



BIODIVERSE
CONSULTING

SANDBROOK RETAIL PARK

**BIODIVERSITY NET GAIN STATEMENT &
ASSESSMENT**

FOR: OSPREY CHARGING LTD

REF: BIOC25-332 | V1.0



CLIENT	PROJECT	
Osprey Charging Ltd Camburgh House 27 New Dover Road Canterbury Kent CT1 3DN	Project Name:	Sandbrook Retail Park
	Project code:	BioC25-332
	Lead surveyor:	Jacqui Kenny MSc
	Prepared by:	Jacqui Kenny MSc
	Reviewed by:	Callum Goodwin MSc
	Approved by:	Peter Robson MSc MCIEEM CEnv
	Date:	26 th November 2025

DOCUMENT CONTROL

VERSION	DATE	CHANGES	CONFIDENTIALITY	PREP	REV	AUTH
V1.0	26/11/2025	Initial to Client	N/A	JK	CG	PR

MAP CONTROL

VERSION	DATE	CHANGES	CONFIDENTIALITY	PREP	REV	AUTH
V1.0	26/11/2025	Initial to Client	N/A	EC	JK	CG

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BIODIVERSITY STATEMENT

Biodiverse Consulting Ltd was commissioned to undertake a Biodiversity Net Gain (BNG) of land within Rochdale at Sandbrook Park Edinburgh Way, OL11 1RY. The Site is proposed to be developed into electric car charging bays and associated parking.

BIODIVERSITY STATEMENT		
Biodiversity Gain Condition Required?		
YES ☒ NO ☐		
Assessment Date	16/10/2025	
Pre-Development Biodiversity Value	Habitat Units	0.02
	Hedgerow Units	0.00
	Watercourse Units	0.00
Metric Information	Metric Name & Version	BioC25-332 Sandbrook Retail Park Statutory Metric V1
	Metric Date of Completion	25/11/2025
Degradation Statement Required?		
YES ☐ NO ☒		
Irreplaceable Habitat		
YES ☐ NO ☒		



BASELINE HABITATS PLAN





BIODIVERSITY STATEMENT				
Pre-Planning Biodiversity Net Gain Results	Total Net Habitat Unit Change onsite is -0.02 equating to 100% net loss.			
Trading Rules Satisfied				
YES ☐ NO ☒				
Offsite Units Required to Achieve 10% Gain				
YES ☒ NO ☐				
Offsite Units Required	Unit Type	Habitat	Distinctiveness	Biodiversity Units Required
	Habitat	Individual Tree	Medium	0.022



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1 INTRODUCTION

1.1 CONTEXT

This report forms the biodiversity net gain assessment, for detailed protected/priority species and habitat survey assessment see Preliminary Ecological Appraisal¹. This report seeks to complement the results and conclusions from the aforementioned reports with regards to arboricultural and/or ecological recommendations.

1.2 SITE LOCATION AND DESCRIPTION

The Site is located at Sandbrook Retail Park, Edinburgh Way, Rochdale OL11 1RY at a central grid reference of SD 89217 11680 as illustrated in Appendix A Figure 1. The 0.043ha Site currently consists of a commercial car park bound by ornamental planting and woodland.

1.3 DEVELOPMENT PROPOSALS

The Site is proposed to be developed into a total of 12 charging bays and 12 charging points with associated infrastructure based on current plans at the date of the production of this report. Current Site landscaping proposals are provided within Site Layout Plan EBD V4 (Appendix A Figure 2).

1.4 REPORT OBJECTIVES

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

¹ Biodiverse Consulting (2025) BioC25-332 PEA V1



2 METHODOLOGY

2.1 STUDY SCOPE

The survey area comprised the “Site” (Appendix A Figure 3) and, where access was available an appropriate buffer.

2.2 DESK STUDY

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

- Assessment of aerial imagery and Ordnance Survey mapping.
- A search of the MAGIC² website for priority habitats.
- Data search submitted to the Greater Manchester Local Record Centre (LRC).
- Research of strategic plans in the local area.
- Reference to relevant local guidance.
- Review of relevant previous planning permissions within which the Site is located.

2.3 ESTABLISHING THE BASELINE

Baseline habitats established through the following information sources:

- Field survey
- Degradation
- Relevant previous planning permissions associated with the Site

2.3.1 Field Survey

The Site was subject to a walk over, during which habitats were identified using the UK Habitat Classification survey methodology³ (UKHAB). Table 1 provides a summary of the field surveys undertaken.

TABLE 1: SURVEY SUMMARY

DATE	TEMPERATURE	CLOUD	PRECIPITATION	WIND ⁴
16/10/2025	10°C	100%	None	0

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

³ UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>)

⁴ Royal Meteorological Society ([The Beaufort Wind Scale](#) | [Royal Meteorological Society](#))



2.3.2 Degradation

Potential degradation of the Site has been determined through:

- Assessment of historic aerial imagery and Ordnance Survey mapping.
- Consultation with the client regarding activities on the site since 30 January 2020.
- Review of relevant planning permissions applicable to the Site.

2.3.3 Relevant Previous Planning Permissions

The Rochdale Metropolitan Borough Council planning portal was searched for applications in the same postcode as the Site. Planning permissions granted since 25th August 2023 were reviewed and the proposed plans compared with the results of the field survey.

Where discrepancies between approved plans and habitats recorded during the field survey were identified, the approved plans have been used to inform the baseline habitat assessment.

2.4 LIMITATIONS

The survey was conducted outside of the botanical survey season. However, given that botanical species were still identifiable, and the urban context of the Site, this was not considered a significant limitation to the findings within this report.

There are no landscaping plans as of the time of the generation of this report. However, this is not considered a significant limitation as no landscaping is proposed onsite due to the development type and limited size of the Site.

2.5 BIODIVERSITY ASSESSMENT METHODOLOGY

The Statutory Biodiversity Metric⁵ was applied to calculate Biodiversity Units for this site and is a standard approach based on the information in the accompanying User Guide and Technical Guidance⁶. The application of this tool prescribes a biodiversity unit value for pre-development baseline conditions alongside the proposed post-development conditions. Post development onsite habitats are assigned a condition considered achievable within a 30-year period through a dynamic management plan and takes into consideration feasibility issues.

2.6 BIODIVERSITY GAIN HIERARCHY

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

⁵ Defra (2024) Statutory Biodiversity Metric Calculation Tool (at <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>)

⁶ Defra (2024) Statutory Biodiversity Metric: User Guide (at <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>)



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



3 RESULTS

3.1 DESK STUDY

3.1.1 Priority Habitats

There are no records of Priority Habitats within or bordering the Site. There are records of Priority Habitats within 2 km of the Site including:

- Deciduous Woodland
- Lowland Fens
- Good-quality Semi-improved Grassland

The QGIS map of the Priority Habitats is provided in Appendix A Figure 4.

3.1.2 Relevant Guidance and Strategic Plans

Strategic significance was assigned to relevant habitats in accordance with the Rochdale Adopted Core Strategy⁷.

Table 2 summarises the strategic plans that are relevant to this Assessment, a map of the relevant local strategies is provided in Appendix A Figure 5.

The Individual Tree onsite was provided strategic significance due to the requirements within G7 of the Rochdale Core Strategy highlighting that development must protect existing features such as trees onsite. Individual Trees were awarded the ‘formally identified in local strategy’ strategic significance multiplier.

TABLE 2: RELEVANT GUIDANCE AND STRATEGIC PLANS

POLICY/GUIDANCE	STRATEGIC SIGNIFICANCE
Rochdale Core Strategy, Promoting a greener environment (SO4), G7 – increasing the value of biodiversity.	Development proposals must protect and enhance existing features such as woodland and trees and take opportunities to promote biodiversity through landscaping, bat boxes etc. Developments shall not fragment wildlife corridors.

3.1.3 Landscape Context

A review of aerial imagery and Ordnance Survey mapping shows that the immediate landscape comprised of a commercial retail park with associated parking and infrastructure, bound by woodland and line of trees. Immediately adjacent to the Site was woodland and Introduced Shrub habitats. The A627(M) and Rochdale Bypass was approximately 160m south-west,

⁷ Rochdale Borough Council (2017) Rochdale Core Strategy, Adopted October 2016



separating the Site from an industrial park. 210m west was a railway line, separating the Site from Rochdale. 238m east was an ornamental pond with landscaping, within the centre of a roundabout. Further afield was within the north, east and south-east was the city of Rochdale, within the south-west was Castleton Moor. Both locations comprise of predominantly residential, retail and commercial buildings with associated infrastructure and landscaping.

3.2 DEGRADATION

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



3.3 FIELD SURVEY

The Site is 0.043ha in extent and currently comprises of Developed Land, Sealed Surface and Introduced Shrub with an Individual Tree. Baseline habitats within the Site are mapped within Appendix A Figure 6. Full species lists for the habitats are located in Appendix B and photos in Appendix C. Full habitat condition assessments are detailed in the accompanying condition assessment sheets.

3.3.1 Habitats

TABLE 3: BASELINE HABITAT DESCRIPTIONS

HABITAT REFERENCE	EXTENT	UKHAB CODE	SECONDARY CODE(S)	KEY SPECIES	DESCRIPTION	CONDITION
u - URBAN						
U1	0.042ha	u1b	N/A	N/A	A frequently used car park.	N/A – Other
S1	0.001ha	u	847	- Common ivy <i>Hedera helix</i> - Californian bay laurel <i>Umbellularia californica</i> - Climbing euonymus <i>Euronymus fortunei</i>	A sparse ornamental shrub parcel with the ground comprising of wood shavings with moss beginning to establish.	Condition Assessment N/A



HABITAT REFERENCE	EXTENT	UKHAB CODE	SECONDARY CODE(S)	KEY SPECIES	DESCRIPTION	CONDITION
T1	0.0041ha	u	200	Pendunculate oak <i>Quercus robur</i>	A young tree with evidence of management, with cut branches restricting normal canopy growth.	Poor



4 ONSITE BNG ASSESSMENT

4.1 BASELINE HABITATS SUMMARY

Table 4 presents a summary of the baseline conditions of the Site with habitats mapped within Appendix A Figure 6.

TABLE 4: SUMMARY OF BASELINE HABITATS WITH CALCULATED HABITAT UNITS

HABITAT TYPE	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	HABITAT UNITS
Developed Land, Sealed Surface	N/A – Other	Area not in local strategy	0.042	0.00
Introduced Shrub	Condition Assessment N/A	Area not in local strategy	0.001	0.00
Urban Tree	Poor	Formally identified in local strategy	0.0041	0.02
Total Habitat Units within baseline:				0.02

4.2 POST-DEVELOPMENT ONSITE HABITAT SUMMARY

The calculations presented here are based on Site Layout Plan EBD V4 (See Appendix A Figure 2). Post development onsite habitats are mapped in Appendix A Figure 7.

TABLE 5: SUMMARY OF POST-DEVELOPMENT ONSITE HABITATS WITH CALCULATED HABITAT UNITS

HABITAT TYPE	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	HABITAT UNITS
HABITAT CREATED				
Developed Land, Sealed Surface	N/A - Other	Area not in local strategy	0.043	0.00
Total Habitat Units onsite post-development:				0.00



4.2.1 Summary

Total Net Habitat Unit Change: -0.02 equating to a 100% net loss.

4.2.2 Trading Rules

The trading rules for this project are not currently satisfied due to the 0.02 habitat unit loss of medium distinctiveness Individual Trees habitat type.

4.2.3 Significant Onsite Gains

There are no significant gains onsite. This is due to the limited size of the Site and the proposed development restricting the creation of medium distinctiveness habitats.

4.3 BIODIVERSITY GAIN HIERARCHY

Table 6 presents a summary of how the Biodiversity Gain Hierarchy has been applied to this stage of the development. This is subject to change, and the full description of the Biodiversity Gain Hierarchy has been applied will be presented in the Biodiversity Gain Plan.

TABLE 6: SUMMARY OF HOW THE BIODIVERSITY GAIN HIERARCHY HAS BEEN APPLIED

BIODIVERSITY GAIN HIERARCHY STAGE	DESCRIPTION
Avoid adverse effects on medium - v. high distinctiveness habitats.	Woodland habitats will be retained around the perimeter of the Site, outside of the development footprint.
Mitigate effects on medium - v. high distinctiveness habitats.	It is not feasible, given the nature of the development to mitigate the effects of the development on Individual Trees situated inside the development footprint.
Onsite habitats enhancement.	It is not feasible given the nature of the development to enhance habitats within the development.
Onsite habitat creation.	It is not feasible given the nature of the development and the limited size to create new habitats within the development.



5 RECOMMENDATIONS

The development results in a -100% (<10%) net change in habitat units and does not satisfy trading rules onsite based on Site Layout Plan EBD V4 (See Appendix A Figure 2). To achieve a 10% net gain, a total of 0.022 habitat units, will need to be acquired offsite either via a Registered Offsite Gain Provider or Statutory credits.

5.1 PRE-COMMENCEMENT CONDITIONS

5.1.1 Biodiversity Gain Plan

A Biodiversity Gain Plan will need to be submitted as part of the fulfilment of a Biodiversity Net Gain pre-commencement condition using the Biodiversity Gain Plan Template⁸. This Gain Plan will include the legal documentation evidencing any Biodiversity Units secured via a Third-Party Provider and/or Statutory Credits purchased by a Third-Party provider.

5.2 OFFSITE GAIN REQUIREMENTS

5.2.1 Registered Offsite Biodiversity Gain Provider

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

5.2.2 Statutory Credits

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

- Considered additional on-site BNG and can provide reasoning showing why this is not possible.
- Approached 3 local or national suppliers, habitat banks or trading websites and can show evidence that no off-site options are available in England. Evidence would include, for example, correspondence, emails, or a PDF download showing a marketplace search.

⁸ DEFRA, 2023. Biodiversity Gain Plan Template.
<https://assets.publishing.service.gov.uk/media/6560a8de1fd90c0013ac3b66/biodiversity-gain-plan.pdf>. Last accessed 11/01/24.

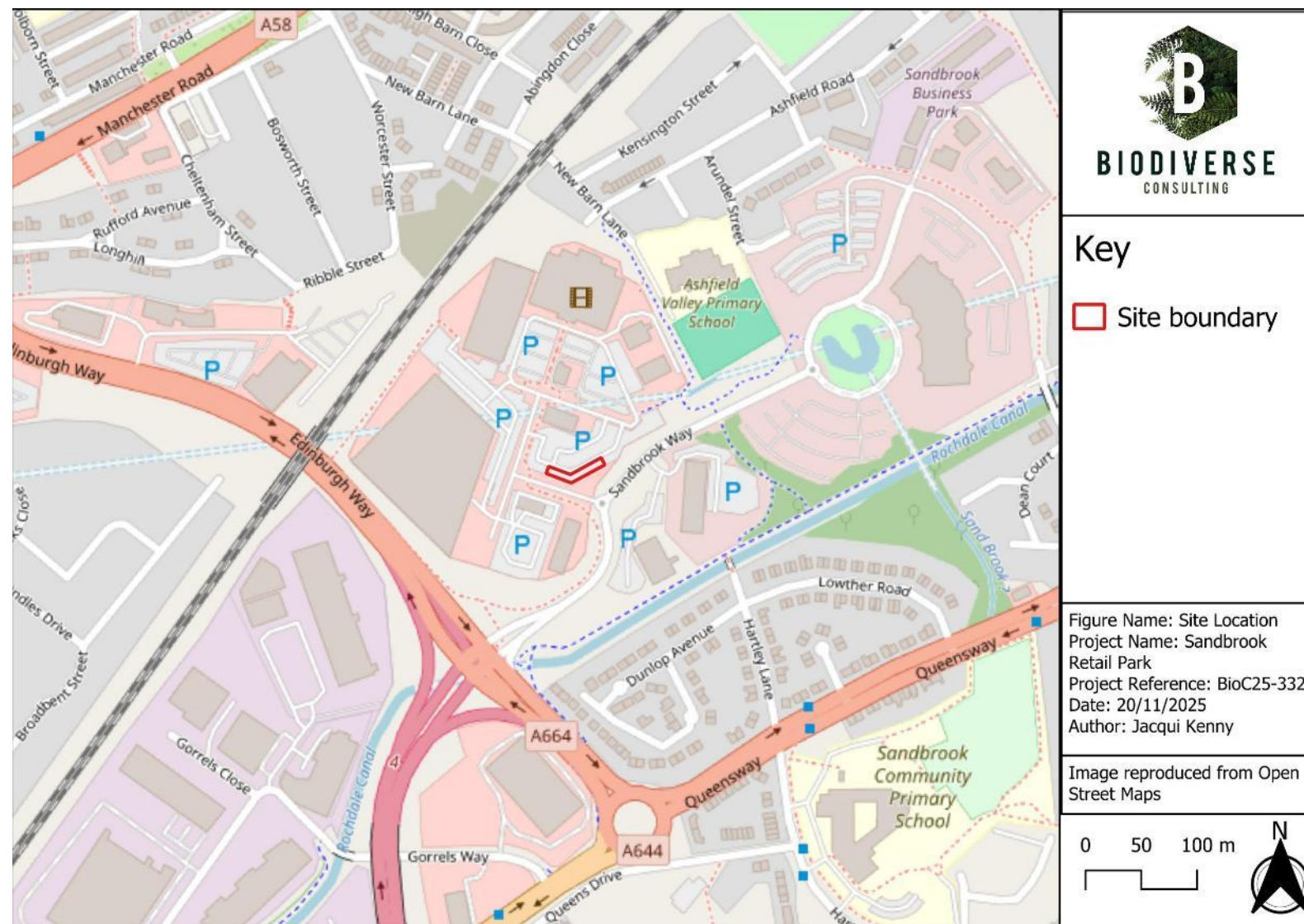


APPENDICES



APPENDIX A – FIGURES

Figure 1 – Site Location



[illegible]



Figure 3 – Survey Area



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Key

 Site boundary

Figure Name: Site Boundary
Project Name: Sandbrook
Retail Park
Project Reference: BioC25-332
Date: 25/11/2025
Author: Jacqui Kenny

Image reproduced from
Google Satellite

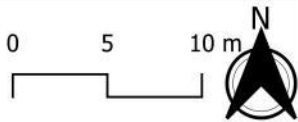




Figure 4 – Priority Habitats Map

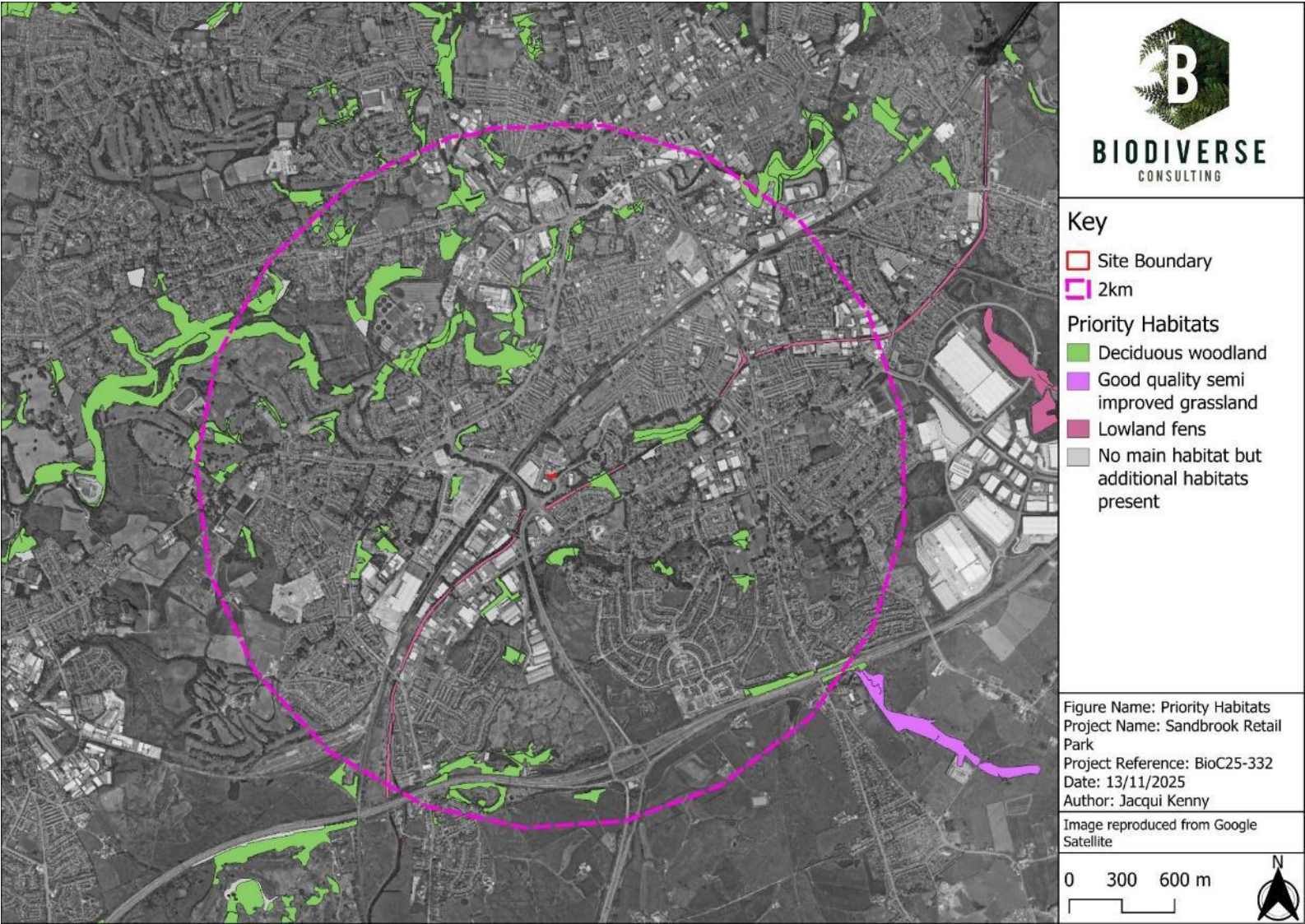




Figure 5 – Local Strategy Map

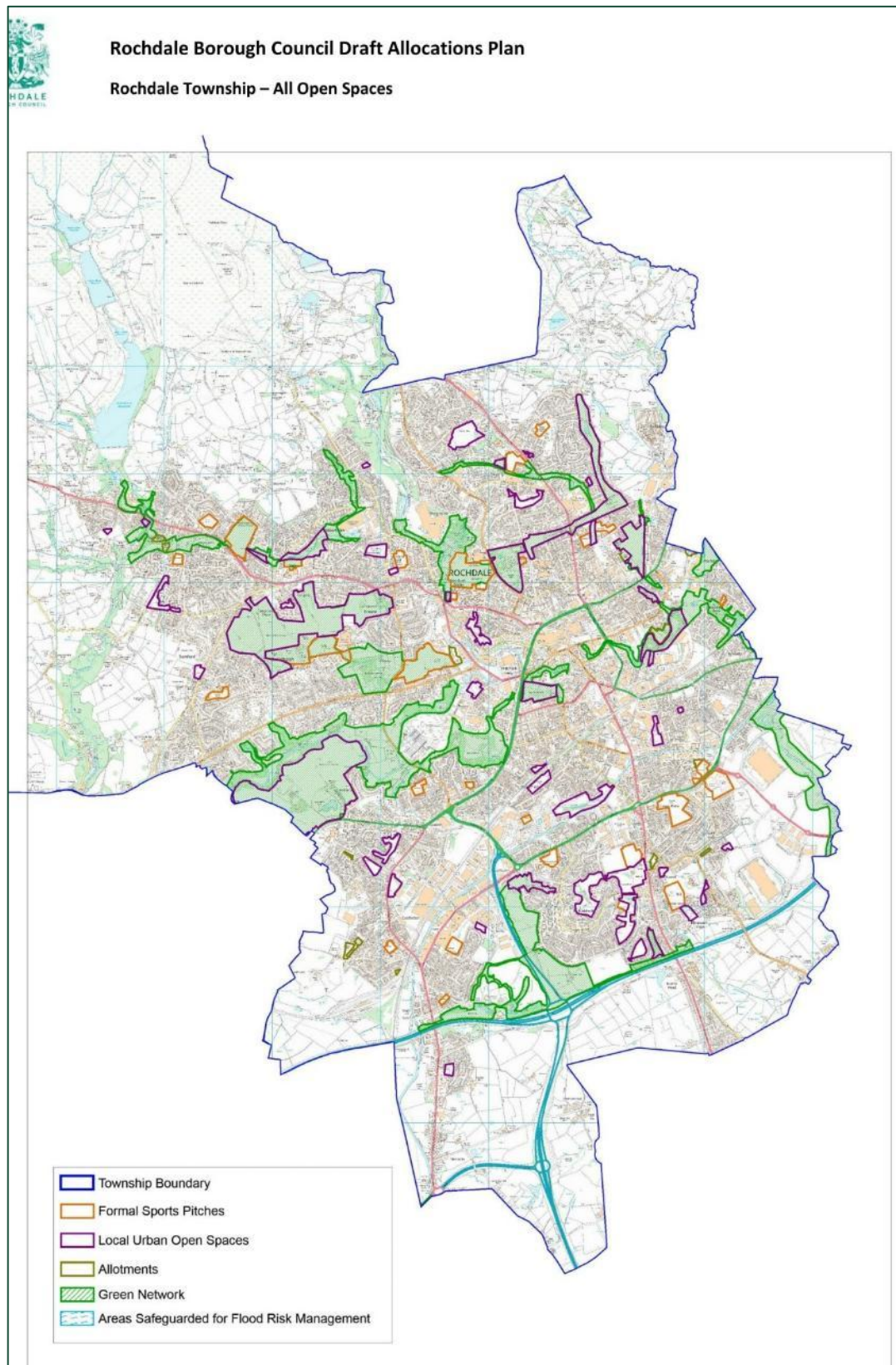




Figure 6 – Baseline UKHAB Map





Figure 7 – Post Development UKHAB Map





APPENDIX B – SPECIES LIST

INTRODUCED SHRUB

COMMON NAME	SCIENTIFIC NAME
Bramble	<i>Rubus fruticosus</i> agg.
Common ivy	<i>Hedera helix</i>
Ash	<i>Fraxinus excelsior</i>
Californian bay laurel	<i>Umbellularia californica</i>
Climbing euonymus	<i>Euonymus fortune</i>
White dogwood	<i>Cornus alba</i>
Moss sp	<i>Bryophyta</i>
Lilly of the valley bush	<i>Pieris japonica</i>



APPENDIX C – HABITAT PHOTOS

**IMAGE 1: U1 - u1b DEVELOPED
LAND, SEALED SURFACE**



**IMAGE 2: S1 - u 847 INTRODUCED
SHRUB**



**IMAGE 3: T1 - 200 INDIVIDUAL TREE
POOR CONDITION**





APPENDIX D – LEGISLATION AND POLICY

Town and Country Planning Act 1990⁹

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

The Environment Act 2021¹⁰

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

Biodiversity Gain Regulations 2024^{11,12,13,14,15,16}

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

Planning Policy – National Planning Policy Framework (NPPF)¹⁸

The National Planning Policy Framework (NPPF) 2024¹⁷ sets out the Government’s requirement for the planning system in England and in doing so establishes the framework within which local planning authorities can develop their own planning policies. The NPPF explicitly addresses the conservation and enhancement of the natural environment, including biodiversity, through paragraphs 187–201.

⁹ Town and Country Planning Act 1990. Available from: <https://www.legislation.gov.uk/ukpga/1990/8/schedule/7A>

¹⁰ The Environment Act 2021. Available from: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

¹¹ The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/50/contents/made>

¹² The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/49/contents/made>

¹³ The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/48/contents/made>

¹⁴ The Biodiversity Gain Requirements (Exemptions) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/47/contents/made>

¹⁵ The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/46/contents/made>

¹⁶ The Biodiversity Gain Site Register Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/45/contents/made>

¹⁷ National Policy Planning Framework 2024. Available from: [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)



APPENDIX E – BNG ASSUMPTIONS & LIMITATIONS

BIODIVERSITY NET GAIN (“BNG”) CALCULATION:

ASSUMPTIONS AND LIMITATIONS RELATING TO BIODIVERSITY NET GAIN CALCULATION(S) FOR THE PROPOSED DEVELOPMENT SITE AT SANDBROOK PARK EDINBURGH WAY OL11 1RY.

INTRODUCTION

1. A Biodiversity Net Gain (“BNG”) calculation requires a calculation of the pre-development baseline biodiversity value of the habitats within the red line boundary of the Site which is then compared with the predicted post-development biodiversity value of the habitats within the red line boundary of the Site.
2. A target percentage of 10% as required by the relevant Local Planning Authority will be applied by Biodiverse Consulting in its performance of the Services unless the Services are in connection with one or more specific phases of a development (as agreed with the Local Planning Authority). In this case the Services shall be undertaken in accordance with the requirements of the Phased Biodiversity Gain Plan agreed with that Authority.
3. To the extent that the outcome of that comparison fails to deliver the relevant target percentage of BNG for the Site, reliance must then be placed in the BNG calculation on:
 - 3.1. Biodiversity Units generated on land Off-site which are to be registered as “Registered Off-site Biodiversity Gain” on Natural England’s Biodiversity Gain Site Register and which will be used in the BNG calculation); or
 - 3.2. If necessary, Biodiversity Statutory Credits to be purchased through NHM government so as to meet the relevant target percentage of BNG for the Site.
4. Where the Services provided have been in connection with a development Site that is subject to a Phased Biodiversity Gain Plan references to Site in this document are references to the relevant phase of the development that Biodiverse Consulting reports upon.

ASSUMPTIONS AND LIMITATIONS

5. Biodiverse Consulting has carried out its enclosed BNG calculation in accordance with the terms and conditions of our engagement taking into account:
 - 5.1. The information you have provided to Biodiverse Consulting or that Biodiverse Consulting has obtained from you or other specified sources (including all understandings reached with the Local Planning Authority prior to or subsequent to an application submission that you have advised Biodiverse Consulting of);



- 5.2. The date specified in the Report as being the date(s) upon which the actual survey of the Site was undertaken; and
- 5.3. Biodiverse Consulting's professional judgment.
6. No responsibility is taken by Biodiverse Consulting should the output of the calculation prove not to be deliverable at, or valid for, the development Site or not being acceptable to the Local Planning Authority or its advisers or to any third party or court or tribunal in respect of the development Site, where this results from:
 - 6.1. The development proposal or any planning authorisation in respect of the development proposal not conforming to the information on which Biodiverse Consulting has relied referred to below; or
 - 6.2. Any Off-site BNG delivery not conforming to the information on which Biodiverse Consulting has relied, referred to below or any of that information being misleading or inaccurate; or
 - 6.3. The professional judgement of Planning Authority (or other) professionals differing from the professional judgment of Biodiverse Consulting; or
 - 6.4. Any delay in the submission of information to the Local Planning Authority resulting through any circumstances that arise subsequent to the completion of Biodiverse Consulting's assessment of the Site (or assessment in connection with the attribution of any Off-site units) in information being invalidated.
 - 6.5. The existence of any errors in information within the Statutory Biodiversity Gain Site Register.

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

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

Site's redline boundary:

8. Biodiverse Consulting has relied upon the redline boundary of the Site supplied by you ("**Site**"): This is found on Appendix A Figure 2.

Biodiversity Metric:

9. Biodiverse Consulting has relied upon the Statutory Biodiversity Metric current at the time the Statutory Biodiversity Metric was prepared and as appropriate the DEFRA Statutory Biodiversity Metric User Guide current at that date to undertake its calculation: [The Defra Statutory Biodiversity Metric used in the enclosed calculation is version 4.0 <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>.

Site's baseline habitats:



10. A BNG calculation is dependent on the type, condition and extent of the Site's baseline habitats at the time the Site is surveyed. Should this become a materially earlier date than the date upon which the planning application is submitted we assume that this will be discussed with the Planning Authority.
11. Biodiverse Consulting has relied upon the following sources to identify the Site's baseline habitats:
 - 11.1. Biodiverse Consulting undertook a prior UKHab habitat survey of the Site dated 16/10/2025.
 - 11.2. Images available of the development Site utilising any publicly available open-source mapping tools with timeline functionality selected at the discretion of Biodiverse Consulting;
 - 11.3. Information provided by you (if any) including:
 - 11.3.1. Information provided in the form of a habitat survey of the development Site delivered by a third party that has carried out a survey within the confines of the red line boundary of the Site;
 - 11.3.2. Information provided by you or on your behalf (if any) regarding any activity unrelated to any planning permission which has taken place at the development Site on or after 30 January 2020 as referred to in this Biodiverse Consulting Report.
 - 11.3.3. Information provided by you or on your behalf (if any) regarding any activity in accordance with a planning permission which has taken place at the development Site on or after 25th August 2023 as referred to in this Biodiverse Consulting Report.
 - 11.3.4. Information available from DEFRA provided "DEFRA Magic" website facility and/or other sources we have specifically identified in this Biodiverse Consulting Report.
 - 11.4. In establishing an appropriate baseline Biodiverse Consulting is also required to and will take into account information regarding activities which have taken place at the Site since 30th January 2020 and which are authorised or permitted under a planning permission which has been undertaken at the development Site on or after 12th February 2024 and to take account of any degradation that may have occurred on the Site since 30th January 2020;

CATEGORISATION, AND ASSESSMENT OF CONDITION, OF BASELINE SITE HABITATS FOR THE PURPOSE OF POPULATING THE STATUTORY BIODIVERSITY METRIC FOR THE PURPOSE OF THE ON-SITE METRIC CALCULATION:

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



- 12.1. The up-to-date Defra Technical User Guide that accompanies the Statutory Biodiversity Metric: (“The Statutory Biodiversity Metric User Guide: Department for Environment and Rural Affairs February 2024”)
- 12.2. Biodiverse Consulting’s professional judgment to classify the Site’s baseline habitats in accordance with the categories developed and published by the UK Habitat Classification Working Group (UKHab) categories [(Version 2)]. Where appropriate Biodiverse Consulting has inserted notes relating to its professional judgment into the accompanying Statutory Biodiversity Metric.
- 12.3. Biodiverse Consulting’s judgment to score the Site’s baseline habitats’ condition: Where appropriate Biodiverse Consulting has inserted notes relating to its professional judgment into the Statutory Biodiversity Metric.
13. Biodiverse Consulting shall only take into account in any assessment characteristics relating to habitats which are to be regarded as significant.

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

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

Site’s redline boundary:

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

Statutory Biodiversity Metric:

16. Biodiverse Consulting has relied upon the Statutory Biodiversity Metric and the DEFRA Statutory Biodiversity Metric User Guide current at the date upon which the Statutory Biodiversity Metric was prepared to undertake its calculation as referenced above: [The Statutory Biodiversity Metric used in the enclosed calculation is version 4.0 dated 25/11/2025 <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Development layout:

17. Biodiverse Consulting has relied upon the proposed development layout at the Site as supplied by you: Figure 2.

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

18. Biodiverse Consulting has relied upon:
 - 18.1. Information supplied by you or on your behalf (including opinions and conclusions expressed to you in documented form by any third party); and



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

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

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

19. Biodiverse Consulting has relied upon:

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

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

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

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

BASIS OF BIODIVERSE CONSULTING'S REFERENCE IN ANY CALCULATION ON USE OF GOVERNMENT BIODIVERSITY CREDITS

21. Developments which are subject to mandatory Biodiversity Gain under the Environment Act 2021 and associated legislation may place reliance on Biodiversity Credits purchased from the Government to contribute to meeting the relevant BNG target. Biodiverse Consulting anticipates that it will not need to assess these since they will be created and validated in accordance with procedures determined by Government.

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

33. Where Biodiverse Consulting is required to advise a landowner Client on the generation of Biodiversity Units from an Off-site BNG Delivery Site which is to be registered on the NE Statutory Biodiversity Gain Site Register then Biodiverse Consulting will do so on the bases of



the methodology provided for in paragraphs **Error! Reference source not found.** to **Error! Reference source not found.** above.

SERVICES ASSOCIATED WITH SITE MONITORING AND MANAGEMENT

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



BIODIVERSE

CONSULTING

Dissington Hall
Dalton
Newcastle upon Tyne
NE18 0AD

www.biodiverseconsulting.co.uk