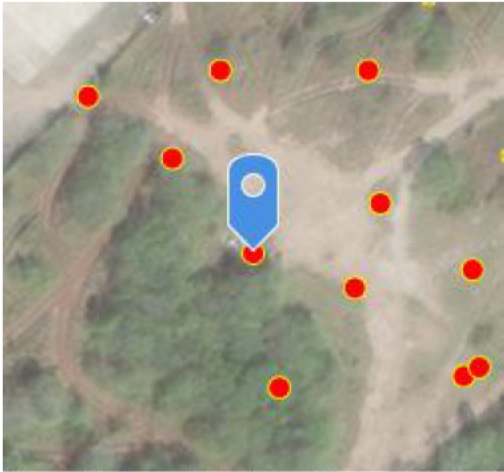
Silver birch	<i>Betula pendula</i>	4 - Occasional
Common twayblade	<i>Listera ovata</i>	5 - Rare
Male-fern	<i>Dryopteris filix-mas</i>	5 - Rare
Oak	<i>Quercus sp.</i>	5 - Rare
Sycamore	<i>Acer pseudoplatanus</i>	5 - Rare
Tutsan	<i>Hypericum androsaemum</i>	5 - Rare
W1_Q2		
 		
Maxar, Microsoft Esri C... Powered by Esri		
Common Name	Latin Name	Dafor
Hazel	<i>Corylus avellana</i>	2 - Abundant
Bramble	<i>Rubus fruticosus agg.</i>	3 - Frequent
Creeping buttercup	<i>Ranunculus repens</i>	3 - Frequent
Hawthorn	<i>Crataegus monogyna</i>	3 - Frequent
Rough meadow-grass	<i>Poa trivialis</i>	4 - Occasional
Selfheal	<i>Prunella vulgaris</i>	4 - Occasional
Wild angelica	<i>Angelica sylvestris</i>	4 - Occasional
Common twayblade	<i>Listera ovata</i>	5 - Rare
Guelder-rose	<i>Viburnum opulus</i>	5 - Rare
Hogweed	<i>Heracleum sphondylium</i>	5 - Rare
Silver birch	<i>Betula pendula</i>	5 - Rare
Condition Assessment Criteria		
Indicator	Score	Notes
A Age distribution of trees	2	Older trees +20 years and scrub
B Wild, domestic and feral herbivore damage	3	No evidence of browsing
C Invasive plant species	3	None evident
D Number of native tree species	3	Ash, silver birch, hazel, oak, hawthorn
E Cover of native tree and shrub species	3	Some sycamore but primarily native
F Open space within woodland	1	Little open space but is small wl

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G	Woodland regeneration	3	4-7cm cm, with saplings on edge, hazel coppice
H	Tree health	2	Ash dieback
I	Vegetation and ground flora	1	Ivy or bramble
J	Woodland vertical structure	2	Generally upper and shrub layer
K	Veteran trees	1	None
L	Amount of deadwood	1	Little deadwood and no large pieces
M	Woodland disturbance	1	On edge of cyclepath so flytipping
Number of criteria passed		26	
Condition Assessment Rating			
MODERATE CONDITION			

24. WOODLAND CONDITION SHEET

Habitat Reference: W2 Woodland and forest: Wet woodland		
Location	Photograph	
 Maxar, Microsoft Esri C... Powered by Esri		
Habitat Description: Wet woodland occurred on the southern boundary of the site and extended beyond the site boundary. The woodland comprised a canopy of frequent goat willow <i>Salix caprea</i>, with frequent downy birch <i>Betula pubescens</i>, rowan <i>Sorbus aucuparia</i> and hawthorn <i>Crataegus monogyna</i>, with occasional alder <i>Alnus cordata</i> in the understory. The ground flora was damp under foot with a well-developed mire community with frequent hard rush <i>Juncus inflexus</i>, hairy sedge <i>Carex hirta</i> and marsh horsetail <i>Equisetum palustre</i> and an abundant moss component comprised of red feather moss <i>Pleurozium schreberi</i> and bog-mosses <i>Sphagnum</i> sp. Common spotted orchid and common twayblade <i>Listera ovata</i> were occasional. Ephemeral wet tracks were present throughout the woodland with marginal and aquatic vegetation present.		
Quadrat Data		
W2_Q1		
 Maxar, Microsoft Esri C... Powered by Esri		
Common Name	Latin Name	Dafor
Silver birch	<i>Betula pendula</i>	2 - Abundant
Tufted hair-grass	<i>Deschampsia cespitosa</i>	2 - Abundant
Goat willow	<i>Salix caprea</i>	3 - Frequent
Hawthorn	<i>Crataegus monogyna</i>	4 - Occasional

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Soft rush	<i>Juncus effusus</i>	4 - Occasional
Yorkshire-fog	<i>Holcus lanatus</i>	4 - Occasional
Bramble	<i>Rubus fruticosus agg.</i>	5 - Rare
Common spotted-orchid	<i>Dactylorhiza fuchsii</i>	5 - Rare
Downy birch	<i>Betula pubescens</i>	5 - Rare
Guelder-rose	<i>Viburnum opulus</i>	5 - Rare
Lesser spearwort	<i>Ranunculus flammula</i>	5 - Rare
Oak	<i>Quercus sp.</i>	5 - Rare
Wild angelica	<i>Angelica sylvestris</i>	5 - Rare
Sphagnum		6 - Locally abundant

W2_Q2




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

Common Name	Latin Name	Dafor
Tufted hair-grass	<i>Deschampsia cespitosa</i>	2 - Abundant
Downy birch	<i>Betula pubescens</i>	3 - Frequent
Hawthorn	<i>Crataegus monogyna</i>	3 - Frequent
Soft rush	<i>Juncus effusus</i>	3 - Frequent
Common twayblade	<i>Listera ovata</i>	4 - Occasional
Goat willow	<i>Salix caprea</i>	4 - Occasional
Wild angelica	<i>Angelica sylvestris</i>	4 - Occasional
Yorkshire-fog	<i>Holcus lanatus</i>	4 - Occasional
Creeping buttercup	<i>Ranunculus repens</i>	5 - Rare
Horsetail	<i>Equisetum sp.</i>	5 - Rare
Rose	<i>Rosa sp.</i>	5 - Rare
Star sedge		5 - Rare

Condition Assessment Criteria

Indicator	Score	Notes
A	2	Age distribution of trees Canopy and shrub layer

Leconfield Industrial Estate – Main Works Site
Biodiversity Net Gain Assessment

B	Wild, domestic and feral herbivore damage	3	No evidence of deer damage or grazing including browse lines.
C	Invasive plant species	3	None evident
D	Number of native tree species	3	Silver birch, downy birch, goat willow, hawthorn, viburnum
E	Cover of native tree and shrub species	3	All native
F	Open space within woodland	3	Quite an open wl but closed canopy
G	Woodland regeneration	3	Good regeneration with a number of stages
H	Tree health	3	No ash other trees healthy
I	Vegetation and ground flora	2	Com twayblade, com spotted orchid and sphagnum la
J	Woodland vertical structure	2	Canopy and shrub
K	Veteran trees	1	None evident
L	Amount of deadwood	1	Limited deadwood
M	Woodland disturbance	1	Disturbed from people accessing, litter
Number of criteria passed		30	
Condition Assessment Rating			
MODERATE CONDITION			

APPENDIX F: A-1 MAIN WORKS SITE HABITAT BASELINE

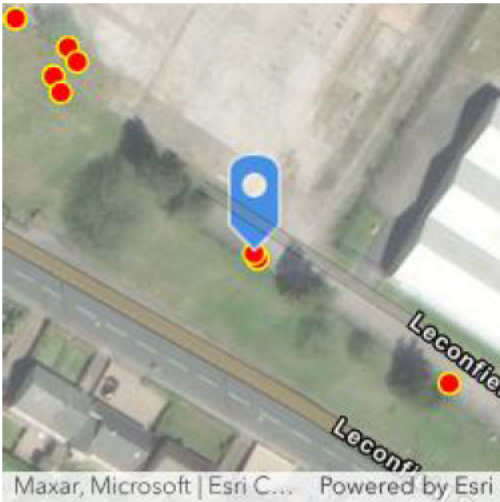
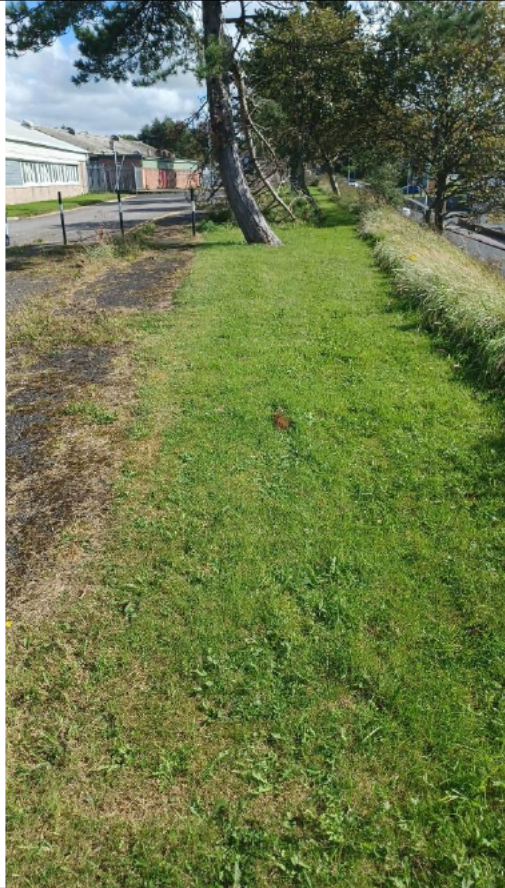
Table F.1: Pre-Development Habitat Baseline Units

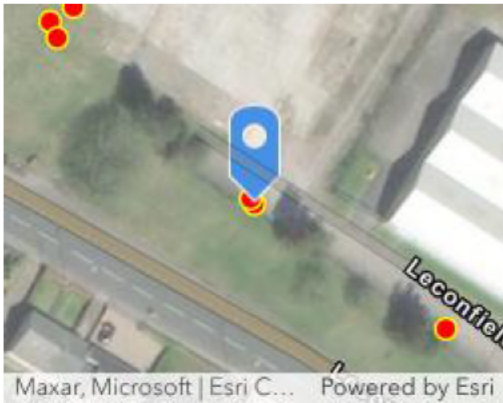
Habitat Type	Ref	Irreplaceable Habitat (Y/N)	Area (ha)	Area Retained	Area Enhanced	Area Lost (ha)	Distinctive -ness	Condition	Strategic Significance	Required Action to meet Trading Rules	Total Habitat Units
Urban – Open Mosaic on Previously Developed Land	OM1	No	1.2	0.03	0	1.17	High	Moderate	Formally identified in strategy	Same habitat required	16.56
Grassland – Modified	G2	No	0.08	0.02	0	0.06	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.48
Urban – Developed land; sealed surface	U1	No	0.75	0.18	0	0.57	V. Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation not required	0.00
Woodland and forest – Wet woodland	W2	No	0.2	0	0.06	0.14	High	Moderate	Formally identified in strategy	Same habitat required	2.76
Woodland and forest – Other woodland; Broadleaved	W1	No	0.05	0.03	0	0.02	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.40
Total											20.20

APPENDIX G: BNG OFFSETTING AREA CONDITION ASSESSMENTS
HABITAT CONDITION ASSESSMENT – OFFSETTING AREAS

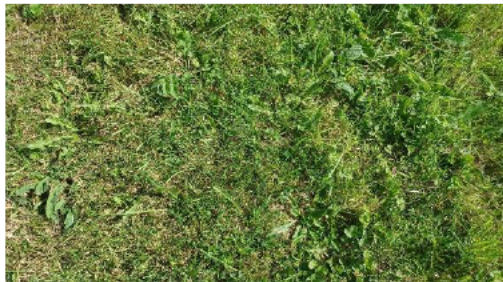
Project Number	Site Name	Date of Survey	Surveyor
774-B065555	Leconfield - Morgan Sindall	8 September 2025	Elizabeth Ferrier
Temperature	Cloud Cover	Wind	Precipitation
13 °C	100 %	1 - Light air	No precipitation

5. GRASSLAND LOW CONDITION SHEET

Habitat Reference: Area 1 Modified grassland Grassland: Modified grassland	
Location	Photograph
	
Habitat Description: 2-5cm 100% Verges by brannans	
Quadrat Data	
Mg2_Q1	

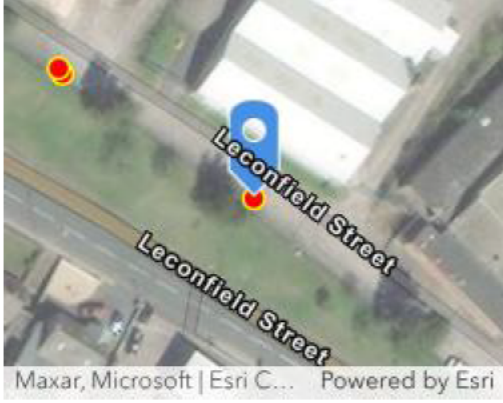


Maxar, Microsoft | Esri C... Powered by Esri



Common Name	Latin Name	DAFOR
Cock's-foot	<i>Dactylis glomerata</i>	4 - Occasional
Common bird's-foot trefoil	<i>Lotus corniculatus</i>	4 - Occasional
Dandelion	<i>Taraxacum agg.</i>	4 - Occasional
White clover	<i>Trifolium repens</i>	4 - Occasional
Cat's-ear	<i>Hypochaeris radicata</i>	5 - Rare
Common knapweed	<i>Centaurea nigra</i>	5 - Rare
Hogweed	<i>Heracleum sphondylium</i>	5 - Rare
Oxeye daisy	<i>Leucanthemum vulgare</i>	5 - Rare
Ribwort plantain	<i>Plantago lanceolata</i>	5 - Rare

Mg2_Q2



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



Common Name	Latin Name	DAFOR
Red fescue	<i>Festuca rubra</i>	2 - Abundant
White clover	<i>Trifolium repens</i>	4 - Occasional
Cat's-ear	<i>Hypochaeris radicata</i>	5 - Rare

Cock's-foot	<i>Dactylis glomerata</i>	5 - Rare
Dandelion	<i>Taraxacum agg.</i>	5 - Rare
Meadow buttercup	<i>Ranunculus acris</i>	5 - Rare
Ribwort plantain	<i>Plantago lanceolata</i>	5 - Rare
Yarrow	<i>Achillea millefolium</i>	5 - Rare

Condition Assessment Criteria		Pass/Fail	Notes
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	Uniformly mown
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	No scrub
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	No damage
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	FAIL	No bare ground
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	PASS	No bracken
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	PASS	
Number of criteria passed		5	
Condition Assessment Rating			
MODERATE CONDITION			

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

Habitat Reference: Area 2 – Other neutral grassland	
Grassland: Other neutral grassland	
Location	Photograph

**Habitat Description:**

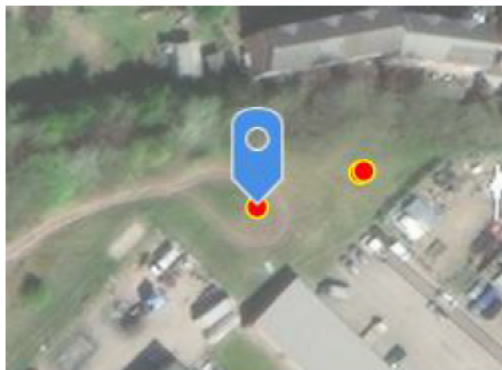
Triangular area of other neutral grassland behind gym

Height: 30-75cm Cover: 100%

Species rich with dominant knapweed, tussocky dense sward with invading scrub.

Quadrat Data**Area2ONG_Q1**

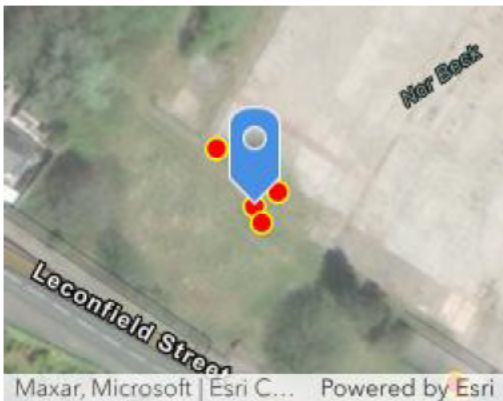
Common Name	Latin Name	DAFOR
Red fescue	<i>Festuca rubra</i>	2 - Abundant
Black sedge	<i>Carex nigra</i>	3 - Frequent
Common knapweed	<i>Centaurea nigra</i>	4 - Occasional
Creeping bent	<i>Agrostis stolonifera</i>	4 - Occasional
Creeping cinquefoil	<i>Potentilla reptans</i>	4 - Occasional
False oat-grass	<i>Arrhenatherum elatius</i>	4 - Occasional
Ribwort plantain	<i>Plantago lanceolata</i>	4 - Occasional
Wild angelica	<i>Angelica sylvestris</i>	4 - Occasional

Common bird's-foot trefoil	<i>Lotus corniculatus</i>	5 - Rare
Creeping buttercup	<i>Ranunculus repens</i>	5 - Rare
Northern marsh orchid		5 - Rare
Area2ONG_Q2		
 Maxar, Microsoft Esri C... Powered by Esri		
Common Name	Latin Name	DAFOR
Red fescue	<i>Festuca rubra</i>	2 - Abundant
Black sedge	<i>Carex nigra</i>	3 - Frequent
Common knapweed	<i>Centaurea nigra</i>	3 - Frequent
Ribwort plantain	<i>Plantago lanceolata</i>	3 - Frequent
Creeping cinquefoil	<i>Potentilla reptans</i>	5 - Rare
Field horsetail	<i>Equisetum arvense</i>	5 - Rare
Meadow buttercup	<i>Ranunculus acris</i>	5 - Rare
Meadow vetchling	<i>Lathyrus pratensis</i>	5 - Rare
Northern marsh orchid		5 - Rare
Yorkshire-fog	<i>Holcus lanatus</i>	5 - Rare
Condition Assessment Criteria		Pass/Fail
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.	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 insects, birds and small mammals to live and breed.	PASS
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	FAIL
D	Cover of bracken Pteridium aquilinum is less than 20% and cover of scrub (including bramble Rubus fruticosus spp.) is less than 5%.	PASS
		Notes
		Yes good indicators such as consistent knapweed Centaurea nigra
		Yes varied, tussocky
		No bare ground
		No bracken. Bramble scrub on edge adj to woodland and Italian alder starting to colonized but less than 20%

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 other damaging management activities) accounts for less than 5% of total area.	PASS	No damage or INNS present
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.	PASS	Yes see list
Number of criteria passed		5	
Condition Assessment Rating			
GOOD CONDITION			
Suggested enhancement interventions to improve condition score			
Scrub management and mowing with arrisings removal to encourage broadleaved species and reduce grass competition.			

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

Habitat Reference: Area1 – Other neutral grassland Grassland: Other neutral grassland	
Location	Photograph
 Maxar, Microsoft Esri C... Powered by Esri	
Habitat Description: Other neutral grassland on slope to road Height: 30-75cm Cover: 100% Tussocky grassland with abundant knapweed at northern end. Grassland is finer with more smaller herbs such as yellow rattle and common vetch towards the road edge and slope top.	
Quadrat Data	
On4_Q1	

		
Common Name	Latin Name	DAFOR
Black sedge	<i>Carex nigra</i>	2 - Abundant
Common knapweed	<i>Centaurea nigra</i>	2 - Abundant
False oat-grass	<i>Arrhenatherum elatius</i>	2 - Abundant
Creeping thistle	<i>Cirsium arvense</i>	3 - Frequent
Ribwort plantain	<i>Plantago lanceolata</i>	4 - Occasional
Cock's-foot	<i>Dactylis glomerata</i>	5 - Rare
Hogweed	<i>Heracleum sphondylium</i>	5 - Rare
Meadow buttercup	<i>Ranunculus acris</i>	5 - Rare
Wild angelica	<i>Angelica sylvestris</i>	5 - Rare
On4_Q2		
		
Common Name	Latin Name	DAFOR
Red fescue	<i>Festuca rubra</i>	3 - Frequent
Yorkshire-fog	<i>Holcus lanatus</i>	3 - Frequent
Cock's-foot	<i>Dactylis glomerata</i>	4 - Occasional

Hogweed	<i>Heracleum sphondylium</i>	4 - Occasional
Ribwort plantain	<i>Plantago lanceolata</i>	4 - Occasional
Common mouse-ear	<i>Cerastium fontanum</i>	5 - Rare
Common vetch	<i>Vicia sativa</i>	5 - Rare
Creeping thistle	<i>Cirsium arvense</i>	5 - Rare
Meadow buttercup	<i>Ranunculus acris</i>	5 - Rare

Condition Assessment Criteria		Pass/Fail	Notes
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	Has some indicators but not a good example compared to other parts of the site (Area 2)
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	Yes tussocky with height variation
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	FAIL	Little bare ground
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%.	PASS	Bramble is mapped as it's own distinct area
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 other damaging management activities) accounts for less than 5% of total area.	FAIL	Creeping thistle is occasional in the sward. Hollyberry cotoneaster is present
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 not when undesirables aren't included in the list.
Number of criteria passed		2	
Condition Assessment Rating			
POOR CONDITION			
Suggested enhancement interventions to improve condition score			
Increase diversity through management . Pull thistles and mow, introduce yellow rattle as needed.			

22. URBAN CONDITION SHEET

Habitat Reference: Area 1 and 2 OMHoPDL		
Urban: Open mosaic habitats on previously developed land		
Location	Photograph	
 Maxar, Microsoft Esri C... Powered by Esri		
Habitat Description: Short sedge dominated grassland with scattered scrub and ephemeral pools		
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	Varied, structurally diverse grassland c 70% with areas of bare ground 5%, ephemeral pools 5% and scattered scrub c 20%. The area is largely flat with no variations in topography such as mounds, banks or slopes.
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	Grasses, sedge rushes present and scattered scrub
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).	FAIL	Hollyberry cotoneaster present although does not cover 5% of area. The JNCC description for OMHoPDL states that scrub within open mosaic should be between 10-15%. The scrub covered 20% of the area and so has been marked as failing this criteria.
D The parcel shows spatial variation and forms a mosaic of bare substrate PLUS - at least for early successional communities a) - 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	FAIL	Mosses communities are present, with open sedge rich grassland and damper areas with juncus and pools/open water. Bare ground is present at a micro-level between plants but no large areas.
Essential criterion C achieved and additionally meeting the criteria for Good Condition? (Y/N)	C - NO	
Number of criteria passed	2	
Condition Assessment Rating		
POOR CONDITION		
Suggested enhancement interventions to improve condition score		

Create bare ground by introducing scrapes and mounds to add more structural components.

22. URBAN CONDITION SHEET

Habitat Reference: Area 1 – Ruderal/ephemeral Sparsely vegetated land: Ruderal/Ephemeral			
Location		Photograph	
 Maxar, Microsoft Esri C... Powered by Esri			
Habitat Description: Rosebay willowherb with scattered scrub on edge of hard standing			
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	Over 80% is rosebay willowherb and bramble
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	Rosebay willowherb, meadowsweet and bramble provide nectar and fruit
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 observed
Essential criterion C achieved and additionally meeting the criteria for Good Condition? (Y/N)		C - YES	
Number of criteria passed		2	
Condition Assessment Rating			
MODERATE CONDITION			

24. WOODLAND CONDITION SHEET

Habitat Reference: Area 3Wet woodland

Woodland and forest: Wet woodland		
Location		Photograph
 Maxar, Microsoft Esri C... Powered by Esri		
Habitat Description: Willow and birch woodland Height: 9m Cover: 85% Mature multistemmed willows with birch of various ages including mature trees. Ground flora is <i>Juncus effusus</i> and <i>Polytricum</i> spp.. Establishing seedlings.		
Quadrat Data		
Area3_Ww_Q1		
 Maxar, Microsoft Esri C... Powered by Esri		
Common Name	Latin Name	Dafor
Black sedge	<i>Carex nigra</i>	2 - Abundant
Grey willow	<i>Salix cinerea</i>	2 - Abundant
Silver birch	<i>Betula pendula</i>	2 - Abundant
Red fescue	<i>Festuca rubra</i>	3 - Frequent
Yorkshire-fog	<i>Holcus lanatus</i>	3 - Frequent
Ash	<i>Fraxinus excelsior</i>	4 - Occasional

Meadow buttercup	<i>Ranunculus acris</i>	4 - Occasional
Soft rush	<i>Juncus effusus</i>	4 - Occasional
Field horsetail	<i>Equisetum arvense</i>	5 - Rare
Guelder-rose	<i>Viburnum opulus</i>	5 - Rare
Hawthorn	<i>Crataegus monogyna</i>	5 - Rare
Oak	<i>Quercus sp.</i>	5 - Rare
Ww1_Q2		
 		
Common Name	Latin Name	Dafor
Bramble	<i>Rubus fruticosus agg.</i>	3 - Frequent
Grey willow	<i>Salix cinerea</i>	3 - Frequent
Downy birch	<i>Betula pubescens</i>	4 - Occasional
Hard rush	<i>Juncus inflexus</i>	4 - Occasional
Silver birch	<i>Betula pendula</i>	4 - Occasional
Wild angelica	<i>Angelica sylvestris</i>	4 - Occasional
Bay willow	<i>Salix pendra</i>	5 - Rare
Common figwort	<i>Scrophularia nodosa</i>	5 - Rare
Common ivy	<i>Hedera helix</i>	5 - Rare
Hawthorn	<i>Crataegus monogyna</i>	5 - Rare
Sycamore	<i>Acer pseudoplatanus</i>	5 - Rare
Wood avens	<i>Geum urbanum</i>	5 - Rare
Male-fern	<i>Dryopteris filix-mas</i>	7 - Locally frequent
Condition Assessment Criteria		
Indicator	Score	Notes
A Age distribution of trees	2	Old willows c 70years + with younger trees
B Wild, domestic and feral herbivore damage	3	None evident

C	Invasive plant species	2	Hollyberry cotoneaster
D	Number of native tree species	3	Largely all natives mainly willows and birches
E	Cover of native tree and shrub species	3	The woodland is mainly natives rare sycamore
F	Open space within woodland	2	There is quite a lot of open space, glades and along water filled tracks
G	Woodland regeneration	3	Seedlings prevalent, some 4-7cm trees
H	Tree health	1	Ash dieback is present
I	Vegetation and ground flora	3	Very well developed ground flora
J	Woodland vertical structure	1	Primarily one layer of birch and willow but shrub layer starting to come through
K	Veteran trees	1	
L	Amount of deadwood	1	Little deadwood evident
M	Woodland disturbance	2	There is some disturbance including fly tipping
Number of criteria passed		27	
Condition Assessment Rating			
MODERATE CONDITION			
Suggested enhancement interventions to improve condition score			

24. WOODLAND CONDITION SHEET

Habitat Reference: Area 1 – Wet woodland Woodland and forest: Wet woodland		
Location	Photograph	
 Maxar, Microsoft Esri C... Powered by Esri		
Habitat Description: Height: 6m Cover: 80% Ground flora is primarily sedges lacking sphagnum.		
Common Name	Latin Name	Dafor
Grey willow	<i>Salix cinerea</i>	1 - Dominant

Silver birch	<i>Betula pendula</i>	4 - Occasional
Bramble	<i>Rubus fruticosus agg.</i>	2 – Abundant
Hawthorn	<i>Crataegus monogyna</i>	3 – Frequent
Tall fescue	<i>Schedonorus arundinaceus</i>	4 – Occasional
Carex nigra	<i>Carex nigra</i>	3 – Frequent
Hogweed	<i>Heracleum sphondylium</i>	4 - Occasional
Lesser burdock	<i>Arctium minus</i>	5 – Rare
Tufted hair-grass	<i>Deschampsia caespitosa</i>	5 – Rare
Tutsan	<i>Hypericum androsaemum</i>	5 – Rare
Rosebay willowherb	<i>Chamaenerion angustifolium</i>	5 – Rare

Condition Assessment Criteria			
Indicator		Score	Notes
A	Age distribution of trees	2	Mature willow with hawthorn and birch, 2 age classes.
B	Wild, domestic and feral herbivore damage	3	None evident
C	Invasive plant species	2	On edge of woodland (hollyberry cotoneaster)
D	Number of native tree species	2	Three species present only
E	Cover of native tree and shrub species	3	>80% are native
F	Open space within woodland	3	Some gaps present. Woodland smaller than 10ha
G	Woodland regeneration	1	No regenerating tree classes or coppice
H	Tree health	1	Ash dieback present
I	Vegetation and ground flora	2	Good ground flora but room for improvement
J	Woodland vertical structure	1	Primarily one layer of birch and willow
K	Veteran trees	1	
L	Amount of deadwood	1	Little deadwood evident
M	Woodland disturbance	1	There is some disturbance including fly tipping
Number of criteria passed		23	
Condition Assessment Rating			
MODERATE CONDITION			

Urban Tree

Table G10: Condition assessment of trees

Offsetting area	1
Habitat	Urban Tree

Habitat Description	Standing ash tree oversailing sealed surface and semi-mature		
Area	0.03 ha		
Distinctiveness	Medium		
Condition Table	Urban – non priority		
Condition Assessment	Assessment Criteria	Site Condition	Pass/Fail
	The tree is a native species (or at least 70% within the block are native species).	The tree is an ash.	PASS
	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).	The tree is a standalone specimen	PASS
	The tree is mature (or more than 50% within the block are mature) ¹ .	The tree is semi-mature	FAIL
	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.	Snapped branches and discoloured leaves	FAIL
	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	There are superficial cracks and fissures in the bark	PASS

	More than 20% of the tree canopy area is oversailing vegetation beneath.	50% is oversailing grassland.	PASS
Result	Passes 3 of 3 core criteria; AND • Meets the requirements for good condition within criteria 2 and 3: Good (3) Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for good condition within criteria 2 and 3: Moderate (2) Passes 0 or 1 of 3 core criteria: Poor (1)		

APPENDIX H: A-1 BNG OFFSETTING AREA HABITAT BASELINE

Table H.1: Pre-Intervention Habitat Baseline Units

Habitat Type	Ref.	Area (ha)	Condition	Strategic Significance	Total Habitat Units
Developed land; sealed surface	Area1	0.33	N/A	Area/compensation not in local strategy/ no local strategy	0.00
Modified grassland	Area1	0.01	Moderate	Area/compensation not in local strategy/ no local strategy	0.04
Open mosaic habitats on previously developed land	Area1	0.28	Poor	Formally identified in local plans	1.93
Other neutral grassland	Area1	0.14	Poor	Area/compensation not in local strategy/ no local strategy	0.56
Wet woodland	Area1	0.3	Poor	Area/compensation not in local strategy/ no local strategy	1.80
Ruderal/Ephemeral	Area1	0.08	Moderate	Area/compensation not in local strategy/ no local strategy	0.32
Bramble scrub	Area1	0.07	N/A	Area/compensation not in local strategy/ no local strategy	0.28

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Habitat Type	Ref.	Area (ha)	Condition	Strategic Significance	Total Habitat Units
Urban tree	Area1	0.03	Moderate	Area/compensation not in local strategy/ no local strategy	0.24
Developed land; sealed surface	Area1	0.25	N/A	Area/compensation not in local strategy/ no local strategy	0.00
Open mosaic habitats on previously developed land	Area2	0.26	Poor	Formally identified in local plans	1.79
Other neutral grassland	Area2	0.07	Good	Area/compensation not in local strategy/ no local strategy	0.84
Wet woodland	Area2	0.02	Poor	Area/compensation not in local strategy/ no local strategy	0.12
Open mosaic habitats on previously developed land	Area3	0.01	Moderate	Formally identified in local plans	0.14
Wet woodland	Area3	0.86	Moderate	Area/compensation not in local strategy/ no local strategy	11.87
Open mosaic habitats on previously developed land	Area4	0.16	Poor	Formally identified in local plans	1.10
Ruderal/Ephemeral	Area4	0.04	Moderate	Area/compensation not in local strategy/ no local strategy	0.16

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Habitat Type	Ref.	Area (ha)	Condition	Strategic Significance	Total Habitat Units
Other woodland; broadleaved	Area4	0.17	Moderate	Area/compensation not in local strategy/ no local strategy	1.36
Total Area		3.08	Total Units		22.56

APPENDIX I: A-2 MAIN WORKS SITE HABITAT CREATION AND ENHANCEMENT

Table I.1: Main Site Post-Development Habitat Units – Created

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
Other neutral grassland	0.12	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	0.75
Introduced shrub	0.18	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0.32
Open Mosaic Habitat	0.33	High	Good	Formally identified in local plans	2.98
Developed land; sealed surface	0.86	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.00
Developed land; sealed surface	0.46	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.00
Urban tree	0.51	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	1.45
Total:					5.51

Table I.2: Post-Development Habitat Units – Enhanced

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
Wet woodland	0.06	High	Moderate	Formally identified in local strategy	0.92
Total:					0.92

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Table 1.3: Post-Development Hedgerow Units – Created

Hedgerow Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
Non-native hedgerow	0.16	V.Low	Poor	Area/compensation not in local strategy/no local strategy	0.14
Total:					0.14

APPENDIX J: BNG OFFSETTING AREA HABITAT ENHANCEMENT

Table J.1: Post-Intervention Habitat Units – Enhanced

Area	Existing Habitat Type	Existing Condition	Area (ha)	Proposed Habitat Type	Proposed Condition	Strategic Significance	Habitat Units Delivered
Area1	Developed land; Sealed surface	N/A – Other	0.58	Open mosaic habitats on previously developed land	Good	Formally identified in local strategy	5.35
Area1	Open mosaic habitats on previously developed land	Poor	0.28	Open mosaic habitats on previously developed land	Good	Formally identified in local strategy	3.74
Area1	Other neutral grassland	Poor	0.14	Open mosaic habitats on previously developed land	Good	Formally identified in local strategy	1.70
Area1	Ruderal/ephemeral	Moderate	0.08	Open mosaic habitats on previously developed land	Good	Formally identified in local strategy	0.97
Area1	Bramble scrub	Condition Assessment N/A	0.07	Open mosaic habitats on previously developed land	Good	Formally identified in local strategy	0.85
Area1	Wet woodland	Poor	0.3	Wet woodland	Moderate	Formally identified in local strategy	3.04
Area2	Open mosaic habitats on previously developed land	Poor	0.26	Open mosaic habitats on previously developed land	Good	Formally identified in local strategy	3.48
Area2	Wet woodland	Poor	0.02	Wet woodland	Moderate	Formally identified in local strategy	0.20
Area3	Wet woodland	Moderate	0.86	Wet woodland	Good	Formally identified in local strategy	13.14
Area4	Open mosaic habitats on previously developed land	Poor	0.16	Open mosaic habitats on previously developed land	Good	Formally identified in local strategy	2.14

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Area4	Ruderal/ephemeral	Moderate	0.04	Open mosaic habitats on previously developed land	Good	Formally identified in local strategy	0.49
Total							35.10

APPENDIX K: POST DEVELOPMENT / INTERVENTION 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 (Department for Environment Food & Rural Affairs (DEFRA), 2024b). A separate detailed Habitat Management and Monitoring Plan (HMMP) will be required to fulfil the management and monitoring requirements for the below created and enhanced habitats.

Location	Baseline Habitat Type	Habitat Measure	Size (ha)	Existing Habitat Units	Unit Uplift	Target Condition	Time To Target Condition	Habitat Condition Sheet	Target Condition Criteria	Initial Habitat Creation Measures (Capital Expenditure)	Ongoing Habitat Management
Area 1	Grassland – other neutral grassland	Transition to OMHoPDL	0.14	0.56	1.14	Good	10 years	Urban	Target condition is 'Good' in four years. To achieve this four criteria should be achieved including a complete absence of non-native species.	- Any litter should be removed prior to habitat creation. - Create scrapes / bare ground for invertebrates within the other neutral grassland. - Gravels or spoil can be spread to create bare ground and impermeable surfaces. There should be a mix of different substrates including bare earth. - The gravel/spoil can be used from other parts of the site and seeded with species beneficial for invertebrates on site including kidney vetch, bird's foot trefoil and other pea species. Seed can be harvested from other parts of the site and used to seed these areas. - Logpiles or rubble piles can be created as habitat for invertebrates, amphibians and reptiles.	- Ruderal vegetation can be retained but management on edge via cutting to create more of a graded ecotone between the woodland and OMHoPDL. - Created OMHoPDL should be monitored for establishment of desired species and INNS. - If habitats become homogenous remedial action should be taken such as scrape creation or addition of materials/gravel. - If scrub becomes dense or covers greater than 20% of area, then this should be managed. - Ruderal vegetation can be retained but management on edge via cutting to create more of a graded ecotone between the woodland and OMHoPDL. - Created OMHoPDL should be monitored for establishment of desired species and INNS. - If habitats become homogenous remedial action should be taken such as scrape creation or addition of materials/gravel. - If scrub becomes dense or covers greater than 20% of area, then this should be managed.
Area 1	Bramble scrub, ruderal/ ephemeral (considered together to create a mosaic habitat)	Transition to OMHoPDL	0.07	0.28	0.57					Glades can be created within the bramble scrub to increase the volume of edge habitats on site.	
Area 1	Ruderal/ ephemeral	Transition to OMHoPDL	0.08	0.32	0.65					- Any litter should be removed prior to habitat creation. - Create scrapes / bare ground for invertebrates within the other neutral grassland. - Gravels or spoil can be spread to create bare ground and impermeable	

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Location	Baseline Habitat Type	Habitat Measure	Size (ha)	Existing Habitat Units	Unit Uplift	Target Condition	Time To Target Condition	Habitat Condition Sheet	Target Condition Criteria	Initial Habitat Creation Measures (Capital Expenditure)	Ongoing Habitat Management
										surfaces. There should be a mix of different substrates including bare earth. - The gravel/spoil can be used from other parts of the site and seeded with species beneficial for invertebrates on site including kidney vetch, bird's foot trefoil and other pea species. Seed can be harvested from other parts of the site and used to seed these areas. - Glades can be created within the bramble scrub to increase the volume of edge habitats on site. - Logpiles or rubble piles can be created as habitat for invertebrates, amphibians and reptiles.	
Area 1	Urban – developed land; sealed surface,	Creation of OMoPDL	0.58	0	5.35	Good	10	Urban	Target condition is 'Good' in four years. To achieve this four criteria should be achieved including a complete absence of non-native species.	- Any hardstanding can be broken up and allowed to naturally recolonise. - Gravels or spoil can be used from other parts of the site and seeded with species beneficial for invertebrates on site including kidney vetch, bird's foot trefoil and other pea species. Seed can be harvested from other parts of the site and used to seed these areas. - Impermeable scrapes should be created where water can naturally pool.	- Created OMHoPDL should be monitored for establishment of desired species. - If habitats become homogenous remedial action should be taken such as scrape creation or addition of materials/gravel. - If scrub becomes dense or covers greater than 20% of area, then this should be managed.
Area 1 and 2	Open Mosaic Habitats on Previously Developed Land (OMHoPDL)	Enhance from poor to good condition	0.25	1.5	1.84	Good	10	Urban	Target condition is 'Good' in 10 years. To achieve this three criteria should be achieved including a complete absence	- INNS removal (hollyberry cotoneaster). - Creation of bare ground.	Created OMHoPDL should be monitored to ensure retains a mosaic and doesn't become homogenous or a single structural habitat component or vegetation type accounts for more than 80% of the total habitat area.

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Location	Baseline Habitat Type	Habitat Measure	Size (ha)	Existing Habitat Units	Unit Uplift	Target Condition	Time To Target Condition	Habitat Condition Sheet	Target Condition Criteria	Initial Habitat Creation Measures (Capital Expenditure)	Ongoing Habitat Management
									of non-native species.		- If habitats become homogenous remedial action should be taken such as scrape creation or addition of materials/gravel. - If scrub becomes dense or covers greater than 20% of area, then this should be managed. - Monitoring for INNS and removal if become established.
Area 1 and 2	Open Mosaic Habitats on Previously Developed Land (OMHoPDL)	Enhance from poor to good condition	0.26	1.56	1.92	Good	10	Urban	Target condition is 'Good' in 10 years. To achieve this three criteria should be achieved including a complete absence of non-native species.	- INNS removal (hollyberry cotoneaster). - Creation of bare ground.	- Created OMHoPDL should be monitored to ensure retains a mosaic and doesn't become homogenous or a single structural habitat component or vegetation type accounts for more than 80% of the total habitat area. - If habitats become homogenous remedial action should be taken such as scrape creation or addition of materials/gravel. - If scrub becomes dense or covers greater than 20% of area, then this should be managed. - Monitoring for INNS and removal if become established.
Area 1	Wet woodland	Enhance from poor to moderate condition	0.29	1.74	1.2	Moderate	10	Woodland	Target condition is 'Moderate' in 10 years. To achieve this a score of 26 should be achieved. Woodland currently scores 23.	Remove litter.	- Reduce disturbance (Criteria M: +1-2). - Monitor and remove any new litter or flytipping. - Encourage structural diversity of canopy and understory, by introducing rotational coppicing (Criteria J: +1) - Opening up of the canopy will encourage woodland regeneration, native understory planting can be introduced if needed (Criteria G: +1-2) - Any felled material can be retained as log piles (Criteria L: +1)
Area 3	Wet woodland	Enhance from moderate to good condition	0.86	11.87	1.27	Good	30+	Woodland	Target condition is 'Good' in 30+ years. To achieve this a score of 32 should be achieved. Woodland currently scores 27.	Remove any litter or fly tipping.	- Retain deadwood (+1-2). - Protect from disturbance, monitor and remove any new litter or flytipping (Criteria M: +2). - Removal of invasive species including hollyberry and rhodendron (Criteria C: +1) - Encourage structural diversity of canopy and understory, by introducing rotational coppicing (Criteria J: +1)
Area 4	Open Mosaic Habitats on Previously Developed Land (OMHoPDL)	Enhance from moderate to good condition	0.16	1.10	1.04	Good	4	Urban	Target condition is 'Good' in four years. To achieve this four criteria should be achieved including a complete absence of non-native species.	INNS removal (cotoneaster).	- Should be monitored to ensure retains a mosaic structure and doesn't become homogenous or a single structural habitat component or vegetation type accounts for more than 80% of the total habitat area. - If habitats become homogenous remedial action should be taken such as scrape creation or addition of materials/gravel. - If scrub becomes dense or covers greater than 20% of area, then this should be managed.

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Location	Baseline Habitat Type	Habitat Measure	Size (ha)	Existing Habitat Units	Unit Uplift	Target Condition	Time To Target Condition	Habitat Condition Sheet	Target Condition Criteria	Initial Habitat Creation Measures (Capital Expenditure)	Ongoing Habitat Management
											Monitoring for INNS and removal if become established.
Area 4	Sparsely vegetated land - Ruderal /ephemeral	Enhancement and habitat type change	0.04	0.16	0.33	Good	10	Urban	Target condition is 'Good' in 10 years. To achieve this four criteria should be achieved including a complete absence of non-native species.	No initial actions.	Ruderal vegetation can be retained but management on edge via cutting to create more of a graded ecotome between the woodland and OMHoPDL.