



BIODIVERSE
CONSULTING

VICTORIA STREET

**BIODIVERSITY NET GAIN STATEMENT &
ASSESSMENT**

FOR: OSPREY CHARGING LTD

REF: BIOC25-328 | V1.0



CLIENT	PROJECT	
Osprey Charging Ltd Camburgh House 27 New Dover Road Canterbury Kent CT1 3DN	Project Name:	Victoria Street
	Project code:	BioC25-328
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	Date:	November 26, 2025

DOCUMENT CONTROL

VERSION	DATE	CHANGES	CONFIDENTIALITY	PREP	REV	AUTH
V1.0	20/11/2025	Initial to Client	NA	JK	JV	CH

MAP CONTROL

VERSION	DATE	CHANGES	CONFIDENTIALITY	PREP	REV	AUTH
V1.0	25/11/2025	Initial to Client	NA	EC	JK	JV

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BIODIVERSITY STATEMENT

Biodiverse Consulting Ltd. was commissioned to undertake a Biodiversity Net Gain (BNG) Assessment of land off Victoria Street, Bury, BL8 2QR. 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	0.28
	Hedgerow Units	0.00
	Watercourse Units	0.00
Metric Information	Metric Name & Version	BioC25-328 Victoria Street Statutory Biodiversity Metric V1
	Metric Date of Completion	21 st November 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 -0.28 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	Other Neutral Grassland	Medium	0.31



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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 ecological recommendations.

1.2 SITE LOCATION AND DESCRIPTION

The Site is located east of Victoria Street, Bury, BL8 2QR at a central grid reference of SD 79533 10845 as illustrated in Appendix A, Figure 1. The 0.088ha Site currently consists of grassland and a Tarmacadam car park.

1.3 DEVELOPMENT PROPOSALS

The Site is proposed to be developed into a total of eight electric vehicle charging bays and points with associated infrastructure and access areas based on current plans at the date of the production of this report. Current Site landscaping proposals are provided within 'Site Layout Plan EBD V3' (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) BioC25-328 Victoria Street PEA V1.0



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 within 2km.
- Data search submitted to the Greater Manchester Local Record Centre³ (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 methodology⁴ (UKHAB). Table 1 provides a summary of the field surveys undertaken.

TABLE 1: SURVEY SUMMARY

DATE	TEMPERATURE	CLOUD	PRECIPITATION	WIND ⁵
16/10/2025	10°C	100%	None	0

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

³ Greater Manchester Record Centre (2025) <https://gmlrc.org>

⁴ UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>)

⁵ 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 Bury 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 Metric⁶ 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 Guidance⁷. 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.

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

⁷ 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 2km of the Site including:

- Coastal and Floodplain Grazing Marsh
- Lowland Fens
- Deciduous Woodland
- Lowland Meadows
- Good-quality Semi-improved Grassland
- Lowland Dry Acid Grassland

The GIS 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:

- Bury Biodiversity Strategy 2025⁸
- Draft Bury Local Plan March 2025⁹

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.

No habitats onsite have been identified to have strategic significance.

TABLE 2: RELEVANT GUIDANCE AND STRATEGIC PLANS

POLICY/GUIDANCE	STRATEGIC SIGNIFICANCE
Draft Bury Local Plan March 2025	Policy LP – GI1: Green and blue infrastructure The Council will resist proposals that will change land use outside of the green belt unless they satisfy certain criteria. The proposed development is considered to fulfil the following criteria: • It is limited and will form part of, and be essential to, the provision and improvement of public services and utilities.

⁸ Bury Council (2024) Bury Biodiversity Strategy <https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/biodiversity-and-local-nature-recovery/biodiversity>

⁹ Bury Council (2025) Draft Bury Local Plan March 2025 <https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/bury-local-plan>



POLICY/GUIDANCE	STRATEGIC SIGNIFICANCE
	As such habitats onsite will not be given strategic significance.
Bury Biodiversity Strategy 2024	Habitats which are identified to support an important assemblage of priority species, improves connectivity between habitats or facilitate greater access to nature in urban areas are identified to be strategically important. Given the limited size of the Site, the Site is considered to not fulfil these criteria. As such, habitats onsite will not be given strategic significance.

3.1.3 Landscape Context

A review of aerial imagery and Ordnance Survey mapping shows that the immediate surrounding landscape comprises predominately of residential and commercial buildings with associated landscaping and infrastructure. The A58 runs along the eastern boundary of the Site.

Within the wider landscape, the River Irwell lies 171m east, Woodhill Brook lies approximately 490m north of the Site, and Whitehead Park lies approximately 120m west of the Site. In the wider area the landscape comprised residential and commercial buildings within the town of Bury and Greater Manchester.

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 0.088ha in extent and currently comprises of Other Neutral Grassland, Bramble Scrub and Developed Land, Sealed Surface. 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
g - GRASSLAND						
G1	0.070ha	g3c – Other Neutral Grassland	N/A	Dominated by cock's-foot <i>Dactylis glomerata</i> with frequent meadow foxtail <i>Alopecurus pratensis</i> , yarrow <i>Achillea millefolium</i> and red clover <i>Trifolium pratense</i> .	Encompassed the majority of the Site. The habitat was damaged from vehicles and rubbish. Within the centre was an area of moist ground with species such as common reed <i>Phragmites australis</i> present. Grass to forb ratio was 60:40, species diversity of 8 per m² and a varied sward height of 5cm – 70cm.	Poor
h – HEATHLAND AND SHRUB						



HABITAT REFERENCE	EXTENT	UKHAB CODE	SECONDARY CODE(S)	KEY SPECIES	DESCRIPTION	CONDITION
S1	0.001ha	h3d – Bramble Scrub	N/A	Dominated by bramble <i>Rubus fruticosus</i> agg. with some species such as common bent <i>Agrostis capillaris</i> from G1 encroaching into the Bramble Scrub.	Within the south-east of the Site and did not exceed heights of 0.5m.	N/A
u - URBAN						
U1	0.017ha	u1b – Developed Land, Sealed Surface	N/A	No vegetation present within the habitat.	Within the west of the Site, the ground comprised tarmac and gravel for car parking.	N/A



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
Other Neutral Grassland	Moderate	Area/compensation not in local strategy	0.070	0.28
Bramble Scrub	Condition assessment N/A	Area/compensation not in local strategy	0.001	0.00
Developed Land, Sealed Surface	N/A - Other	Area/compensation not in local strategy	0.017	0.00
Total Habitat Units within baseline:				0.28

4.2 POST-DEVELOPMENT ONSITE HABITAT SUMMARY

The calculations presented here are based on Site Layout Plan EBD V3 (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/compensation not in local strategy	0.090	0.00
Total Habitat Units onsite post-development:				0.00



4.2.1 Summary

Total Net Habitat Unit Change: -0.28 equating to a 100% net loss.

4.2.2 Trading Rules

The trading rules for this project are not currently satisfied due to a 0.28 loss of medium distinctiveness grassland habitat.

4.2.3 Significant Onsite Gains

There are not significant onsite biodiversity gains delivered by the proposed development.

This is due to the limited site of the Site and proposed development restricting habitat creation onsite.

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.	It is not feasible given the nature of the development for adverse effects to be avoided on medium distinctiveness habitats.
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 medium distinctiveness habitats.
Onsite habitats enhancement.	No habitats are to be retained or enhanced under the proposed development.
Onsite habitat creation.	It is not feasible given the limited size of the Site and the proposed development for habitats to be created onsite.



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 V3 (See Appendix A, Figure 2). To achieve a 10% net gain, a total of 0.31 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 Template¹⁰. 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.

¹⁰ DEFRA, 2023. Biodiversity Gain Plan Template.
<https://assets.publishing.service.gov.uk/media/6560a8de1fd90c0013ac3b66/biodiversity-gain-plan.pdf>. Last accessed 11/01/24.

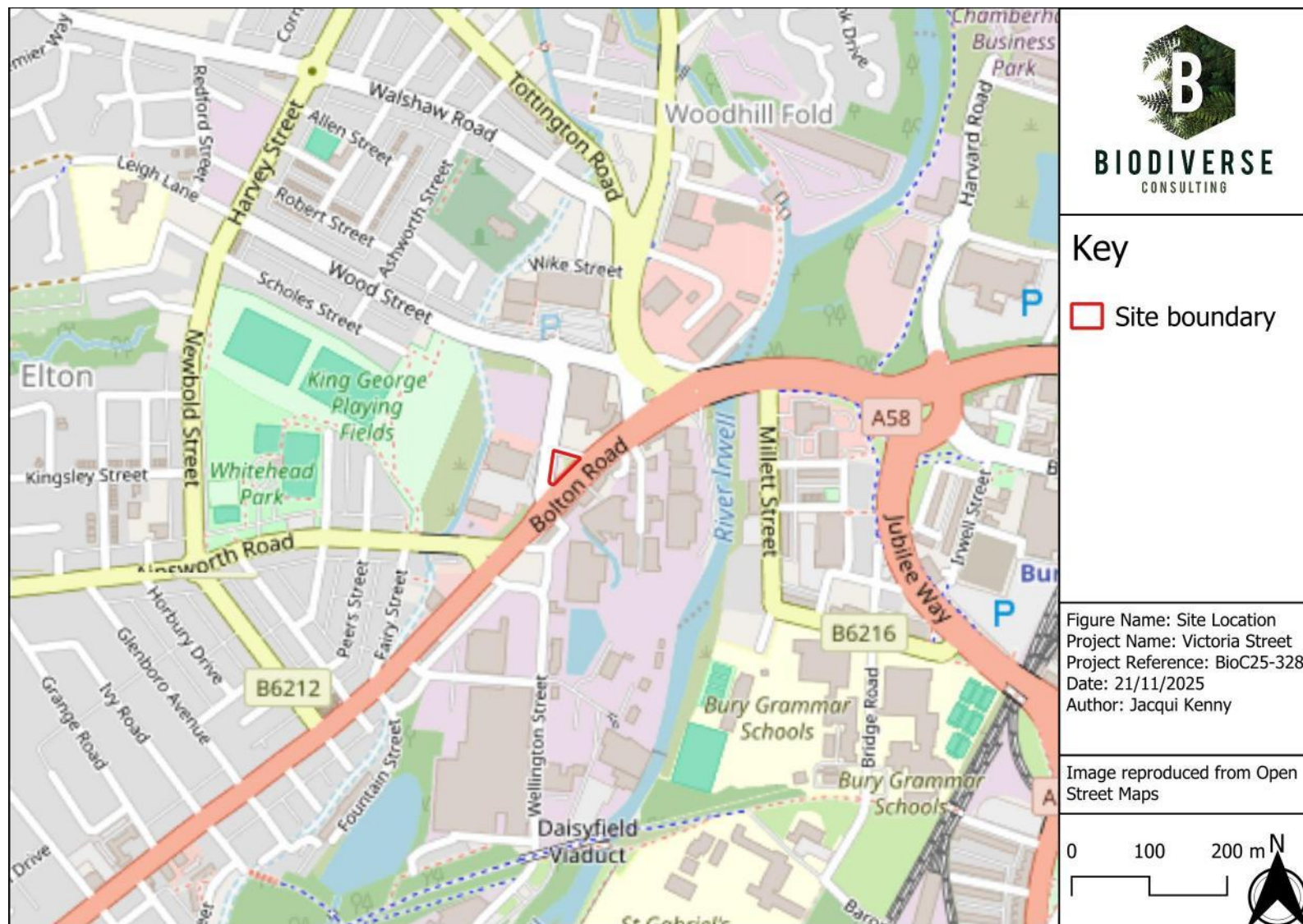


APPENDICES



APPENDIX A – FIGURES

Figure 1 – Site Location



[illegible]



Figure 3 – Survey Area





Figure 4 – Priority Habitats Map

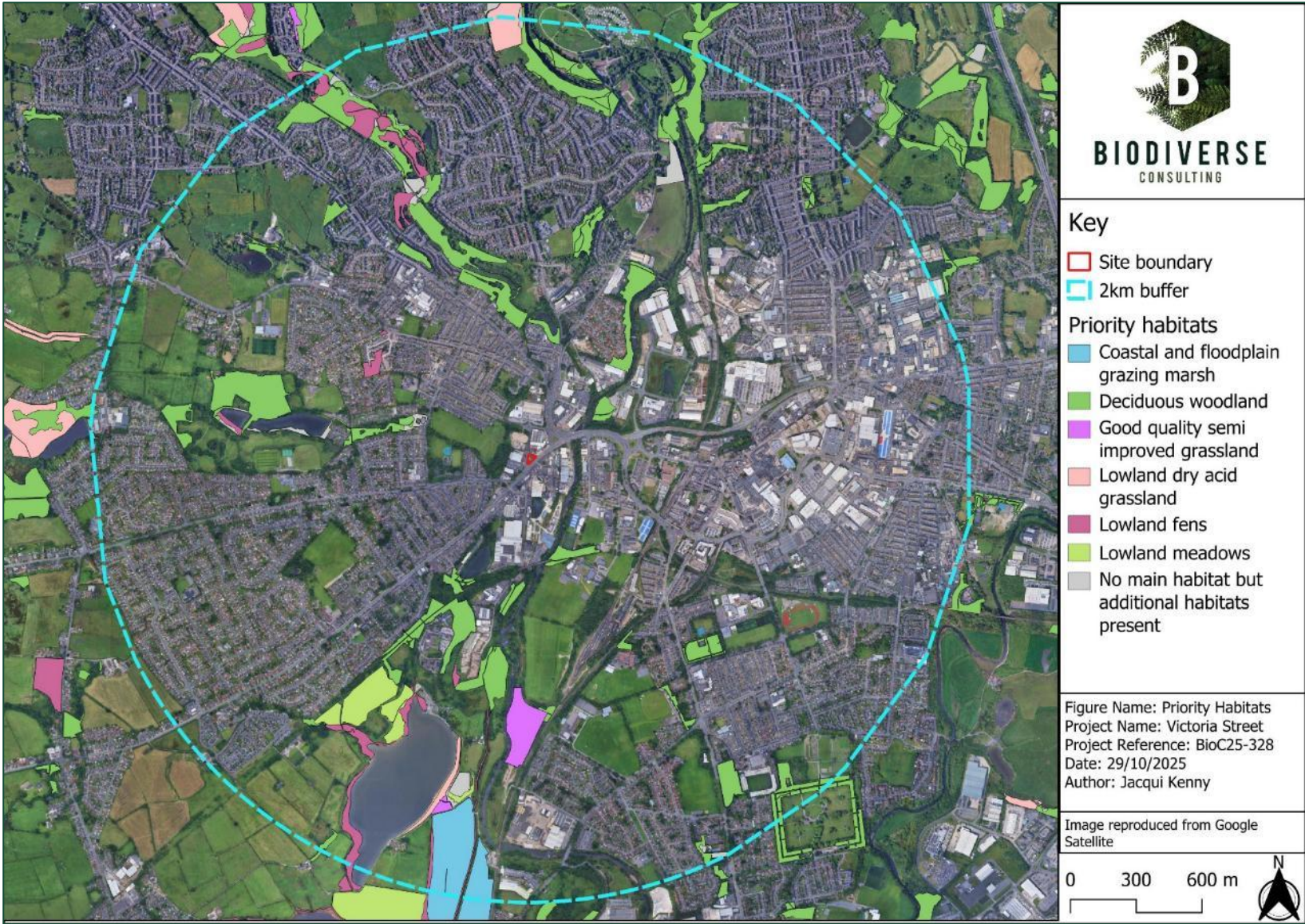


Figure 5 – Local Strategy Map

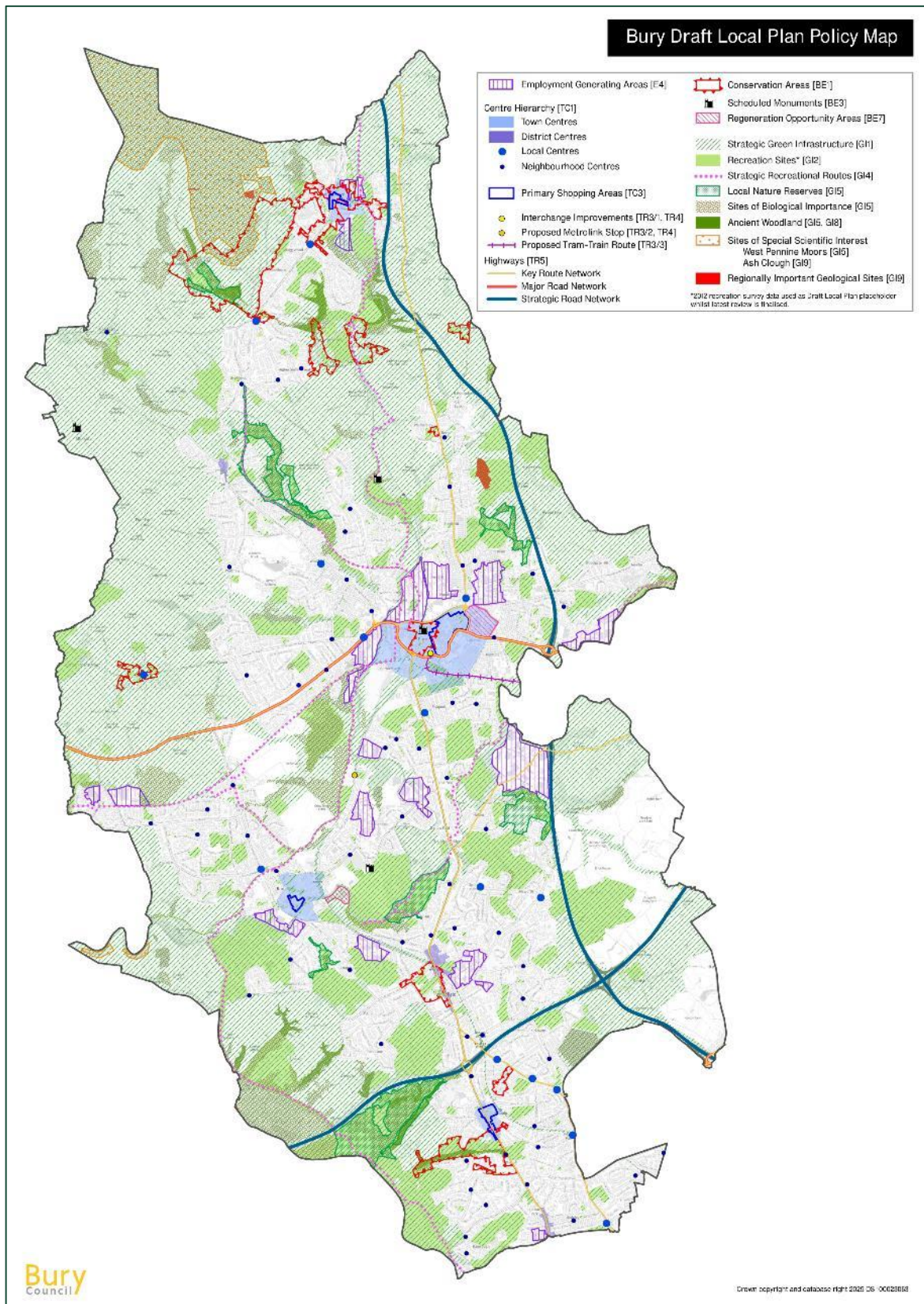




Figure 6 – Baseline UKHAB Map





Figure 7 – Post Development UKHAB Map





APPENDIX B – SPECIES LIST

OTHER NEUTRAL GRASSLAND

COMMON NAME	SCIENTIFIC NAME
Yorkshire-fog	<i>Holcus lanatus</i>
Meadow foxtail	<i>Alopecurus pratensis</i>
Bush vetch	<i>Vicia sepium</i>
Dandelions	<i>Taraxacum</i> sp.
Cock's-foot	<i>Dactylis glomerata</i>
Yarrow	<i>Achillea millefolium</i>
White clover	<i>Trifolium repens</i>
Buttercup	<i>Ranunculus</i> sp.
Red clover	<i>Trifolium pratense</i>
Dock	<i>Rumex</i> sp.
Common bent	<i>Agrostis capillaris</i>
Red fescue	<i>Festuca rubra</i>
Common knapweed	<i>Centaurea nigra</i>
Edler (sapling)	<i>Sambucus nigra</i>
Common ivy	<i>Hedera helix</i>
Bramble	<i>Rubus fruticosus</i> agg.
Marsh horsetail	<i>Equisetum palustre</i>
Common ragwort	<i>Jacobaea vulgaris</i>
Common reed	<i>Phragmites australis</i>
Ash (sapling)	<i>Fraxinus excelsior</i>

BRAMBLE SCRUB

COMMON NAME	SCIENTIFIC NAME
Bramble	<i>Rubus fruticosus</i> agg.
Cock's-foot	<i>Dactylis glomerata</i>
Common bent	<i>Agrostis capillaris</i>



COMMON NAME	SCIENTIFIC NAME
Yorkshire-fog	<i>Holcus lanatus</i>
Bush vetch	<i>Vicia sepium</i>



APPENDIX C – HABITAT PHOTOS

**IMAGE 1: G1 - G3C OTHER
NEUTRAL GRASSLAND
MODERATE CONDITION**



**IMAGE 2: S1 - H3D BRAMBLE
SCRUB
CONDITION ASSESSMENT N/A**



**IMAGE 3: U1 - U1B DEVELOPED
LAND, SEALED SURFACE
CONDITION ASSESSMENT N/A**





APPENDIX D – LEGISLATION AND POLICY

Town and Country Planning Act 1990¹¹

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 2021¹²

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^{13,14,15,16,17,18}

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) 2024¹⁹ 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.

¹¹ Town and Country Planning Act 1990. Available from: <https://www.legislation.gov.uk/ukpga/1990/8/schedule/7A>

¹² The Environment Act 2021. Available from: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

¹³ 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>

¹⁴ The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/49/contents/made>

¹⁵ The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/48/contents/made>

¹⁶ The Biodiversity Gain Requirements (Exemptions) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/47/contents/made>

¹⁷ The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/46/contents/made>

¹⁸ The Biodiversity Gain Site Register Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/45/contents/made>

¹⁹ 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 VICTORIA STREET, BURY BL8 2QR.

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 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's prior habitat survey of the Site dated 16/10/2025. This prior UKHab habitat survey was undertaken outside the optimal field season of May - September inclusive (Parks et al, 2021a) and so is not as reliable a basis for identifying the Site's baseline habitats as a prior survey undertaken within the optimal field season. Where appropriate the constraints resulting from this have been noted by Biodiverse Consulting within the Statutory Biodiversity Metric and/or this Biodiverse Consulting Report.
 - 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 21/11/2025.

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

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