

Biodiversity Net Gain Assessment

Unit A Finlan Road, Stakehill
Industrial Estate

Presented to: UBS Triton Property Fund

Issued: September 2025

Lucion Contract Reference 120999.649224

Report Details

Client	UBS Triton Property Fund
Report Title	Biodiversity Net Gain Assessment
Site Address	Unit A Finlan Road, Stakehill Industrial Estate
Contract Reference	120999.649224
Lucion Contact	Jon Spencer (Jonathan.spencer@luciongroup.com)

Quality Assurance

Issue No.	Status	Issue Date	Comments	Author	Technical Review	Authorised
2	Final	3 rd September 2025	Updated to address Client comments	Craig Dickson Senior Ecologist	Jon Spencer Associate Ecologist	Jon Spencer Associate Ecologist

About Us

Lucion Delta-Simons is part of Lucion, a technology-led environmental services company dedicated to protecting people and the planet. With expert advice, guidance, and a comprehensive array of services, we support you at every stage of your asset lifecycle, helping you mitigate regulatory impact, improve business practices, and ensure safety and environmental protection.

As part of Lucion's group of companies, we can support you with a broader range of holistic services. Through our pool of multidisciplinary experts, we help you navigate complex regulatory frameworks, saving you time and money.

Being part of your sustainable supply chain is a key goal for our team. As a member of the UN Global Compact and a commitment to sustainability, we are the partner of choice for businesses looking to make informed decisions and mitigate risks across your portfolio.

Lucion is carbon neutral. We annually measure and report our Scope 1, Scope 2 and specified Scope 3 carbon emissions, and offset 100% of residual emissions through verified carbon credits, supporting carbon reduction and prevention projects overseas. We are taking steps to reduce our carbon emissions and have committed to setting and achieving near-term and Net Zero Science-Based carbon reduction targets in line with the goals of the Paris Agreement to limit global warming to 1.5°C above pre-industrial levels. Lucion is a signatory of Pledge to Net Zero and Members of the United Nations Global Compact.

If you would like support in understanding your carbon emissions, or those of your supply chain, please get in touch with your Lucion contact above who will be happy to help.

Table of Contents

1.0 INTRODUCTION.....	1
1.1 Context and Purpose	1
1.2 Proposed Development	1
2.0 METHODOLOGY.....	2
2.1 Overview.....	2
2.2 Biodiversity Metric.....	2
2.3 Habitat Distinctiveness	3
2.4 Habitat Condition.....	3
2.4.1 Watercourse Condition Assessment.....	4
2.5 Strategic Significance.....	4
2.6 Baseline Assessment.....	4
2.7 Post Development Biodiversity Unit Calculation	5
2.8 Proposed Scheme	5
2.9 Future Auditing.....	5
3.0 ASSUMPTIONS AND APPLICATION OF PROFESSIONAL JUDGEMENT.....	6
3.1 Baseline Habitats	6
3.2 Future Habitats	6
4.0 RESULTS	7
4.1 Baseline.....	7
4.2 Proposed Scheme	7
5.0 CONCLUSIONS.....	9
6.0 DISCLAIMER.....	10
7.0 REFERENCES	11

Tables

TABLE 1 - STRATEGIC SIGNIFICANCE CATEGORIES AND SCORES.

TABLE 2 - ON-SITE AREA HABITAT BASELINE SCORE

TABLE 3 - POST-DEVELOPMENT AREA HABITAT SCORE

Figures

FIGURE 1 – BASELINE HABITATS

FIGURE 2 – POST-DEVELOPMENT HABITATS

Drawings

DRAWING 1 – LANDSCAPE PROPOSAL PLANS

Appendices

APPENDIX A – STATUTORY BIODIVERSITY METRIC CALCULATION TOOL (ISSUED SEPARATELY)

1.0 Introduction

1.1 Context and Purpose

Lucion Delta-Simons Ltd (“Lucion”) was instructed by UBS Triton Property Fund (“the Applicant”) to undertake a Biodiversity Net Gain (BNG) Assessment to determine whether the proposed refurbishment and renovations works to the existing unit (“the Proposed Development”) Unit A, Finlan Road, Stakehill Industrial Estate, M24 2SJ (hereafter referred to as “the Site”) can achieve a net gain in biodiversity.

Following amendments to the Town and Country Planning Act in February 2024, BNG has become a mandatory requirement for all developments in England that do not meet the exemption criteria¹. The Proposed Development does not meet any of the exemptions, and must therefore demonstrate a minimum 10% gain in Biodiversity Units.

The revised National Planning Policy Framework (NPPF, 2025) states, “*Planning policies and decisions should contribute to and enhance the natural and local environment by...(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...*”. It also places greater emphasis on achieving a measurable net gain in biodiversity.

1.2 Proposed Development

It is understood from the drawing provided (Drawing 1) that the Proposed Development will comprise:

The construction phase will comprise:

- Demolition of the existing single storey office projection and service yard canopy/veranda.
- Erection of an extension and alterations to the existing building; and
- A series of physical works to reconfigure the site with new hard and soft landscaping.

The operational phase will comprise:

- Use of buildings for Class B2/B8 and/or E(g)(iii) purposes; and
- Management of retained and created habitats in accordance with the Biodiversity Net Gain (BNG) assessment and Habitat Management and Maintenance Plan (HMMP).

¹ Exemptions are detailed at: <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>. Accessed April 2025

2.0 Methodology

2.1 Overview

The approach used to assess biodiversity impacts resulting from the Proposed Development is detailed below. This assessment has been based on the latest version of the Statutory Metric as published at the time of commission (v1.0.3), the Landscape Proposal Plan provided by the Client in an email in April 2025 and the Preliminary Ecological Appraisal (PEA) undertaken in April 2025.

BNG is based around ten good practice principles for development (CIRIA, 2016):

- Principle 1: Apply the mitigation hierarchy;
- Principle 2: Avoid losing biodiversity that cannot be offset elsewhere;
- Principle 3: Be conclusive and equitable;
- Principle 4: Address risk;
- Principle 5: Make a measurable net gain contribution;
- Principle 6: Achieve the best outcomes for biodiversity;
- Principle 7: Be additional;
- Principle 8: Create a net gain legacy;
- Principle 9: Optimise sustainability; and
- Principle 10: Be transparent.

The Statutory Biodiversity Metric User Guide (DEFRA, 2024a) details a further nine Biodiversity Metric Principles which inform the use of the Statutory Biodiversity Metric Calculation Tool (hereafter 'the Metric') to ensure that appropriate methods and reasoning are applied when undertaking BNG assessment.

In addition, a series of Biodiversity Metric rules are detailed which **must** be followed in order to claim a net gain in biodiversity. These include the requirement to achieve a 10% net gain in each unit type individually, i.e. habitats, hedgerows and watercourses as these cannot be summed, traded, or converted between types. Trading rules must also be followed which are designed to ensure that habitat losses associated with a proposed scheme are offset by suitable habitat creation or enhancement measures. Depending on the distinctiveness of a habitat type, it may be subject to a "like for like" trading rule, requiring the delivery of Biodiversity Units through creation of the same habitat type.

2.2 Biodiversity Metric

The quantitative assessment is based on the Metric to provide a transparent and repeatable measure of biodiversity at both the baseline and post-development stages of the project. The Metric calculates a biodiversity unit value for area habitats, hedgerows and watercourses individually. The baseline biodiversity score for each of these unit types considers a number of factors:

- Habitat distinctiveness;
- Habitat condition;
- Strategic significance; and
- Spatial area (ha) of area habitats or length (km) of hedgerows and watercourses.

The post-development biodiversity score is calculated using the same approach, but factors in a series of risk multipliers:

- Temporal risk i.e. time required for newly created or enhanced habitats to reach target condition;
- Difficulty of creation/enhancement, i.e. risk associated with the effectiveness of techniques to create or enhance habitats; and

- Spatial risk i.e. the distance between on-site biodiversity loss and the location of off-site habitat compensation (where applicable).

The baseline biodiversity value is compared to the post-development biodiversity value to assess the change (positive or negative) in Habitat Units, Hedgerow Units and Watercourse Units.

The Metric uses habitats as a proxy for determining the biodiversity value of a site and does not take the presence of protected and notable species or associated enhancement measures (e.g. bird/bat boxes) into account.

2.3 Habitat Distinctiveness

Habitat types entered into the Metric are based upon the UK Habitat classification system (UKHabs, 2023). Distinctiveness refers to the relative scarcity of the habitat and its importance for nature conservation. Habitats are assigned to distinctiveness bands based on an assessment of the distinguishing features of a habitat or linear feature, including the species richness, rarity (at local, regional, national and international scales), and the degree to which a habitat supports species rarely found in other habitats.

The distinctiveness weighting of hedgerows is based on their physical structure, species composition of the woody element of the hedgerow, and their association with physical features (ditches and banks) that may enhance their ecological value by providing additional niches or enhanced capacity to provide habitat connectivity.

The distinctiveness of watercourse types has been determined based on their naturalness and function, combined with their status as priority habitat under the Natural Environment and Rural Communities (NERC) Act.

The distinctiveness band of each habitat is pre-assigned in the Metric and cannot be altered.

The Metric distinctiveness bands and associated scores are:

- **Very High** - Priority habitats as defined in Section 41 of the NERC Act 2006 that are highly threatened, internationally scarce, and require conservation action (Metric score applied = 8).
- **High** - Priority habitats as defined in Section 41 of the NERC Act requiring conservation action (Metric score applied = 6).
- **Medium** - Semi-natural habitats not classed as Priority Habitat (Metric score applied = 4).
- **Low** – Habitat of low biodiversity value (Metric score applied = 2).
- **Very low** – Little or no biodiversity value (Metric score applied to habitat modules = 0, Metric score applied to hedgerow modules = 1).

2.4 Habitat Condition

Habitat condition is a measure of the state or quality of a habitat and can be used to show variation between parcels of the same habitat type. Condition is often linked to past management, present management, and surrounding land use. The condition of a habitat parcel is assessed using the specific criteria detailed in the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024b).

Habitat condition categories are as follows:

- Good (Metric score applied = 3);
- Fairly good (Metric score applied = 2.5);
- Moderate (Metric score applied = 2);
- Fairly poor (Metric score applied = 1.5);
- Poor (Metric score applied = 1);
- Condition Assessment N/A (Metric score applied = 1); and
- N/A – other (Metric score applied = 0).

2.4.1 Watercourse Condition Assessment

The condition of watercourses is based on a River Condition Assessment (RCA) comprising two elements: the reach scale assessment which is largely desk-based and is used to identify the indicative river type of the watercourses present; and sub-reach scale assessment which the Modular River Physical (MoRPh) survey method.

2.5 Strategic Significance

The strategic significance of each habitat parcel is based on a landscape scale assessment which considers the habitat type and location. Where a Local Nature Recovery Strategy (LNRS) has been published, this should be used to determine whether each habitat parcel or linear feature is assigned high or low Strategic Significance. Where a LNRS has not yet been published, relevant local plans and objectives are used to identify the local priorities for biodiversity and nature improvement as detailed in Table 1.

Table 1 - Strategic significance categories and scores.

Category	Description	Metric Score Applied
High (Formally identified in local strategy)	The habitat type is mapped and described as locally ecologically important within a specific location, within documents specified by the relevant planning authority. If the project delivers the mapped habitat creation, enhancement or actions set out within specified alternative documents, or enhances an existing habitat identified within specified alternative documents as locally ecologically important, strategic significance can be recorded as high in the post-intervention sheets. If the specified alternative documents identify existing habitat as locally ecologically important within a specified location, strategic significance may be recorded as high in the baseline.	1.15
Medium (Location ecologically desirable but not in local strategy)	This category can be applied when the Local Planning Authority has not identified a suitable document for assessing strategic significance. 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; and • use professional judgement. When the above criteria are met, strategic significance may be recorded as medium in the baseline and post-intervention sheets.	1.10
Low (Area/compensation not in local strategy)	Where the definitions for high or medium strategic significance are not met.	1

2.6 Baseline Assessment

The baseline biodiversity score for the Site has been determined using the PEA of the Site undertaken by Lucion in April 2025. The baseline habitats are shown in Figure 1.

The baseline assessment for the Site has now been established and will not change throughout the development period. This is the baseline from which future audits can be compared.

2.7 Post Development Biodiversity Unit Calculation

To calculate the Habitat, Hedgerow and Watercourse Units which may be achieved post-development, risk factors are introduced. The aim of a risk factor is to correct for a disparity or risk, associated with the uncertainty surrounding the creation of habitats. There are three main types of risk that are accounted for within the Metric. These are categorised as follows:

- **Spatial Risk** – these reflect ecological risks deriving from the change in location of the habitat or resource. By way of example, it may be that recreating a habitat in a new location distant from the area of loss could reduce its biodiversity value, through reduced connectivity and a decrease in habitat availability for the species affected by the development;
- **Temporal Risk** – the risk associated with the time required for created habitats to reach their target suitability and for the functionality of the habitat to be restored; and
- **Delivery Risk** – the risks associated with the actual delivery of the offset due to, for instance, uncertainty in the effectiveness of habitat creation/management.

Each risk multiplier is assigned a numerical score which enables post development Biodiversity Units to be calculated.

2.8 Proposed Scheme

In order to calculate the post-intervention score, the Landscape Proposal Plans (Drawing 1) have been used as well as assumptions for targeted habitat conditions as set out in Section 3.1.

2.9 Future Auditing

This Report sets out the predicted biodiversity impacts of the scheme based on a set of assumptions and professional judgement for target habitat conditions post-development. In order to ensure the development achieves the targets set out below, the scheme should be accompanied by an appropriate Habitat Management and Monitoring Plan (HMMP). The HMMP should allow for regular monitoring of the habitat establishment and their progression to the desired condition target, allowing for changes to management regimes as necessary to achieve the targets set.

3.0 Assumptions and Application of Professional Judgement

3.1 Baseline Habitats

The baseline habitats have changed since the introduction of the Environment Act 2021, and as such the baseline assessment must reflect the previously recorded habitats to account for degradation of habitats to ensure the true baseline value is correct. As such the baseline habitats have been taken from the 2023 assessment, which included additional areas of ornamental planting and scattered trees within landscaped areas which have since been removed.

The condition assessments from the previous assessment have been used to inform the baseline assessment.

Professional judgement has been made in relation to the baseline habitats and their conditions based on the criteria provided within the Statutory Metric User Guide (DEFRA, 2024a) and Technical Annex (DEFRA, 2024b).

3.2 Future Habitats

Assumptions and professional judgement have been applied in relation to the habitat target condition. These judgements are based on realistic targets according to the location and context of the development. Future management of the landscaping at the Site should be informed by an appropriate HMMP to achieve these target conditions.

4.0 Results

4.1 Baseline

Baseline habitats are shown in Figure 1 and consist of areas of modified grassland, mixed scrub, introduced shrubs, broadleaved woodland and scattered trees. Overall, the baseline for the Site is calculated to provide 6.37 Habitat Units.

No watercourses, hedgerows or lines of trees are present within the Site, therefore the baseline for Watercourse Units/Hedgerow Units is zero and no uplift is required in these unit types.

Table 2 provides a summary of the baseline habitats, areas and biodiversity units for the Site.

Table 2 - On-Site Area Habitat Baseline Score

Existing Habitats (Area)	Condition	Area (ha)	Habitat Units
Grassland – Modified grassland	Poor	0.3	0.60
Heathland and shrub – Mixed scrub	Moderate	0.27	2.16
Urban – Introduced shrub	Condition Assessment N/A	0.07	0.14
Urban – Developed land; sealed surface	N/A - Other	1.01	0.00
Urban – Developed land; sealed surface	N/A - Other	0.83	0.00
Woodland and forest – Other woodland; broadleaved	Good	0.2	2.40
Woodland and forest – Other woodland; broadleaved	Moderate	0.04	0.32
Individual trees – Rural Tree*	Moderate	0.0936*	0.75
Total		2.72	6.37

*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation.

4.2 Proposed Scheme

Post-development habitat compositions are shown in Drawing 1 and detailed in Table 3, below. The majority of the Site post-development will be retained, including the woodland, hardstanding and boundary scrub, however, several trees and areas of shrub planting have already been removed. New areas of woodland planting, meadow creation and tree planting will help to offset the losses.

Table 3, below, provides a summary of the post-development habitats, areas and biodiversity units for the Site.

Table 3 - Post-Development Area Habitat Score

Proposed Habitats (Area)	Target Condition	Area (ha) Retained	Area (ha) Created	Area (ha) Enhanced	Habitat Units Delivered
Heathland and shrub – Mixed scrub	Moderate	0.27	-	-	2.16
Urban – Developed land; sealed surface	N/A - Other	1.01	0.15	-	0.00
Urban – Developed land; sealed surface	N/A - Other	0.83	0.09	-	0.00
Woodland and forest – Other woodland; broadleaved	Good	0.2	-	-	2.40
Woodland and forest – Other woodland; broadleaved	Moderate - Good	-	-	0.04	0.43
Individual trees – Rural Tree*	Moderate	0.0204*	0.1669*	-	0.16 + 0.51
Grassland – Modified grassland	Moderate	-	0.01	-	0.03
Grassland – Other neutral grassland	Moderate	-	0.03	-	0.20
Woodland and forest – Other woodland; broadleaved	Moderate	-	0.07	-	0.33
Urban – Introduced shrub	Condition Assessment N/A	-	0.02	-	0.04
Total		2.31	0.37	0.04	6.27

*As trees do not provide a groundcover area, their areas are not included in the total within this table, meaning that the total areas presented remain the same as the area of the Site. Within the calculator, however, they are included in addition to the ground vegetation areas.

5.0 Conclusions

The above assessment results in a total net unit change of:

Habitat Units = - 0.10 **Total net % change = - 1.59 %**

See the attached completed Statutory Biodiversity Metric Calculator for detailed results (Appendix A).

Based on the information currently available, this assessment indicates that the development will not achieve a net gain in Habitat Units over 10%. The main contributor to this is the loss of trees from the landscaped areas of the Site, despite significant replacement planting.

In order to achieve net gain, it is recommended that the landscaping plan be adjusted to allow for higher distinctiveness habitats and additional tree planting where possible. If a 10% gain is not achievable on-Site, then it is recommended that Biodiversity Units be sought from a third-party unit provider.

It should be noted that any habitat creation is required to be managed in perpetuity to ensure habitats meet the target conditions (which for the purposes of BNG is considered to be 30 years). Monitoring of this should be implemented through an appropriate HMMP.

The requirement for further consideration of Biodiversity Net Gain will depend on the current approach and requirements of the Local Planning Authority.

6.0 Disclaimer

The recommendations contained in this Report represent Lucion's professional opinions, based upon the information referred to in Section 1.0 of this Report, exercising the duty of care required of an experienced Ecology Consultant. Lucion does not warrant or guarantee that the Site is free of Bats or other protected species.

This Report was prepared by Lucion for the sole and exclusive use of the Client and for the specific purpose for which Lucion was instructed as defined in Section 1.0 of this Report. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Lucion, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Lucion does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Lucion from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

7.0 References

- BSI Standards Publication BS 8683:2021: Process for designing and implementing Biodiversity Net Gain — Specification
- CIRIA (2016) Biodiversity Net Gain: Good practice principles for development © CIEEM, CIRIA, IEMA, 2016
- DEFRA (2024a) The Statutory Biodiversity Metric User Guide. July 2024.
- DEFRA (2024b) The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology. July 2024 (v1.0.2).
- Ministry of Housing, Communities & Local Government (2024) National Planning Policy Framework.
- UKHab Ltd (2023). UK Habitat Classification Version 2.0. Available at: <https://www.ukhab.org/>.

Figure 1 – Baseline Habitats



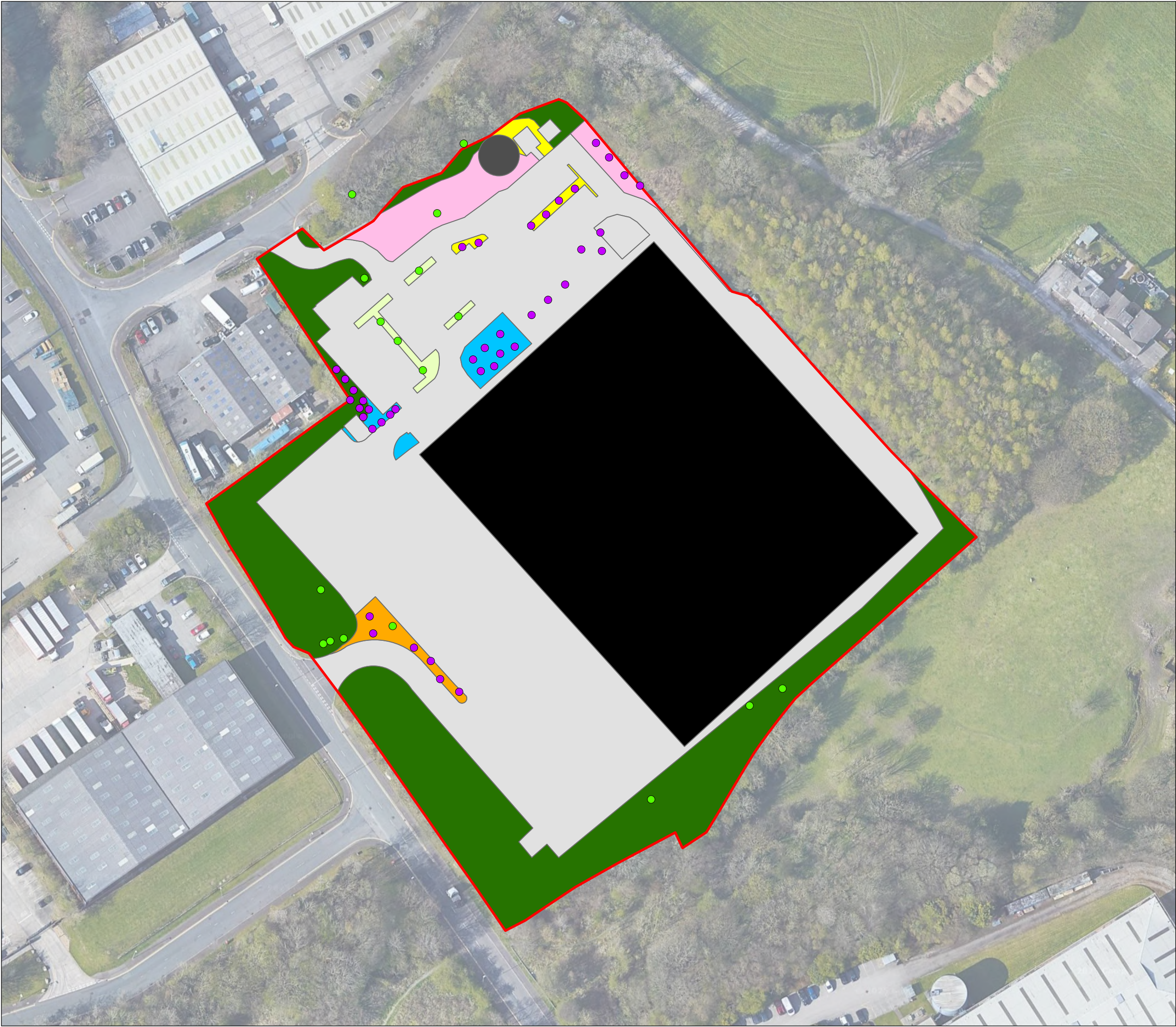
- Legend**
- Site boundary
 - g4 - modified grassland
 - h3h - Mixed scrub (11, 47, 77)
 - u1 - built-up areas and gardens (11, 48, 77, 1160)
 - u1b - developed land, sealed surface
 - u1b5 - buildings
 - w1g - other woodland, broadleaved (37, 47, 49, 80)
 - Fence
 - Broadleaved scattered tree



Figure	Baseline Habitats				
Job	Unit A, Finlan Road, Stakehill Industrial Estate				
Client	Savills				
Figure No.	2	Revision	A	Date	24/04/2025
Drawn	BB	Checked	CD	Scale	1:1,000 @ A3
Job No.	120999.649224			Central GR	389233E 408023N



Figure 2 – Post-Development Habitats



- Legend**
- Site boundary
 - Building
 - Building (tower)
 - Hardstanding
 - Existing Ornamental Hedges to be retained
 - Existing Trees to be Retained
 - Proposed Grass - POS
 - Proposed Native Semi-Evergreen Shrub Mix
 - Proposed Native Semi-Evergreen Woodland Mix
 - Proposed Native Wild Planting Area
 - Proposed
 - Retained



Figure	Proposed Landscape Plan				
Job	Unit A, Finlan Road, Stakehill Industrial Estate, M24 2SJ				
Client	Savills				
Figure No.	2	Revision	A	Date	24/04/2025
Drawn	BB	Checked	CD	Scale	1:1,000 @ A3
Job No.	120999.649224			Central GR	389233E 408023N



Drawing 1 – Landscape Proposal Plans



PERSPECTIVE VIEW SHOWING PROPOSED ENTRANCE AND ASSOCIATED LANDSCAPING

LEGEND

HARD LANDSCAPE

Proposed Tarmac Surfacing

Solid Concrete Hard Standing

Proposed Concrete Block Paving
Material: Marhalls Saxon, 400x400mm
Colour: Natural , Buff and Charcoal to be used
Laying Bond: Running Bond

SOFT LANDSCAPE

Existing Tree and Hedges to be Retained
Trees and hedges to be retained and protected in
line with BS5837:2012.

Proposed Native Wild Planting Area

Proposed Native Avenue Trees
Advanced Nursery Stock, 18-20cm girth, with 2m
clear stem. To be planted with a double timber
stakes secured with a rubber tree tie.

Proposed Native Trees in resin bond treepit
Extra Heavy Standard, 14-16cm girth, 4.5-6.25m
high to be planted with a double timber stake
secured with a rubber tree tie.

Smaller Proposed Native Trees
Set in a raised planters, planted with ornamental
shrubs and grasses

Ornamental Shrub Planting
Proposed shrubs and flowering herbaceous plants to be planted as 5-10L pots at 3-5 per sq.m., 10-12L pots.

Proposed Grass
Grass to be seeded with hard wearing
grass mix

Existing Ornamental Hedges to be retained
To be maintained at 100cm high.

Proposed Native Semi-Evergreen Woodland Mix
Proposed native woodland mix to be bare root stock, 40-60cm high, planted at 1.5 plants per sq.m.

Proposed Native Semi-Evergreen Shrub Mix
Proposed native shrub mix to have minimum 3 species. To be bare root stock, 40-60cm high, planted at 2 plants per sq.m.

Existing Trees to be Retained

Existing Trees and Hedges to be Removed

BOUNDARIES
Existing Fencing to be retained

Proposed dividing fencing with heavy duty raise barrier arm.

Armco barrier to protect
the proposed retaining wall

Proposed Benches and srub planters
located in front of building entrance

Proposed Bollards

Notes: Do not scale from this drawing. Use figured dimensions in all cases. Check all dimensions on site. Report any drawing errors or discrepancies to O'Brien & Noel Architects before proceeding. This drawing has been created for the purposes identified in the status and should only be used for this purpose. This is not a construction drawing. To be read in conjunction with all approved documents, permits, drawings and information and drawings from other appointed consultants.

[illegible]

O'BRIEN & NOËL
ARCHITECTS

PO BOX 810
STANDISH, WIGAN
WN19WR

0125 741 5402
0151 528 2211
contact@obriennoel.com
www.obriennoel.com

LOCATION

Unit A
Finlan Road
Stakehill-Industrial-Estate
Middleton
M24 2SJ

PROJECT

UNIT A - Partial Demolition, Proposed Extension
& Site Landscape Alterations.

CLIENT

UBS Triton Property Fund

DRAWING TITLE

Proposed Landscape Plan

PURPOSE OF ISSUE

PLANNING

DRAWN BY MO	CHECKED BY PN	DATE APR 2023
----------------	------------------	------------------

SCALE (@ A1)	PROJECT NUMBER
AS SHOWN	0127

DRAWING NUMBER	REV
P105	E

Appendix A – Statutory Biodiversity Metric Calculation Tool

(Issued Separately)

Appendix B – Statutory Biodiversity Metric Condition Assessment Sheets

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Willow scrub			
Habitat Description			
Mixed native scrub defined the western boundary of the Site (Photograph 4). Species included frequent hawthorn <i>Crataegus monogyna</i> , dogwood <i>Cornus sanguinea</i> , with occasional gorse <i>Ulex europaeus</i> , common broom <i>Cytisus scoparius</i> , honeysuckle <i>Lonicera periclymenum</i> , dog rose <i>Rosa canina</i> , and rare cherry laurel <i>Prunus laurocerasus</i> . There were scattered mature hawthorn, silver birch and ash within the scrub. The scrub showed little sign of management beyond trimming works on the edges. The scrub had a defined edge bordering the recently installed modified grassland which replaced the previously recorded ornamental shrubs.			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with <i>Hippophae rhamnoides</i>) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	on-Site	Survey date and Surveyor name	n/a
Limitations (if applicable)	n/a	Survey reference (if relating to a wider survey)	n/a
Grid reference	SD 89228 08023	Habitat parcel reference	n/a
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	yes	As above
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	Yes	mostly semi-mature, some evidence of regeneration
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	yes	none recorded
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	bounds carpark or close mown grass
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	Not large enough
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		

Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-Site	Survey date and Surveyor name	n/a
Limitations (if applicable)	n/a	Survey reference (if relating to a wider survey)	n/a
Grid reference	SD 89228 08023	Habitat parcel reference	n/a
Habitat Description			
The centre of the Site was defined by a large area of modified grassland, in addition to small pockets bordering areas of the car park, managed for its amenity value (Photograph 5). The species diversity was poor, with abundant perennial ryegrass <i>Lolium perenne</i> , red fescue <i>Festuca rubra</i> , Yorkshire fog <i>Holcus lanatus</i> , with flowering species included white clover <i>Trifolium repens</i> and there were extensive mosses Bryophyte sp within the grass sublayer. Some areas of the grassland was waterlogged at the time of the survey, and the sward height was < 5 cm			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	see species list above
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	close mown <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). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	yes	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.	yes	no damage
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	yes	no bare ground
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	yes	no brakcen
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	No	knotweed recorded in small section of grassland
Essential criterion achieved (Yes or No)			No
Number of criteria passed			4
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		

Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	x	
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: INDIVIDUAL TREES Habitat Type				
Habitat Types				
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.				
Habitat Description				
There were scattered trees within the grassland in the south-western extent of the Site, which included small-leaved lime Tilia cordata (Photograph 9) in addition to ash, birch, oak, sycamore and willow Salix sp.				
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.				
On-site or off-site, site name and location		on-site	Survey date and Surveyor name	n/a
Limitations (if applicable)		n/a	Survey reference (if relating to a wider survey)	n/a
Grid reference		SD 89228 08023	Habitat parcel reference	All trees
Condition Assessment Criteria			Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).		Yes	Mostly native, some sycamore
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		No	Trees scattered across Site
C	The tree is mature (or more than 50% within the block are mature) ¹ .		No	mostly young/semi-mature
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		Yes	no obvious damage
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		No	No clear niches
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Yes	All oversailing vegetation
Number of criteria passed			3	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria		Good (3)		
Passes 3 or 4 criteria		Moderate (2)	x	
Passes 2 or fewer criteria		Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.				
Suggested enhancement interventions to improve condition score ²				

Condition Sheet: WOODLAND Habitat Type						
UK Habitat Classification (UKHab) Habitat Types						
Woodland and forest - Lowland beech and yew woodland Woodland and forest - Lowland mixed deciduous woodland Woodland and forest - Native pine woodlands Woodland and forest - Other coniferous woodland Woodland and forest - Other Scot’s pine woodland Woodland and forest - Other woodland; broadleaved Woodland and forest - Other woodland; mixed Woodland and forest - Upland birchwoods Woodland and forest - Upland mixed ashwoods Woodland and forest - Upland oakwood Woodland and forest - Wet woodland						
Habitat Description						
A continuation of the woodland was recorded down the southern boundary of the Site, with oak, beech and sycamore recorded (Photograph 3). The understorey was dominated by common ivy Hedera helix, with occasional ferns Polystichum sp. recorded. The woodland contained mature and semi-mature specimens with standing deadwood and young oak saplings. There was no sign of management or disturbance. The woodland in the southern extent of the Site was previously assessed as being Good condition. However, access was not possible at the time						
ukhab – UK Habitat Classification						
This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:						
Woodland Wildlife Toolkit (sylva.org.uk)						
IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.						
On-site or off-site, site name and location		On-Site	Survey date and Surveyor name		n/a	
Limitations (if applicable)		n/a	Survey reference (if relating to a wider survey)		n/a	
Grid reference		SD 89228 08023	Habitat parcel reference		Southern woodland	
Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	3	At least 2 classes present
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	No significant evidence
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3	None recorded
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3	ash, birch, oak, beech, holly and hawthorn all recorded
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3	Predominantly native

F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3	Rides and glades present along embankment
G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	3	All three present, with young trees, seedlings and saplings all noted
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3	No evidence of tree mortality
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2	Recognisable community of bluebells and snowdrops with ferns also noted
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	3	three storeys and additional structure along embankment
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	2	Trees with veteran features recorded
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	2	Some standing and fallen deadwood
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	2	Evidence of nutrient enrichment and damaged ground from burning / litter / invasive species
Total Score (out of a possible 39)					35	
Condition Assessment Result				Condition Assessment Score	Result Achieved	
Total score >32 (33 to 39)				Good (3)	Good	
Total score 26 to 32				Moderate (2)		
Total score <26 (13 to 25)				Poor (1)		
Suggested enhancement interventions to improve condition score						

Condition Sheet: WOODLAND Habitat Type						
UK Habitat Classification (UKHab) Habitat Types						
Woodland and forest - Lowland beech and yew woodland Woodland and forest - Lowland mixed deciduous woodland Woodland and forest - Native pine woodlands Woodland and forest - Other coniferous woodland Woodland and forest - Other Scot’s pine woodland Woodland and forest - Other woodland; broadleaved Woodland and forest - Other woodland; mixed Woodland and forest - Upland birchwoods Woodland and forest - Upland mixed ashwoods Woodland and forest - Upland oakwood Woodland and forest - Wet woodland						
Habitat Description						
The northern boundary of the Site was defined by lowland deciduous woodland, and showed on MAGIC as Deciduous Woodland HPI (Photograph 1). Species included ash <i>Fraxinus excelsior</i> , birch <i>Betula pendula</i> , oak <i>Quercus robur</i> , cherry <i>Prunus</i> sp., beech <i>Fagus sylvatica</i> and sycamore <i>Acer pseudoplatanus</i> , whilst holly <i>Ilex aquifolium</i> and hawthorn <i>Crateagus monogyna</i> were included within the understorey along with an isolated area of willow <i>Salix</i> sp., within an area not able to be fully assessed. The woodland was well developed, with trees ranging from mature to young,						
ukhab – UK Habitat Classification						
This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:						
Woodland Wildlife Toolkit (sylva.org.uk)						
IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.						
On-site or off-site, site name and location		On-Site	Survey date and Surveyor name		n/a	
Limitations (if applicable)		n/a	Survey reference (if relating to a wider survey)		n/a	
Grid reference		SD 89228 08023	Habitat parcel reference		Northern woodland	
Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2	At least 2 classes present
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	No significant evidence
C	Invasive plant species	No invasive species ³ present in woodland.	<i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	<i>Rhododendron</i> or cherry laurel present, or other invasive species ³ ≥10% cover.	2	Japanese knotweed and Himalayan balsam recorded
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3	ash, birch, oak, beech, holly and hawthorn all recorded
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	2	knotweed accounts for majority of canopy which falls within Site boundary

F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	2	Some woodland is open whilst area of knotweed is dense
G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2	Evidence of regrowth and saplings
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	1	Evidence of poor health from anthropogenic disturbance
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2	Recognisable community of bluebells and wild garlic recorded
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2	two storeys
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	No veteran trees but some fallen deadwood
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	2	Some standing and fallen deadwood
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	2	Evidence of nutrient enrichment and damaged ground from burning / litter / invasive species
Total Score (out of a possible 39)						
Condition Assessment Result				Condition Assessment Score		Result Achieved
Total score >32 (33 to 39)				Good (3)		Moderate
Total score 26 to 32				Moderate (2)		
Total score <26 (13 to 25)				Poor (1)		
Suggested enhancement interventions to improve condition score						