Intermodal Logistics Park North Ltd

INTERMODAL LOGISTICS PARK NORTH (ILPN)

Intermodal Logistics Park North (ILPN) Strategic Rail Freight Interchange (SRFI)

Project reference TR510001

Preliminary Environmental Information Report (PEIR)

Appendix 11.2: Biodiversity Impact Assessment (BIA)

October 2025

Planning Act 2008

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

This document forms a part of a Preliminary Environmental Information Report (PEIR) for the Intermodal Logistics Park North (ILPN) project.

A PEIR presents environmental information to assist consultees to form an informed view of the likely significant environmental effects of a proposed development and provide feedback.

This PEIR has been prepared by the project promoter, Intermodal Logistics Park North Ltd. The Proposed Development is described in Chapter 3 of the PEIR and is the subject of a public consultation.

Details of how to respond to the public consultation are provided at the end of Chapter 1 of the PEIR and on the project website:

https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/

This feedback will be taken into account by Intermodal Logistics Park North Ltd in the preparation of its application for a Development Consent Order for the project.

TECHNICAL NOTE: BIA / BNG FEASIBILITY REVIEW

Intermodal Logistics Park North Limited

Intermodal Logistics Park North (ILPN)

October 2025

1.0 INTRODUCTION

1.1 Intermodal Logistics Park North Limited commissioned FPCR Environment and Design Ltd. (FPCR) to complete a Biodiversity Net Gain (BNG) feasibility assessment for to support a Development Consent Order (DCO) application for the development of a Nationally Significant Infrastructure Project (NSIP), Intermodal Logistics Park North, located to the east of Newton-Le-Willows (Central OS Grid Ref: SJ 6129 9507).

1.2 This Technical Note summarises the survey and assessment methodologies employed, the survey results, and the DEFRA Statutory Biodiversity Metric results. Any assumptions made to support the assessment have also been outlined.

1.3 Presently NSIPs do not have a statutory obligation to achieve a 10% Biodiversity Net Gain. The Environment Act 2021 was amended to include obligations on NSIPs to meet statutory biodiversity net gain as secured by Section 99 and Schedule 15 of the Act. Schedule 15 states that the Planning Act 2008 will be amended to allow for the Secretary of State to determine NSIP planning applications in respect of BNG. This amendment is due to come into effect in May 2026.

1.4 This note summarises the results of the BNG Feasibility Review and contains the following appendixes:

- Appendix A: DEFRA Statutory Biodiversity Metric Calculation (Excel Spreadsheet)
- Appendix B: Detailed description of baseline habitats and condition assessments
- Appendix C: Selected Photographs of baseline habitats

1.5 Figures provided include the following:

- Figure 1.1 – 1.3 Baseline Habitat Plans: Main Site (includes the Western Rail Chord), Northern Mitigation Area, Soils Reuse Area.
- Figure 2.1 – 2.3 Proposed Habitat Plans: Main Site (includes the Western Rail Chord), Northern Mitigation Area, Soils Reuse Area.
- Figure 3.1 – 3.3 Habitat Retention Plans: Main Site (includes the Western Rail Chord), Northern Mitigation Area, Soils Reuse Area.
- Figure 4.1 – 4.3 Baseline Habitat Condition and Distinctiveness Plans: Main Site (includes the Western Rail Chord), Northern Mitigation Area, Soils Reuse Area.
- Figure 5.1 – 5.3 Proposed Habitat Condition and Distinctiveness Plans: Main Site (includes the Western Rail Chord), Northern Mitigation Area, Soils Reuse Area.

Site Location and Context

1.6 The entire area of the Proposed Development is herein referred to as 'the DCO Site' with the boundary of the DCO Site referred to as the Draft Order Limits.

1.7 The Proposed Development covers a number of areas in the wider proposed DCO Site including;

- the Main Site (the area of the proposed strategic rail freight terminal and logistics park, located between Parkside Road and Winwick Lane with the Chat Moss Railway line to the north);
- the Western Rail Chord (a railway spur located to the west of the Main Site);
- the Northern Mitigation Area (land north of the existing Chat Moss railway line proposed to be used for compensatory habitat creation);
- the 'Lane Head Relief Road' (proposed to be located to the north-east of the Main Site beyond Winwick Lane);
- 'Remote Highway Works' (including a number of options for highways improvements in the wider locality); and
- 'Soils Reuse Area' (includes agricultural land to the east of Winwick Lane, to be used for the reuse/spreading of excavated soils from the Propsed Development onto agricultural land).

1.8 For the purposes of this report, and the calculations therein, the Remote Highways Works have not been included it is yet to be determined whether they will all be included in the final submission. Additionally the Lane Head Relief Road will be assessed for BNG separately should this be included in the final Order Limits.

Wider Landscape Context

1.9 The DCO Site is predominately situated to the east of Newton-le-Willows, in the jurisdictions of three local authorities including St Helens, Warrington and Wigan (Wigan are also part of the Greater Manchester combined Authority).

1.10 The wider landscape is mixed agricultural, residential, and commercial. The M6 motorway is located to the west and south-west of the Main Site and east of the Western Rail Chord. To the west of the Western Rail Chord is the town of Newton-Le-Willows. To the south of the Main Site is a mix of agricultural land with occasional areas of mineral workings, the village of Winwick to the south-west and further south is the town of Warrington. To the east of Soils Reuse Area is a mix of agricultural land and small hamlets such as Kenyon and New Lane End. To the north of the Northern Mitigation Area are residential properties along Newton Road and agricultural land beyond. Further north is the A580 and the town of Lowton.

Proposed Development

1.11 The Main Site is proposed to be developed as a Strategic Rail Freight Terminal and logistics park with large commercial/industrial buildings and associated access and landscaping. It is assumed that all habitats within the Main Site will be cleared during the Proposed Development with the exception of boundary hedgerows and trees (where present).

1.12 The Western Rail Chord is proposed to be developed as a railway line spur which, in the future will serve a separate proposed development (Parkside East). It is assumed that the majority of habitats within the footprint of the railway chord will be lost to the development with the exception of a small area of woodland and grassland in the south-western area.

1.13 The Northern Mitigation Area is proposed to be used for habitat creation in order to provide mitigation and compensation for habitats losses within the Main Site and Western Rail Chord,

and to provide visual screening of the Main Site from residences and important viewing points to the north.

1.14 The Soils Reuse Area will be used to spread excavated soils on agricultural land; this will not change the habitats or land-use of this area though some temporary disturbance is expected.

2.0 METHODOLOGY

Baseline Habitat Assessment

2.1 A baseline habitat survey of the Main Site, Western Rail Chord and the Northern Mitigation Area was completed broadly following the UKHab Classification system and the Statutory Biodiversity Metric User Guide. This involved a systematic walkover of the areas within the Order Limits to map all habitats present and to assess their habitat condition in order to complete the requirements of the Statutory Biodiversity metric Calculation Tool.

2.2 Habitat condition assessment surveys were completed following the DEFRA Statutory Biodiversity Metric Habitat Condition Assessments. The summary results of the habitat condition assessment survey are presented in this report.

2.3 The habitat survey and condition assessment were undertaken on multiple survey visits during April-July 2025, by a suitably qualified ecologist with over 20 years' experience in habitat surveying and FISC Level 4.

2.4 A detailed survey of habitats was completed during May 2025 within the optimal period for surveying most habitat types (typically from May to September).

2.5 Note that no walkover survey has been completed for the Soil Reuse Area at the time of reporting due to restricted land access in this area. Mapping of baseline habitats for this area has been undertaken following a review of desk based resources including Ordnance Survey mapping, publicly available aerial imagery and street view imagery, and the Multi-Agency Geographic information for the Countryside (MAGiC) database. No hedgerows have been mapped for these areas. As the habitats in the Soil Reuse Area are unlikely to be lost this estimation is considered to be adequate for the purpose of this assessment and will be updated with survey information for the final DCO submission.

2.6 Habitat condition assessments for the habitats present within the Soils Reuse Area were either not required (for agricultural land-uses) or where required they were estimated to correspond with the habitat conditions found for similar habitats during survey of the wider DCO Site. Although they are estimated, these condition assessments are considered to be adequate for the purpose of this assessment and will be updated with survey information for the final DCO submission.

Biodiversity Net Gain Calculation

2.7 Defra's Statutory Biodiversity Metric calculation tool was used to inform this BNG note. It is an MS Excel spreadsheet used to quantify the predicted net change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the area-based habitats and linear features such as hedgerows and tree lines separately and is based on pre-determined values, along with published written guidance set by a Natural England-led team of experts.

2.8 The areas assessed within the DCO Site were surveyed and mapped, as described above. The survey results were digitised using QGIS (GIS software), with the habitats classified and areas of habitats automatically generated.

2.9 On-site post-development habitats have been determined from the Landscape Masterplan for the Proposed Development (September 2025) produced by Axis and as shown in PEIR Figures

3.4.2 – 3.4.10. Outline proposals were mapped and digitised using QGIS to generate areas for each habitat proposed for enhancement.

2.10 These pre-and post-enhancement habitat areas were input into the Statutory Biodiversity Metric Calculation tool. The metric automatically assigns a habitat distinctiveness score for each baseline and proposed habitat.

2.11 The metric also assigns a range of pre-assigned factors to each proposed habitat. Subject knowledge experts have advised these and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement, or restoration proposals:

- *difficulty of creating or restoring/enhancing a habitat:* This pre-assigned score is based on how complex a particular habitat type is to create or restore/enhance
- *temporal risk:* this is the 'time to target condition' for any habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score is assigned to it.
- *spatial risk:* this score is based on the distance between the site of habitat loss and any habitat creation or enhancement proposals at any off-site offsetting solutions.

2.12 A desk study review has informed the strategic significance multiplier within the metric. The Statutory Biodiversity Metric User Guide provides full details of the calculation methodology.

2.13 A copy of the DEFRA Statutory Biodiversity Metric used for the calculation is provided in Microsoft Excel format (with macros disabled) as Appendix A.

3.0 BASELINE

Strategic Significance

3.1 In the absence of Local Nature Recovery Network Strategies, national and local guidance has been consulted to assign strategic significance. The majority of the DCO Site does not provide important linkages to a local or statutory designated site and does not contain any high distinctiveness or priority habitats. Therefore, a low strategic significance has been assigned to most habitats within the DCO Site in both the baseline and proposed habitat creation scenarios.

3.2 Highfield Moss Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR) is present in close proximity to the Site boundary and is identified in local policy. As a result, any habitats within the boundary of the SSSI have been considered of high strategic significance (Formally identified in local strategy). Where habitats are not within the SSSI but form valuable linkages to the adjacent habitat area these have been identified of medium strategic significance (Location ecologically desirable but not in local strategy). This relates to both the baseline and proposed habitat creation scenarios.

Baseline Habitats

3.3 Detailed descriptions are provided in Appendix B

Main Site summary

3.4 The Main Site was characterised by predominately agricultural land of non-cereal crops located both to the east and west of Parkside Road.

3.5 Small areas of neutral grassland were noted in the north of the Main Site as well as on the verges of Parkside Road East. A small area of neutral grassland was also observed in the north-east of the Main Site associated with the scrap/storage yard in this area. Modified (managed) grasslands were located in the area of the airfield in the central northern area of the Main Site and on road verges.

3.6 A strip of arable field margin with more diverse botanical interest was noted in the north-west of the Main Site.

3.7 Woodlands were generally limited in extent. These included a small, isolated stand of other broadleaved woodland surrounding a pond in the northern central area of the Main Site and a slightly larger stand of more established woodland classified as Lowland Mixed Deciduous Woodland (oak and bracken community) surrounding ponds around an area labelled as “Moss Pits” on ordnance survey mapping in the northern central area of the Main Site. A further area of woodland encroached on to the north-western area of the Main Site, part of an area of other broadleaved plantation woodland with mostly young but established trees.

3.8 Ponds through the Main Site included a garden pond at Parkside Farm, ponds located in the stands of woodland in the central area of the main site near the airfield and “Moss Pits” and

small ponds adjacent to the attenuation pond in the south of the Main Site adjacent to Parkside Road East and Winwick Lane.

3.9 Sustainable Urban Drainage features included attenuation ponds associated with the relatively recent construction of Parkside Road East and a small drain with basin at the southern end of the woodland around "Moss Pits."

3.10 Areas of ruderal vegetation and bare ground were noted north of Parkside Road East where planted trees and landscaping had yet to be established.

3.11 Buildings included Highfield Farm in the north-west of the Main Site, Parkside Farm (complex of buildings), a small building used as a dog training clubhouse in the central area of the Main Site and the scrap/storage yard in the north-east. The farm buildings included areas of vegetated garden.

3.12 Occasional areas of mixed scrub and bramble scrub were noted across the Main Site, mainly on the boundaries.

3.13 Urban habitats included the roads and tracks through the site including Winwick Lane to the east, Parkside Road and Parkside Road East bisecting the western area of the Main Site and Barrow Lane (a concrete track) in the western/south-western area of the Main Site.

3.14 A number of notable mature trees were identified across the Main Site, mainly in the northern and central areas associated with field boundaries or edges of woodlands. Although some were observed to be of sufficient girth, none were considered to have decay features that would be considered of veteran tree status.

3.15 In summary, with the exception of the small area of isolated Lowland Mixed Deciduous Woodland (which is a Habitat of Principal Importance HPI) none of the habitats were considered to be of high ecological distinctiveness or particularly unique (se Figure 4.1)

Western Rail Chord Summary

3.16 The Western Rail Chord was characterised by a mix of scrub, woodland, and patches of grassland.

3.17 It was noted that although the woodland in this area is included within the Priority Habitat inventory (HPI – Lowland Mixed Deciduous Woodland) survey results show that no specific National Vegetation Classification community was identifiable and as such is not considered to be an HPI. Much of the woodland, particularly in the southern area of the Western Rail Chord was noted to have infestation of Himalayan balsam *Impatiens glandulifera* and occasional areas of Rhododendron *Rhododendron sp.* both noted to be invasive non-native species (INNS). In addition, signs on trees indicated that the central western area of woodland had been infested with Japanese knotweed *Reynoutria japonica* that had been treated (but may still have the potential to regrow) as well as a small area of Japanese knotweed that remained established in the north-east of this area adjacent to the Chat Moss railway line.

3.18 In the south-west of the area a small patch of neutral grassland was noted to present, and whilst not of any significant diversity or ecological importance it was characterised by species

of damp and wet conditions making it somewhat notable within the habitats present in this area.

3.19 None of the habitats were of high ecological distinctiveness, although much is of medium distinctiveness but in poor condition.

3.20 A very small area of the Highfield Moss SSSI is included within the Order Limits and has been classified as Other lowland acid grassland, though the area is degraded and includes scrub as a precautionary approach has been assigned moderate habitat condition. This area will not be affected by the Proposed Development, and the habitat will be retained.

Northern Mitigation Area Summary

3.21 The Northern Mitigation Area was characterised by almost entirely agricultural cultivated land of low ecological distinctiveness.

Soils Reuse Area

3.22 The Soils Reuse Area was estimated from publicly available mapping and imagery as well as incidental reports from surveyors that had visited the Main Site and local area during ecological surveys.

Baseline Overview

3.23 *Table 1* below provides a summary description and baseline conditions of the baseline habitats, and illustrated by Figures 1.1, 1.2, and 1.3. Note that at the time of survey many agricultural fields were yet to be seeded and were assigned as cereal crop, both cereal crop and non-cereal crop provide the same habitat unit result in the metric calculation and therefore are interchangeable.

3.24 Figures 4.1, 4.2, and 4.3 show the baseline distinctiveness and habitat condition. Detailed habitat descriptions and Condition tables are provided in Appendix B.

Table 1: Baseline Habitats

Habitat	Condition	Distinctiveness	Area (Ha)
Arable field margins cultivated annually	Condition Assessment N/A	Medium	0.1024
Cereal crops	Condition Assessment N/A	Low	109.1318
Non-cereal crops	Condition Assessment N/A	Low	211.5374
Modified grassland	Moderate	Low	0.0529
Modified grassland	Poor	Low	8.9678
Other lowland acid grassland	Moderate	Medium	0.0122
Other neutral grassland	Moderate	Medium	5.7781
Other neutral grassland	Moderate	Medium	0.0871
Other neutral grassland	Poor	Medium	1.3746
Bramble scrub	Condition Assessment N/A	Medium	0.666
Mixed scrub	Moderate	Medium	0.9727

Habitat	Condition	Distinctiveness	Area (Ha)
Mixed scrub	Moderate	Medium	0.0024
Mixed scrub	Moderate	Medium	0.1452
Mixed scrub	Poor	Medium	0.1701
Ponds (non-priority habitat)	Moderate	Medium	0.1421
Ponds (non-priority habitat)	Poor	Medium	0.369
Ruderal/Ephemeral	Good	Low	1.4683
Ruderal/Ephemeral	Moderate	Low	1.5247
Ruderal/Ephemeral	Poor	Low	1.078
Tall forbs	Moderate	Low	0.1942
Tall forbs	Poor	Low	0.7759
Artificial unvegetated, unsealed surface	N/A - Other	V.Low	3.8267
Bare ground	Poor	Low	2.8021
Built linear features	N/A - Other	V.Low	18.6397
Developed land; sealed surface	N/A - Other	V.Low	1.0007
Sustainable drainage system	Moderate	Low	0.3686
Sustainable drainage system	Poor	Low	0.2746
Vegetated garden	Condition Assessment N/A	Low	0.9564
Lowland mixed deciduous woodland	Moderate	High	0.3655
Other woodland; broadleaved	Moderate	Medium	5.2986
Other woodland; broadleaved	Moderate	Medium	0.0894
Other woodland; broadleaved	Moderate	Medium	0.0704
Other woodland; broadleaved	Poor	Medium	4.6303
Other woodland; broadleaved	Poor	Medium	0.4301
Rural tree (large)	Good	Medium	0.0733
Rural tree (medium)	Good	Medium	0.0814
Rural tree (v. large)	Good	Medium	0.0765
Rural tree (large)	Moderate	Medium	0.0366
Rural tree (medium)	Moderate	Medium	0.2117
Rural tree (small)	Moderate	Medium	0.1303
Rural tree (v. large)	Moderate	Medium	0.0765

Baseline Hedgerows

3.25 A total of 25 hedgerows (some with sub sections due to gaps) and four (4no.) lines of trees were located within the Main Site and Western Rail Chord and the Northern Mitigation Area.

3.26 Hedgerows have not been included for the Soils Reuse Area as they require a survey for ground truthing. This assessment will be updated for the final DCO submission with survey information for hedgerows.

3.27 Due the presence of >80% native species, all hedgerows recorded qualify as habitats of Principal Importance under the NERC Act (2006).

3.28 None of the hedgerows were species rich, many were gappy and over-managed with little ground flora diversity.

3.29 None of the hedgerows were considered likely to meet the criteria of 'important' under the Hedgerow Regulations 1997 due to ecological criteria.

3.30 The two lines of trees located on the northern boundary of the Main Site (bounding Highfield Moss SSSI) were deemed to be ecologically valuable lines of trees associated with a bank or ditch. These were determined to be ecologically valuable in part due to their location within the SSSI but also due to the number of mature pedunculate oak *Quercus robur* trees in those lines providing valuable habitat for a range of wildlife.

3.31 A line of trees was also noted in the far north-west of the Main Site adjacent to Parkside Road comprising a mix of species and another line of trees was within the Northern Mitigation Area on a farm track and comprising predominately non-native species.

3.32 Table 2 below provides a summary description and baseline conditions of the hedgerows within the DCO Site and illustrated by Figures 1.1-1.3 and Figures 4.1-4.3. Condition tables are provided in Appendix B.

Table 2: Baseline Hedgerow Habitats

Hedgerow Type	Condition	Distinctiveness
Native Hedgerow	Poor	Low
Native Hedgerow	Moderate	Low
Native Hedgerow	Good	Low
Line of Trees	Poor	Medium
Ecologically valuable Line of Trees. Associated with Bank or Ditch	Good	Medium

Baseline Watercourse

3.33 Two ditches are located within on the DCO Main Site northern boundary in association with the south-western and south-eastern boundary of Highfield Moss SSSI. A small ditch is located to the south of the scrap/storage yard. A ditch is also located on the eastern boundary of the Northern Mitigation Area. During the initial habitat survey all ditches held some water but during further ecological survey of the area through the summer of 2025 it was noted that all the ditches became dry. All the ditches were assessed as having poor habitat condition.

3.34 Within the Soils Reuse Area there are a number of watercourses (small streams/ditches) that have been assigned as other river/stream until further survey can determine their nature. Should these features be identified as natural watercourses a further River Condition Assessment will be carried out. All of these watercourses were assigned moderate habitat condition as a precautionary measure.

3.35 Table 3 below provides a summary description and baseline conditions of the baseline watercourse and illustrated by Figures 1.1, 1.2, and 1.3. Condition tables are provided in Appendix B.

Table 3: Baseline Watercourse Habitats

Watercourse Type	Condition	Distinctiveness
Ditches	Poor	Medium
Other rivers and streams	Moderate	High

4.0 HABITAT CREATION PROPOSALS

Main Site

4.1 The Main Site will be developed as a strategic rail freight interchange (SRFI), encompassing open space and landscaping areas. As detailed landscaping proposals, such as specifics relating to seed mixes or individual tree species, are not yet known, proposed habitats have been mapped using a reasonable and conservative approach. Target conditions have been selected based on our experience, reflecting what can realistically be achieved on-site while adopting a precautionary 'worst-case' approach for areas likely to experience high levels of disturbance. Figures 2.1, and Figure 5.1 illustrate this.

4.2 Within the Main Site an area to the south of Highfield Moss will be created as the Highfield moss Protection Area, a strip of between 90 and 40m width (averaging 50m wide) that will provide an intervening buffer between the SSSI and the Proposed Development. This area will be provided with wet neutral grassland using scrapes and depressions to provide seasonally wet/damp areas, as well as an embankment with open mixed scrub and bare ground to the south-west providing structural diversity as well as habitats for birds and reptiles. In the south-east of this area a wide swale will allow for the establishment of wet woodland helping to screen the Proposed Development and provide habitat diversity, structure, and connectivity. This area will be publicly accessible but managed to be beneficial to ecology with the recreational use of the area likely to reduce some of the stress currently on the main SSSI.

4.3 Managed green space will be created along the internal roads, service areas, and the verges of Parkside Road and Parkside Road East, with mostly modified grassland and urban individual tree planting.

4.4 The northern area of the Main Site will retain habitats to provide public access and routes through the area but maintaining ecological benefits such as connectivity east and west. These areas will be provided with predominately neutral grasslands.

4.5 The eastern edge of the Main Site will include an embankment providing visual screening of the Proposed Development as well as habitat creation. The eastern corridor will provide semi-natural habitats including woodland planting, areas of scrub, and neutral grassland. This will maintain some ecological connectivity and habitat for a wildlife although it is understood that this area would be subject to regular disturbance from public access. Additionally there will be

areas of visual interest with ornamental trees and shrubs that, whilst likely to be non-native will be selected to include following and fruiting species that will be of benefit to wildlife.

4.6 Drainage features and attenuation ponds will primarily serve a drainage function as SUDS but will be managed to provide additional wildlife habitats and ecological diversity.

4.7 Across the Main Site a scheme of individual tree planting will provide in excess of 2600 urban trees to be planted as small street trees and feature trees within open grassland habitats, road verges, and the service areas and car parking areas of the Proposed Development

Western Rail Chord

4.8 The area of habitat creation within the Western Rail Chord is limited by the requirements of the railway and safety. As such, much of the habitat proposed will be limited to grassland and scrub.

4.9 Where possible the existing woodland will be retained and enhanced including the eradication of invasive species.

4.10 The area of wet grassland in the south-western area will be retained.

Northern Mitigation Area

4.11 The Northern Mitigation Area is proposed to provide the majority of habitat creation to compensate for habitats lost from the Main Site. Although the habitats lost are of relatively low ecological distinctiveness and poor condition the extent of the habitat loss warrants significant habitat creation.

4.12 The proposals provide areas of woodland that will provide connective habitats across the area, in particular providing east/west orientated habitat corridors. Woodlands will provide diversity once established and valuable habitats for a range of wildlife. Woodlands are targeted to achieve moderate condition

4.13 Two areas of woodland will be planted and managed to provide Lowland Mixed Deciduous Woodland, in order to compensate for the loss of the small area of this habitat within the Main Site. These woodlands will look to create the same type of Oak and Bracken woodland community. It is noted that this may take longer than the normal 30 years to produce the required habitat and condition and management beyond 30 years may be necessary in order for this habitat to mature.

4.14 An area of open mixed scrub will be located in the centre of the Northern Mitigation Area, providing structural diversity and connectivity between the proposed woodland stands. This significant area of scrub will provide similar habitat to that within the baseline of the Western Rail Chord with open rides and glades providing opportunities for ground flora to develop and woody scrub providing habitats for a range of birds and other wildlife, potentially allowing for the expansion of the population range of common lizards known to be within Highfield Moss. As this area will be publicly accessible it is considered that it is realistic to target a habitat condition of moderate only.

4.15 Grassland areas will provide ecological diversity and areas of recreational access. Those areas where public access is proposed will be targeted to provide moderate habitat condition, as some affects of public access will reduce the condition though will likely be limited to the areas immediately adjacent to the public tracks. Some areas will restrict public access and will be

managed to promote botanical and ecological diversity, producing a diverse wildflower meadow habitat through sensitive management practices.

4.16 An area of wet grassland will be created in the south of the Northern Mitigation Area and will look to complement the habitats within Highfield Moss SSSI to the west and south. This area will have restricted public access to promote ecological diversity and allow sensitive management. The area will include a number of ponds to be managed for wildlife and biodiversity and will be served by a new ditch that will drain into the westernmost pond. This area will provide new opportunities for a range of wildlife including birds, amphibians, and reptiles.

4.17 Although the Lane Head Relief Road has not been included in this assessment it is noted that one or more non-priority habitat ponds may be impacted by this area of the Proposed Development. This has been considered within the habitat creation proposals for the Northern Mitigation Area and the number of, and area of, proposed ponds is considered to be sufficient to compensate for any loss or impact relating to ponds within the Lane Head Relief Road area.

4.18 Two small areas in the south-west of the Northern Mitigation Area (totalling 2.19ha) were included in the proposals as retained cropland but may (if required) be used for further habitat creation. These areas therefore provide a small degree of contingency (should any changes be made to the Proposed Development during Statutory Consultation) and may be used for additional habitat creation if necessary.

4.19 A summary of habitats to be created in the Northern Mitigation Area is provided in Table 4 below.

Table 4: Northern Mitigation Area Habitat Creation Summary

Habitat Type	Condition	Distinctiveness	Area (ha)
Cropland: Non-cereal crop (Retained)	N/A	Low	2.1857
Woodland: Other broadleaved woodland	Moderate	Medium	7.5425
Woodland: Lowland mixed deciduous woodland	Moderate	High	2.7359
Heathland and Scrub: Mixed Scrub	Moderate	Medium	3.0152
Grassland: Other neutral grassland	Moderate	Medium	7.7976
Grassland: Other neutral grassland	Good	Medium	17.8275
Grassland: Other neutral grassland (Wet)	Good	Medium	3.2355
Grassland: Traditional Orchard	Moderate	High	0.7718
Lakes and Ponds: Ponds (non-priority)	Moderate	Medium	0.33
Hedgerows	Condition	Distinctiveness	Length (m)
Hedgerow: Species Rich Native Hedgerow	Good	Medium	1319
Hedgerow: Species Rich Native Hedgerow	Moderate	Medium	141
Hedgerow: Species Rich Native Hedgerow with trees	Good	Medium	1391
Hedgerow: Native Hedgerow	Moderate	Medium	37
Watercourses	Condition	Distinctiveness	Length (m)
Watercourses: Ditch	Fairly Poor	Medium	276

Soils Reuse Land

4.20 The vast majority of Soils Reuse Land will be retained as the same habitats and land-use (predominately agricultural) after spreading of topsoil and excavated material on the area. At this stage of assessment all habitats are considered to be retained, and changes to this are not expected to be significant and will be captured within subsequent final metric calculation to be provided for the DCO application submission.

4.21 Some areas of the Soils Reuse Area will be planted with other broadleaved woodland to provide visual screening but will also fill in gaps within existing habitat corridors and increase habitat connectivity in the wider local area. These areas of planting have been included in the assessment and the woodland targeted to moderate condition.

5.0 SUMMARY OF STATUTORY METRIC

5.1 The baseline and outline habitat proposals have all been inputted into the Statutory Biodiversity Metric. *Table 4* provides a summary of the headline results of the assessment completed for the proposals.

Table 4: Statutory Biodiversity Metric Headline Results

Baseline	Habitat Units	831.38
	Hedgerow Units	37.35
	Watercourse Units	20.78
Post-Intervention	Habitat Units	938.68
	Hedgerow Units	55.31
	Watercourse Units	1.31
Total Net Unit Change	Habitat Units	107.12
	Hedgerow Units	17.96
	Watercourse Units	1.31
Total Net Percentage Change	Habitat Units	12.88%
	Hedgerow Units	48.07%
	Watercourse Units	6.31%

5.2 Currently, the Statutory Metric has demonstrated that the scheme will result in an overall net gain exceeding the target of 10% in the habitat and hedgerow categories, however only a 6.31% uplift has been achieved for watercourses.

5.3 A further 0.77 watercourse units would be required to achieve a 10% uplift. There are a number of options being explored as to how this could be achieved including agreement to enhance ditches located adjacent to the DCO Site boundary (to the east of the Northern Mitigation Area) that would lead to an increase in units exceeding the 10% target. Should an agreement not be reached purchase of watercourse units from a local habitat bank would be explored further.

Habitat Trading Rules

5.4 The current proposed habitat creation would meet all the requirements of the Statutory Biodiversity Metric trading rules.

Biodiversity Net Gain Hierarchy

5.5 The Biodiversity Net Gain hierarchy, outlined in the Government's PPG, offers guidance on prioritising habitat avoidance, retention, and compensation for more valuable habitats. These measures should shape the Site design.

5.6 Habitat loss has mostly been restricted to low—or very low-distinctiveness habitats with very limited ecological value. Where feasible, efforts have been made to preserve habitats with medium or above distinctiveness, but some small areas of medium and high distinctiveness habitats will be lost (woodland, scrub, and grassland).

Compensation

5.7 Compensatory units will be delivered through habitat creation within the DCO Site for habitat and hedgerow units.

5.8 Watercourse units will be delivered in part through habitat creation within the DCO Site. The current shortfall in watercourse units will be provided via either enhancement of an adjacent

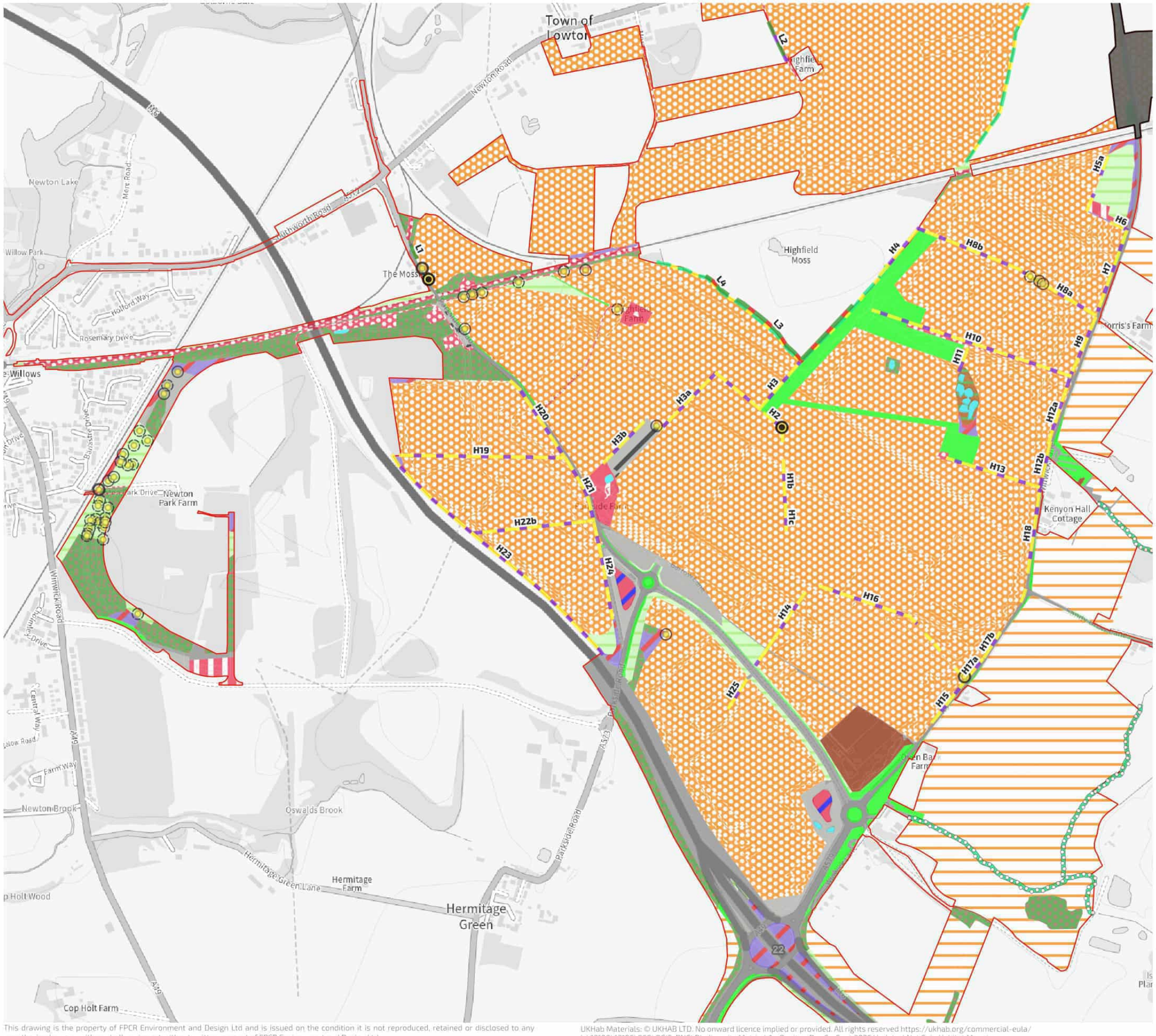
watercourse (ditches) or a bespoke agreement with a third party to provide off-site watercourse units. This is still to be determined at this stage.

5.9 Any allocation of off-site units will be registered on Natural England's BNG Sites Register. Consequently, they will be secured under a minimum 30-year legal agreement, with habitat enhancements delivered through an agreed HMMP.

Securing BNG

5.10 Further details regarding habitat creation, enhancement, and management will be provided at the detailed design stage for the final DCO submission, where ecologists will directly input into landscape planting specifications. A HMMP will be included following receipt of full DCO planning permission. This HMMP will detail how the creation, retention, and enhancement of habitats across the Site that significantly contribute to the Site's BNG will be managed for a minimum of 30 years.

5.11 In the case of Lowland Mixed Deciduous Woodland habitats the management period may be extended via bespoke agreement (if necessary) to ensure that woodland reaches maturity with the correct habitat type and condition.



N

0 250 500 m

- Draft Order Limits
- Not included in assessment

Baseline Habitats

- Arable field margins cultivated annually
- Artificial unvegetated, unsealed surface
- Bramble scrub
- Built linear features
- Cereal crops
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Modified grassland
- Non-cereal crops
- Other lowland acid grassland
- Other neutral grassland
- Other woodland; broadleaved
- Ponds (non-priority habitat)
- Ruderal/Ephemeral
- Sustainable drainage system
- Vegetated garden
- Tall forbs
- Bare ground

Baseline Hedgerow

- Line of trees
- Ecologically valuable line of trees - associated with bank or ditch
- Native hedgerow

Baseline Watercourse

- Ditches
- Other rivers and streams

Baseline Individual Trees

- Existing very large rural tree
- Existing large rural tree
- Existing medium rural tree
- Existing small rural tree

date 22/10/25

drwn/chkd JDS/PA

client
Intermodal Logistics Park North Ltd.

project
ILPN

title
BASELINE HABITAT PLAN - MAIN SITE

scale
1:9,500 @ A3

number
FIGURE 1.1

rev
-

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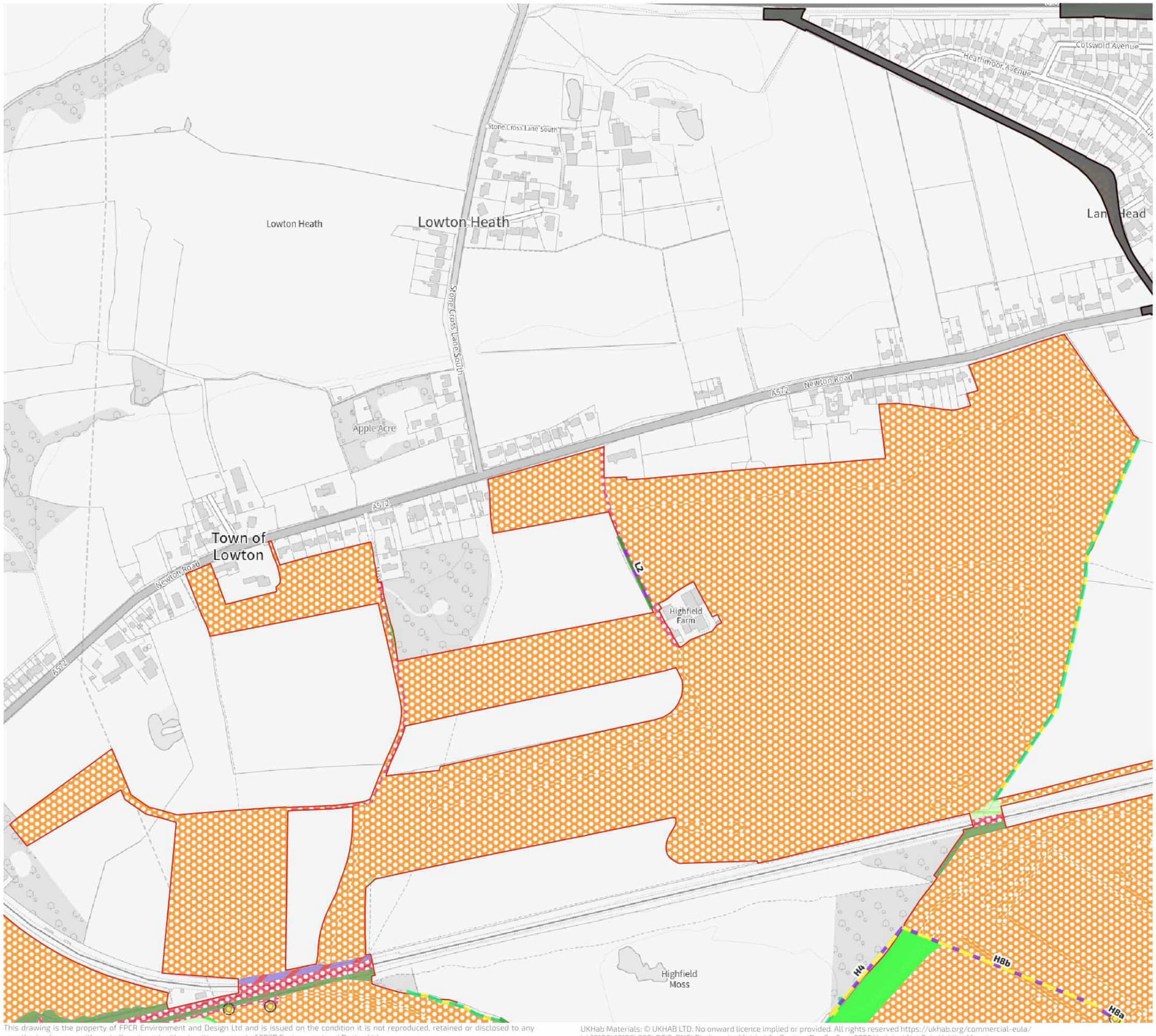

N

0 150 300 m

- Draft Order Limits
- Not included in assessment

Baseline Habitats
- Artificial unvegetated, unsealed surface
- Built linear features
- Mixed scrub
- Modified grassland
- Non-cereal crops
- Other lowland acid grassland
- Other neutral grassland
- Other woodland; broadleaved

Baseline Hedgerow
- Line of trees
- Ecologically valuable line of trees - associated with bank or ditch
- Native hedgerow

Baseline Watercourse
- Ditches

Baseline Individual Trees
- Existing medium rural tree
- Existing small rural tree

date: 22/10/25
drwn/chkd: JDS/PA

client: Intermodal Logistics Park North Ltd.

project: ILPN

title: BASELINE HABITAT PLAN - NORTHERN MITIGATION AREA

scale: 1:5,000 @ A3

number: **FIGURE 1.2**

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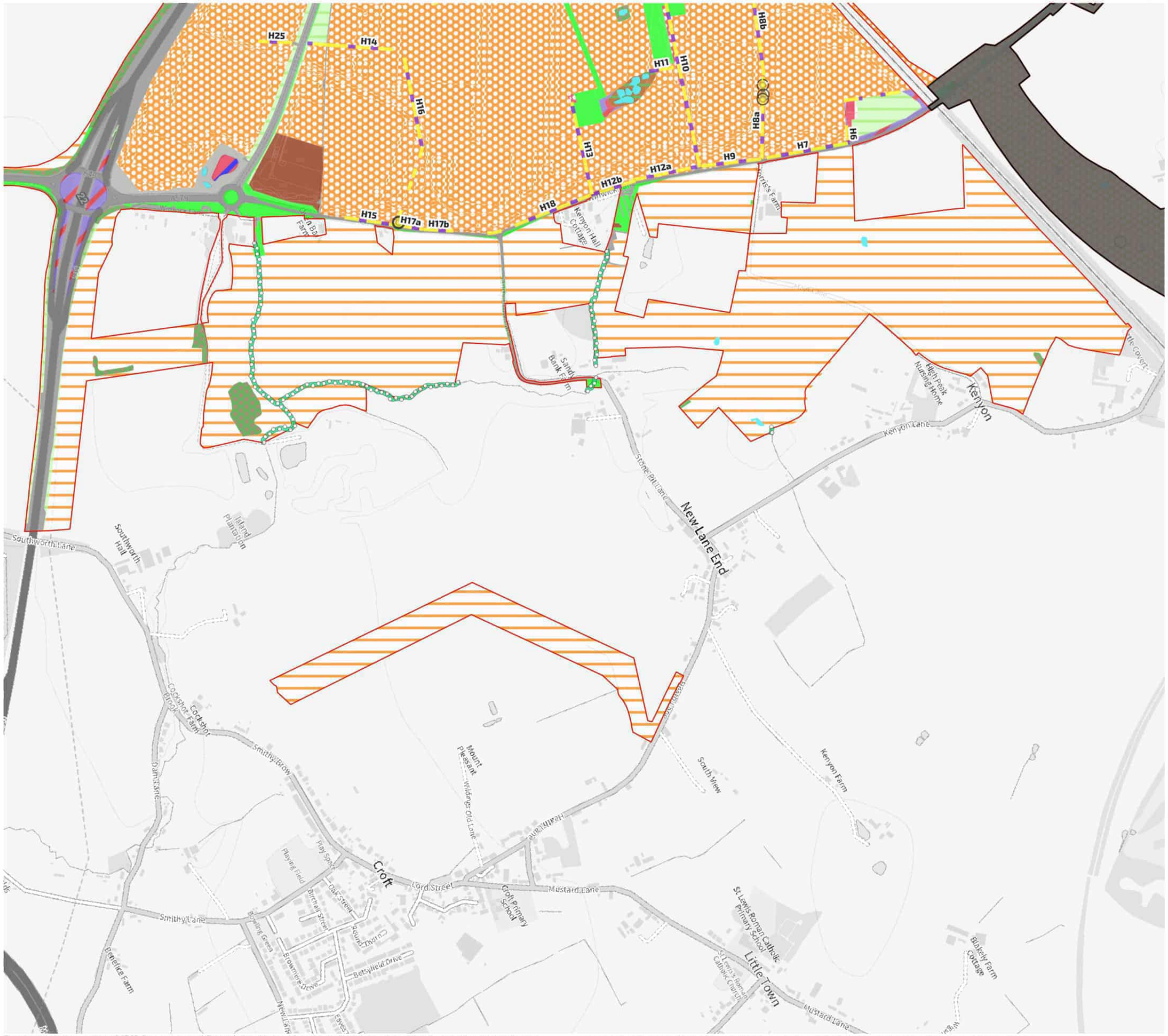

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date: 22/10/25
drwn/chkd: JDS/PA

client: Intermodal Logistics Park North Ltd.

project: ILPN

title: BASELINE HABITAT PLAN - SOIL REUSE AREA
scale: 1:10,000 @ A3

number: FIGURE 1.3
rev: -

FPCR | environment & design

N

0 250 500 m

- Draft Order Limits
- Not included in assessment

Proposed Habitats

- Artificial unvegetated, unsealed surface
- Built linear features
- Cereal crops
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Modified grassland
- Non-cereal crops
- Other lowland acid grassland
- Other neutral grassland
- Other woodland; broadleaved
- Ponds (non-priority habitat)
- Ruderal/Ephemeral
- Sustainable drainage system
- Traditional orchards
- Wet woodland
- Bare ground

Proposed Hedgerows

- Line of trees
- Ecologically valuable line of trees - associated with bank or ditch
- Native hedgerow
- Species-rich native hedgerow
- Species-rich native hedgerow with trees

Proposed Watercourse

- Ditches
- Other rivers and streams

Proposed Individual Trees

- Proposed small urban tree

date: 22/10/25

drwn/chkd: JDS/PA

client: **Intermodal Logistics Park North Ltd.**

project: **ILPN**

title: **PROPOSED HABITAT PLAN - MAIN SITE**

scale: 1:9,500 @ A3

number: **FIGURE 2.1**

rev: -

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N

0 150 300 m

Draft Order Limits

Not included in assessment

Proposed Habitats

- Artificial unvegetated, unsealed surface
- Built linear features
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Modified grassland
- Non-cereal crops
- Other lowland acid grassland
- Other neutral grassland
- Other woodland; broadleaved
- Ponds (non-priority habitat)
- Sustainable drainage system
- Traditional orchards
- Wet woodland

Proposed Hedgerows

- Line of trees
- Ecologically valuable line of trees - associated with bank or ditch
- Native hedgerow
- Species-rich native hedgerow
- Species-rich native hedgerow with trees

Proposed Watercourse

- Ditches

Proposed Individual Trees

- Proposed small urban tree

date 22/10/25

drwn/chkd JDS/PA

client
Intermodal Logistics Park North Ltd.

project
ILPN

title
PROPOSED HABITAT PLAN - NORTHERN MITIGATION AREA

scale 1:5,000 @ A3

number
FIGURE 2.2

rev -

FPCR | environment & design

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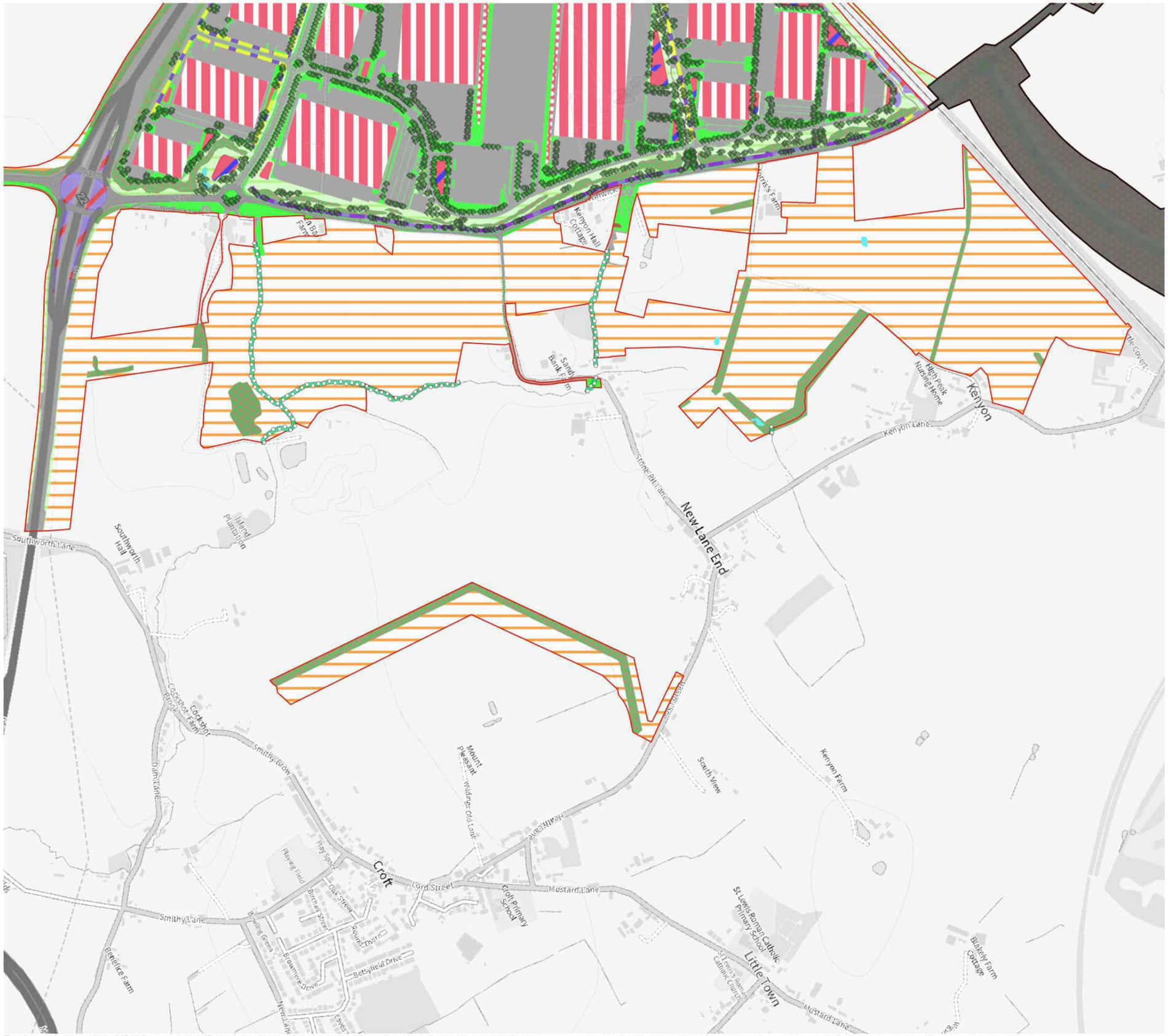

date
22/10/25

drwn/chkd
JDS/PA

client
Intermodal Logistics Park North Ltd.

project
ILPN

title
PROPOSED HABITAT PLAN - SOIL REUSE AREA

scale
1:10,000 @ A3

number
FIGURE 2.3

rev
-

FPCR | environment & design

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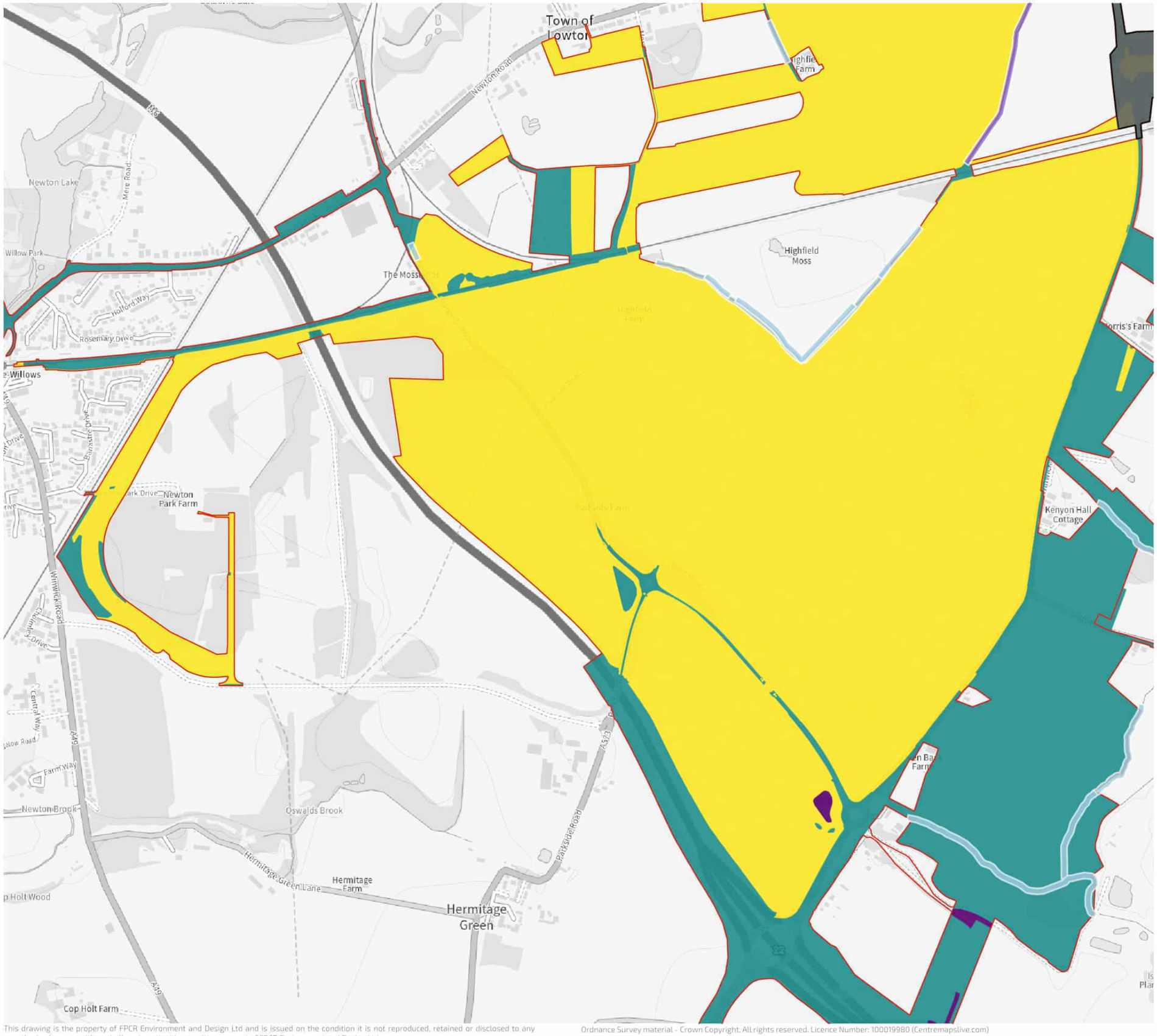

N

0 250 500 m

Draft Order Limits

Not included in assessment

Habitats

Enhanced

Retained

Lost

Hedgerows

Retained

Watercourses

Enhanced

Retained

date 22/10/25

drwn/chkd JDS/PA

client

Intermodal Logistics Park North Ltd.

project

ILPN

title

HABITAT RETENTION PLAN - MAIN SITE

scale 1:9,500 @ A3

number

FIGURE 3.1

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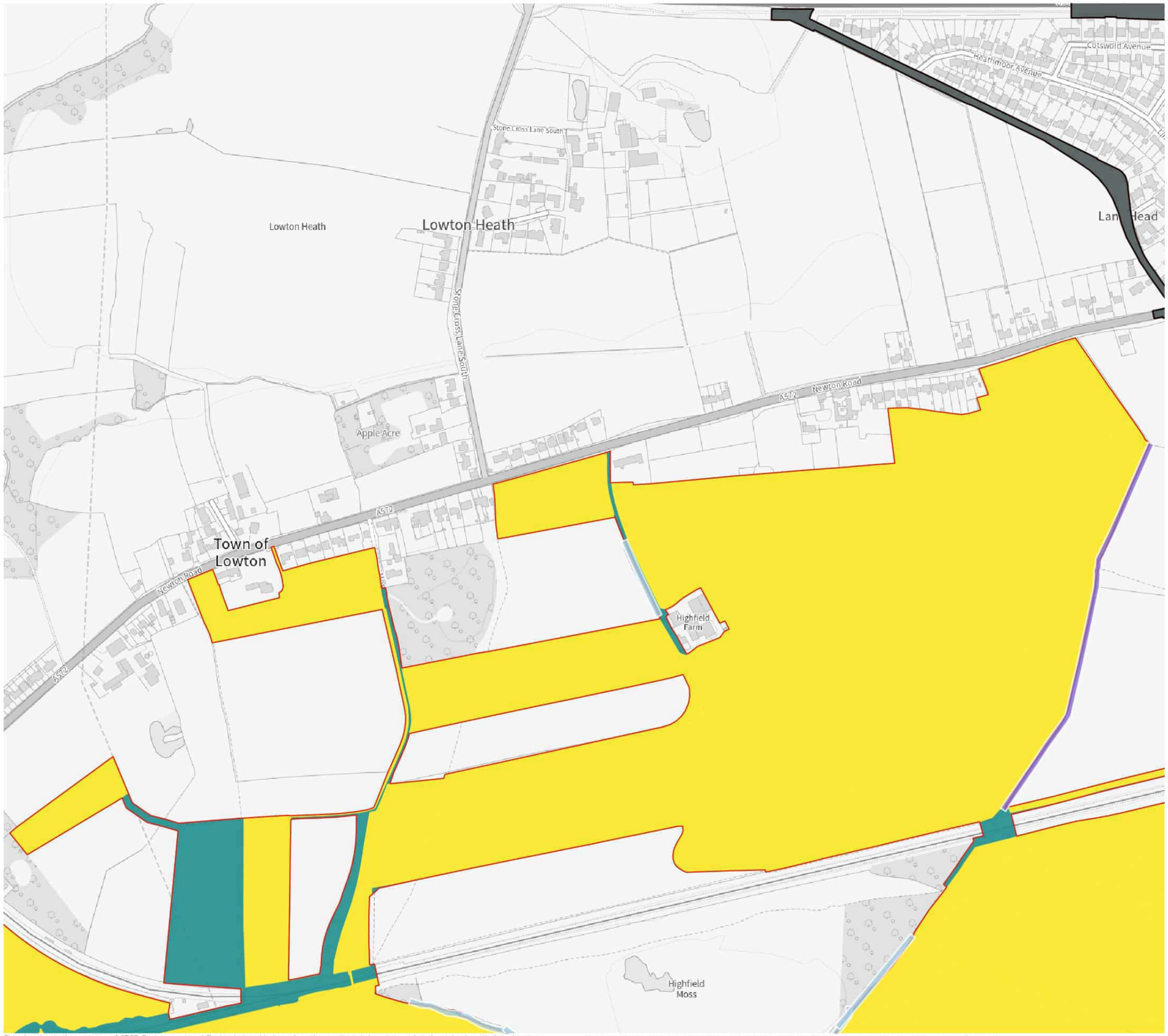

N

0 150 300 m

Draft Order Limits

Not included in assessment

Habitats

Retained

Lost

Hedgerows

Retained

Watercourses

Enhanced

Retained

date 22/10/25

drwn/chkd JDS/PA

client

Intermodal Logistics Park North Ltd.

project

ILPN

title

HABITAT RETENTION PLAN - NORTHERN MITIGATION AREA

scale 1:5,000 @ A3

number

FIGURE 3.2

rev -

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date 22/10/25

drwn/chkd JDS/PA

client
Intermodal Logistics Park North Ltd.

project
ILPN

title
HABITAT RETENTION PLAN - SOIL REUSE AREA

scale 1:10,000 @ A3

number
FIGURE 3.3

rev -

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N

0 250 500 m

Draft Order Limits

Not included in assessment

Baseline Habitat Condition

- Good
- Moderate
- Poor
- Condition Assessment N/A

Baseline Habitat Distinctiveness

- High
- Medium
- Low
- V.Low

Baseline Hedgerow Condition

- Good
- Moderate
- Poor

Baseline Hedgerow Distinctiveness

- Medium
- Low

Baseline Watercourse Condition

- Moderate
- Poor

Baseline Watercourse Distinctiveness

- High
- Medium

Baseline Individual Tree Condition

- Moderate
- Good

Baseline Individual Tree Distinctiveness

- Medium

date: 22/10/25

drwn/chkd: JDS/PA

client: **Intermodal Logistics Park North Ltd.**

project: **ILPN**

title: **BASELINE HABITAT CONDITION AND DISTINCTIVENESS PLAN - MAIN SITE**

scale: 1:9,500 @ A3

number: **FIGURE 4.1**

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N

0 150 300 m

- Draft Order Limits
- Not included in assessment

Baseline Habitat Condition
- Moderate
- Poor
- Condition Assessment N/A

Baseline Habitat Distinctiveness
- Medium
- Low
- V.Low

Baseline Hedgerow Condition
- Good
- Poor

Baseline Hedgerow Distinctiveness
- Medium
- Low

Baseline Watercourse Condition
- Poor

Baseline Watercourse Distinctiveness
- Medium

Baseline Individual Tree Condition
- Moderate
- Good

Baseline Individual Tree Distinctiveness
- Medium

date: 22/10/25
drwn/chkd: JDS/PA

client: **Intermodal Logistics Park North Ltd.**

project: **ILPN**

title: **BASELINE HABITAT CONDITION AND DISTINCTIVENESS PLAN - NORTHERN MITIGATION AREA**

scale: 1:5,000 @ A3

number: **FIGURE 4.2**

rev: -

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N

0 250 500 m

Draft Order Limits

Not included in assessment

Baseline Habitat Condition

- Moderate
- Poor
- Condition Assessment N/A

Baseline Habitat Distinctiveness

- High
- Medium
- Low
- V.Low

Baseline Hedgerow Condition

- Good
- Moderate
- Poor

Baseline Hedgerow Distinctiveness

- Low

Baseline Watercourse Condition

- Moderate

Baseline Watercourse Distinctiveness

- High

Baseline Individual Tree Condition

- Moderate
- Good

Baseline Individual Tree Distinctiveness

- Medium

date: 22/10/25

drwn/chkd: JDS/PA

client: **Intermodal Logistics Park North Ltd.**

project: **ILPN**

title: **BASELINE HABITAT CONDITION AND DISTINCTIVENESS PLAN - SOIL REUSE AREA**

scale: 1:10,000 @ A3

number: **FIGURE 4.3**

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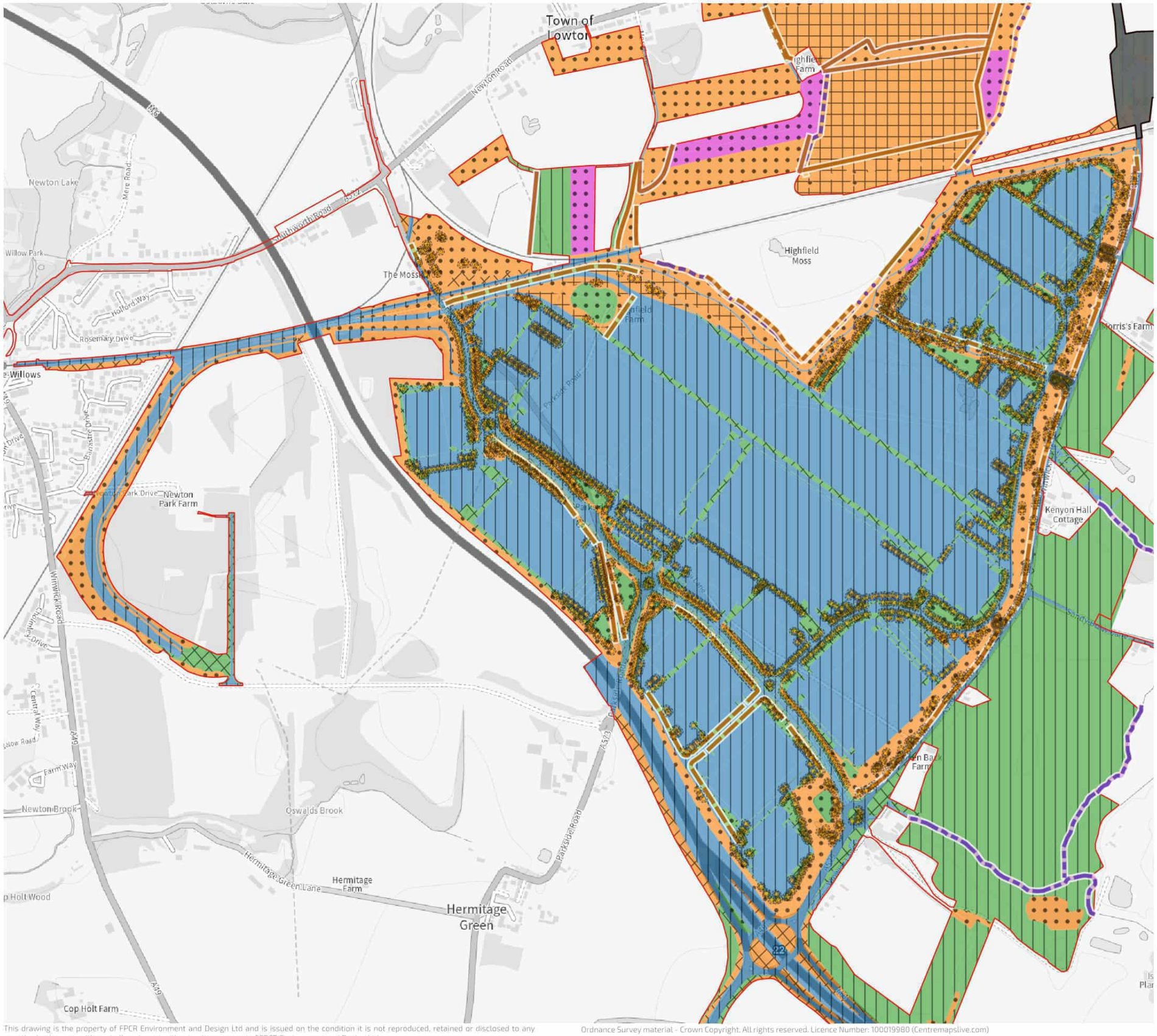

N

0 250 500 m

- Draft Order Limits
- Not included in assessment

Proposed Habitat Condition
- Good
- Moderate
- Poor
- Condition Assessment N/A

Proposed Habitat Distinctiveness
- High
- Medium
- Low
- V.Low

Proposed Hedgerow Condition
- Good
- Moderate
- Poor

Proposed Hedgerow Distinctiveness
- High
- Medium
- Low

Proposed Watercourse Condition
- Moderate
- Fairly Poor
- Poor

Proposed Watercourse Distinctiveness
- High
- Medium

Proposed Individual Tree Condition
- Poor
- Moderate

Proposed Individual Tree Distinctiveness
- Medium

date: 22/10/25
drwn/chkd: JDS/PA

client: **Intermodal Logistics Park North Ltd.**

project: **ILPN**

title: **PROPOSED HABITAT CONDITION AND DISTINCTIVENESS PLAN - MAIN SITE**

scale: 1:9,500 @ A3

number: **FIGURE 5.1**

rev: -

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N

0 150 300 m

Draft Order Limits

Not included in assessment

Proposed Habitat Condition

Good

Moderate

Poor

Condition Assessment N/A

Proposed Habitat Distinctiveness

High

Medium

Low

V.Low

Proposed Hedgerow Condition

Good

Moderate

Poor

Proposed Hedgerow Distinctiveness

High

Medium

Low

Proposed Watercourse Condition

Moderate

Fairly Poor

Poor

Proposed Watercourse Distinctiveness

Medium

Proposed Individual Tree Condition

Poor

Proposed Individual Tree Distinctiveness

Medium

date: 22/10/25

drwn/chkd: JDS/PA

client: **Intermodal Logistics Park North Ltd.**

project: **ILPN**

title: **PROPOSED HABITAT CONDITION AND DISTINCTIVENESS PLAN - NORTHERN MITIGATION AREA**

scale: 1:5,000 @ A3

number: **FIGURE 5.2**

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date: 22/10/25

drwn/chkd: JDS/PA

client: Intermodal Logistics Park North Ltd.

project: ILPN

title: PROPOSED HABITAT CONDITION AND DISTINCTIVENESS PLAN - SOIL REUSE AREA

scale: 1:10,000 @ A3

number: FIGURE 5.3

rev: -

FPCR | environment & design

APPENDIX A

Provided as a Microsoft Excel Spreadsheet with macros disabled

APPENDIX B: Detailed Baseline Habitat Descriptions and Condition Assessments

Condition assessments were conducted as per DEFRA The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology. July 2024 (v1.0.2)

Accessible at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

Habitats

Arable Field Margins: Condition N/A

A single distinct arable margin was present in the north-west of the Main Site observed to be a strip of grassland with encroaching scrub and tall forbs.

Grasses included occasional barren brome *Bromus sterilis*, soft brome *Bromus hordeaceus*, red fescue *Festuca rubra*, Yorkshire fog *Holcus lanatus* and cocksfoot *Dactylis glomerata*, and rarely encountered meadow grasses *Poa spp*., the margin also presented with many forbs including locally frequent brambles *Rubus fruticosus agg*., bracken *Pteridium aquilinum*, and a variety of willowherb species *Epilobium spp*. as well as locally frequent red campion *Silene dioica* and occasional hedge bedstraw *Galium mollugo* as well as rarely cleavers *Galium aparine* and cow parsley *Anthriscus sylvestris*.

This habitat type does not have an associated condition assessment.

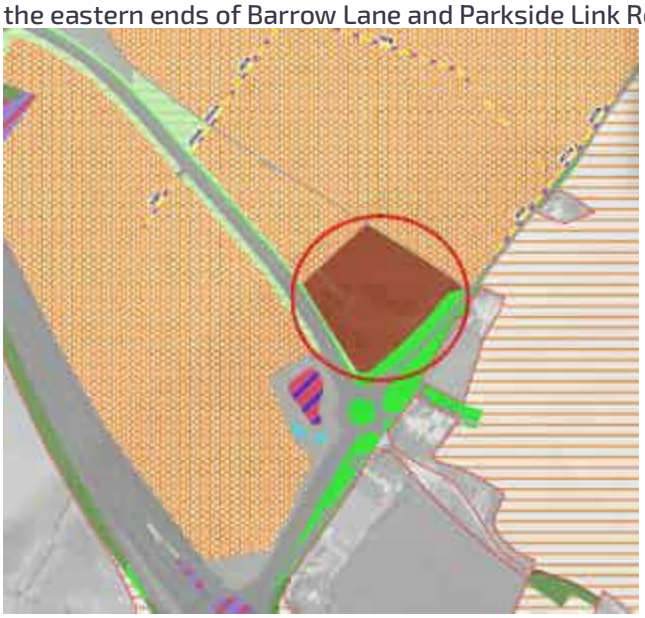
Artificial unvegetated, unsealed surface: Condition N/A

Unsealed surfaces included access tracks and footpaths of bare ground or constructed from aggregates allowing free drainage.

This habitat type does not have an associated condition assessment.

Bare ground

An area of bare ground was noted in the south-eastern area of the Main Site, located between the eastern ends of Barrow Lane and Parkside Link Road East (circled red in the image below).



This area was noted from aerial imagery to have formerly been agricultural cultivation but had been cleared around 2022, in association with the construction of the southern part of Parkside Road and the associated roundabout. The area remained predominately bare ground at the time of survey with only a small number of colonizing ruderal forbs mainly on the edges of the habitat.

Condition Assessment: Urban: Bare ground

		Bare ground		
Criteria	A	Fail		
	B	Fail		
	C	Pass		
Condition		Poor		
Passes all 3 core criteria, with complete absence of INNS for Criteria C – Good Passes 3 criteria but does not comply with complete absence of INNS for Criteria C OR passes 2 of 3 core criteria – Moderate Passes 0 or 1 core criteria - Poor				

Bramble scrub: Condition N/A

Scrub dominated by bramble was noted to be present in the area of the Western Rail Chord, particularly at the northern end of the proposed new access road to farmhouses.

A dense area of bramble scrub is also present in the north-east of the Main Site, extending along the western verge of Winwick Lane.

Other areas of bramble scrub included encroaching patches from the edge of woodland in the north-west of the Main Site and an area at the southern end of the woodland around Moss Pits in the central area of the Main Site.

This habitat type does not have an associated condition assessment.

Built linear features: Condition N/A

Includes roads and tracks but may also include areas such as car parks and yards which are part of the infrastructure network characterised by being metalled/hardstanding.

This habitat type does not have an associated condition assessment.

Cereal Crops: Condition N/A

Note that agricultural practices change frequently, areas used for cereal crop may be rotated to non-cereal production or be made fallow. When uncultivated it is difficult to ascertain whether the habitat will be cereal or non-cereal crop, however the metric assigns the same distinctiveness to cereal and non-cereal crop and as such can be seen as interchangeable.

This habitat type does not have an associated condition assessment.

Developed land; sealed surface: Condition N/A

This habitat includes buildings located within the DCO Site. Seventeen buildings were present across the Main Site located in four distinct locations; Highfield Farm, Parkside Farm, the scrapyard/storage yard in the north-east of the Main Site, and a single dog training building in the central area of the Main Site.

This habitat type does not have an associated condition assessment.

Lowland mixed deciduous woodland: Condition Moderate

An area of woodland around Moss Pits in the central area of the Main Site (W3) was classified as Lowland Deciduous Woodland due to the established nature and composition of the woodland.

Lowland Mixed Deciduous Woodland is a Habitat of Principal Importance (HPI), described in the UK Biodiversity Action Plan (UKBAP) Priority Habitat Descriptions as:
'Lowland mixed deciduous woodland includes woodland growing on the full range of soil conditions, from very acidic to base-rich, and takes in most semi-natural woodland in southern and eastern England, and in parts of lowland Wales and Scotland.

In terms of the National Vegetation Classification (NVC) the bulk of these woodland types fall into W8 (mainly sub-communities a - c in ancient or recent woods; in the lowlands W8d mostly occurs in secondary woodland) and W10 (sub-communities a to d) with lesser amounts of W16 (mainly W16a). Locally, it may form a mosaic with other types, including patches of beech woodland, small wet areas, and types more commonly found in western Britain. Rides and edges may grade into grassland and scrub types.'

The UKHab v.2.0 classification system further describes the habitat as including most 'established woodlands in southern and eastern England'. This is important as a characteristic of this habitat is an "established and characteristic vegetation community. As per the UK BAP description, a characteristic vegetation community would usually be observed as a specific National Vegetation Classification (NVC) community, and for Lowland Deciduous Woodland this would specifically be either W8 (Fraxinus excelsior – Acer campestre – Mercurialis perennis woodland), W10 (Quercus robur – Pteridium aquilinum – Rubus fruticosus woodland), or W16 (Quercus spp. – Betula spp. – Deschampsia flexuosa woodland) communities.

The woodland within the Main Site was noted to be characterised by abundant mature specimens of pedunculate oak Quercus robur in the canopy with a defined shrub layer including hawthorn, alder, hazel and elder but also frequent bramble.

In the field/ground flora layer there was a variety of species including some woodland indicators. Ground flora included frequently encountered remote sedge *Carex remota* and rough meadow-grass with frequent common nettle (locally abundant), occasional creeping soft-grass *Holcus molis*, broad-buckler fern *Dryopteris dilatata* and common male fern *Dryopteris filix-mas* with locally occasional rose-bay willowherb *Chamaenerion angustifolium*, and rarely encountered bracken, red campion, common sorrel *Rumex acetosa*, creeping buttercup and woody nightshade *Solanum dulcamara*. In the earlier walkover survey (March 2025) wood anemone *Anemone nemorosa* was also rarely encountered.

This woodland is considered to be broadly consistent with the NVC W10 community (Quercus robur – Pteridium aquilinum – Rubus fruticosus woodland) with Oak and Alder canopy, a variety of shrubs but frequent bramble, some bracken and also a number of species typical of the field layer of W10 were present.

It is noted that the desk study identified a number of areas of woodland within and adjacent to the Western Rail Chord as included on the deciduous woodland inventory. However, survey indicated that those areas of woodland were not sufficiently mature or established and did not present any characteristic NVC communities to be identified as Lowland Mixed Deciduous Woodland as per the UKBAP description.

The area of Lowland Mixed Deciduous Woodland within the Main Site (Reference W3) was assessed as having a condition assessment of moderate, the details of the condition assessment are provided within the table in the Other Broadleaved Woodland section below.

Mixed scrub

A small area of mixed scrub MS1 was present in the far north-east of the Main Site where shrubs and trees on the boundary have encroached somewhat into the grassland area north of the scrap/storage yard. This scrub also grades into the bramble scrub extending along Winwick Lane. The scrub was noted to be predominately hawthorn with occasional elder, bramble and ruderal ground flora. The scrub was linear in nature following the fence of the railway and edge of Winwick Lane with bramble scrub taking over to the south. Additionally this area included a grown out hedgerow of predominantly hawthorn on the southern edge of the scrapyard area.

An area of mixed scrub (MS2) was noted along an embankment to the south of Parkside Road, near the point the road overpasses the M6 motorway in the west of the Main Site.

An area of scrub (MS3) was noted north of Parkside Road near the overpass of the M6 in the west of the Main Site. This small area of scrub had abundant hawthorn, appearing to have been a grown out hedgerow with additional shrub species including some blackthorn

Areas of mixed scrub are present in the Western Rail Chord (in the north MS4 and south MS5) where woodland grades into scrub and then into grassland. These areas are characterised by frequent grey willow *Salix cinerea* and *goat willow* Salix caprea as well as frequent or occasional hawthorn. The area of MS4 was also noted to have scattered patches to Himalayan balsam (an Invasive Non-Native Species).

Condition Assessment: Mixed Scrub

		MS1	MS2	MS3	MS4	MS5
Criteria	A	Fail	Fail	Fail	Fail	Pass
	B	Fail	Fail	Fail	Fail	Fail
	C	Pass	Pass	Pass	Fail	Pass
	D	Pass	Fail	Fail	Pass	Pass
	E	Fail	Fail	Fail	Pass	Pass
Condition		Poor	Poor	Poor	Poor	Moderate

Passes 5 criteria – Good
Passes 3 or 4 criteria – Moderate
Passes <3 criteria - Poor

Modified Grassland

Modified grasslands are generally heavily managed and cut short to provide a formal lawn like appearance used in public and amenity areas or are modified through management practices so that a limited number of species are present, usually comprising of hard wearing and nutrient loving grass species and forbs (such as perennial rye-grass Lolium perenne, and white clover Trifolium repens).

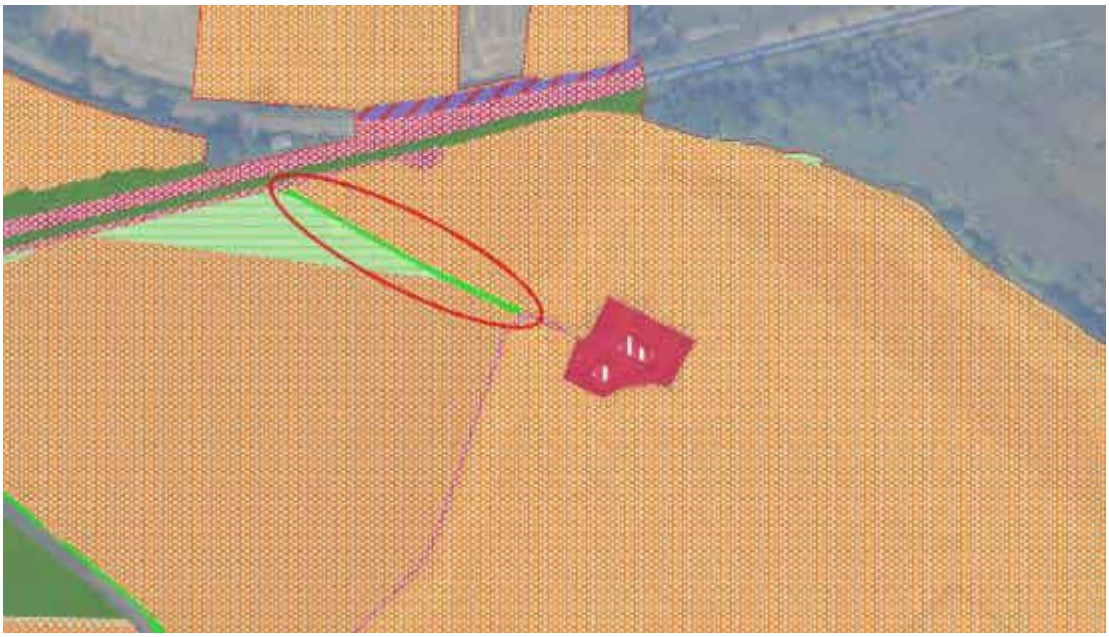
Areas of modified grassland within the Main Site included areas of road verges around Parkside Road and Winwick Lane (MG1)

The area occupied by Kenyon Hall Farm Airstrip was observed to be maintained as modified grassland, though some areas at the edges of the airstrip were less managed with a more structured sward the species diversity remained poor, and the composition remained

predominantly of species associated with higher nutrient levels and heavy management (MG2).

In addition the area adjacent directly to the north of Building B17 (Dog training building) was noted to be kept as an area of modified grassland used for dog training and exercise (included in MG2).

A small strip of grassland used as a trackway extending from a more diverse area of grassland to Highfield Farm which was assessed as being in moderate condition (MG3 see location below).



Condition Assessment: Modified Grassland

		MG1 Example of poor condition grasslands found across the Main Site	MG2	MG3
Criteria	A	Fail	Fail	Pass
	B	Fail	Pass	Fail
	C	Pass	Pass	Pass
	D	Pass	Pass	Fail
	E	Fail	Fail	Pass
	F	Pass	Pass	Pass
	G	Pass	Pass	Pass
Condition		Poor	Poor	Moderate
Criterion A is essential, must be passed to achieve moderate or good condition Passes 6 or 7 criteria including A – Good Passes 4 or 5 criteria including A – Moderate Passes <4 criteria or passes 4 - 6 criteria without passing A - poor				

Non-Cereal Crops: Condition N/A

Note that agricultural practices change frequently, areas used for cereal crop may be rotated to non-cereal production or be made fallow. When uncultivated it is difficult to ascertain whether the habitat will be cereal or non-cereal crop, however the metric assigns the same distinctiveness to cereal and non-cereal crop and as such can be seen as interchangeable.

This habitat type does not have an associated condition assessment.

Other lowland acid grassland: Condition Moderate

A small area of lowland acid grassland associated with the northern parcel of Highfield Moss SSSI encroaches into the draft Order Limits of the Northern Mitigation Area. Although this habitat is noted to be degraded it was not assessed for condition assessment during initial walkover surveys (as it was not yet included with the draft Order Limits).

This habitat will not be impacted by the proposals and will be retained. However, as a precaution and in the absence of actual condition assessment survey it is assigned to a Moderate condtion.

Other neutral grassland

Areas of other neutral grassland were identified where management of grassland habitats was less intensive and not impacted by agricultural or recreational activities.

A roughly triangular area of grassland (ONG 1) was present in the south of the fields on the west of Parkside Road (located between the M6 and the cycle path adjacent to a balancing pond and Parkside Road). This grassland was noted to have abundant cock's-foot and frequent false oat-grass *Arrhenatherum elatius*. Being somewhat representative of a false oat-grass neutral grassland, with a number of common forbs including some ruderal species such as broad leaved dock *Rumex obtusifolius*, creeping thistle *Cirsium arvense* and creeping buttercup *Ranunculus repens*.

An area of recent tree planting adjacent to the north of Parkside Road included a number of saplings within a grassland mix including ruderal forbs. Yorkshire fog *Holcus lanatus* was abundant with abundant spear thistle *Cirsium vulgare* although cock'sfoot was locally frequent and a range of forbs were present. Overall this area may succeed in woodland in the future but at the time of survey it remained a grassland that did not meet the classification of modified grassland but does not fit into any characteristic community thus is deemed to be other neutral (ONG2).

Neutral grassland areas were also noted on the margins of the newly created Parkside Link Road East (ONG3) within and alongside the swales following the road verge. These grassland strips were noted to include a range of hardy grasses such as perennial rye-grass *Lolium perenne* and red fescue, used for amenity areas but with a wider diversity than would be expected on heavily managed grassland and with a range of common forbs including frequent (locally abundant) ox-eye daisy *Leucanthemum vulgare*.

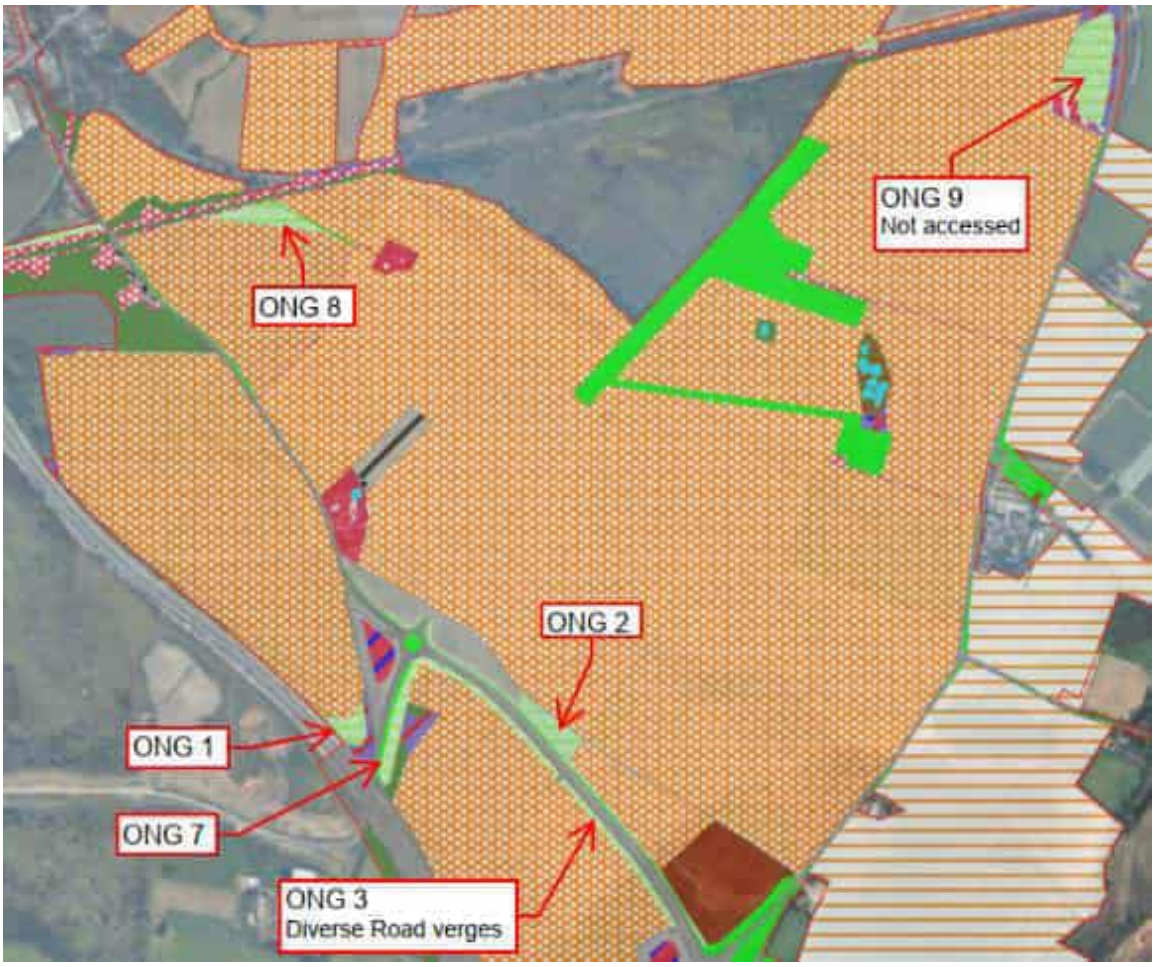
A small area of other neutral grassland was also observed on the

A roughly triangular area of land is located in the north of the Main Site (ONG8)in the vicinity of an electricity transmission tower/pylon to the north-west of Highfield Farm. Noted to be of relatively low species diversity but with frequent Yorkshire fog and cock'sfoot, and a relative lack of species more representative of modified grasslands. As such, this area was considered to be other neutral grassland despite not being particularly characteristic.

Scattered areas of other neutral grassland were observed across the area of the Western Rail Chord, in places these patches of grassland had established where woodland and scrub had been previously cleared. An area of neutral grassland in the south-west of this area was noted to be wetter than other areas and had frequent marsh foxtail Alopecurus geniculatus, as well as patches of soft rush Juncus effusus.

A small area of grassland was noted to be present north of the complex of buildings at the scrap/storage yard in the north-east of the Main Site (ONG9). The area was not accessible at the time of survey due to the presence of guard dogs. The grassland was observed from distance and noted to be varied in sward height and appeared to be less managed. As such, and as a precautionary measure, the grassland was assumed to be other neutral grassland in moderate habitat condition.

Locations of Other Neutral Grassland areas are presented in the images below.



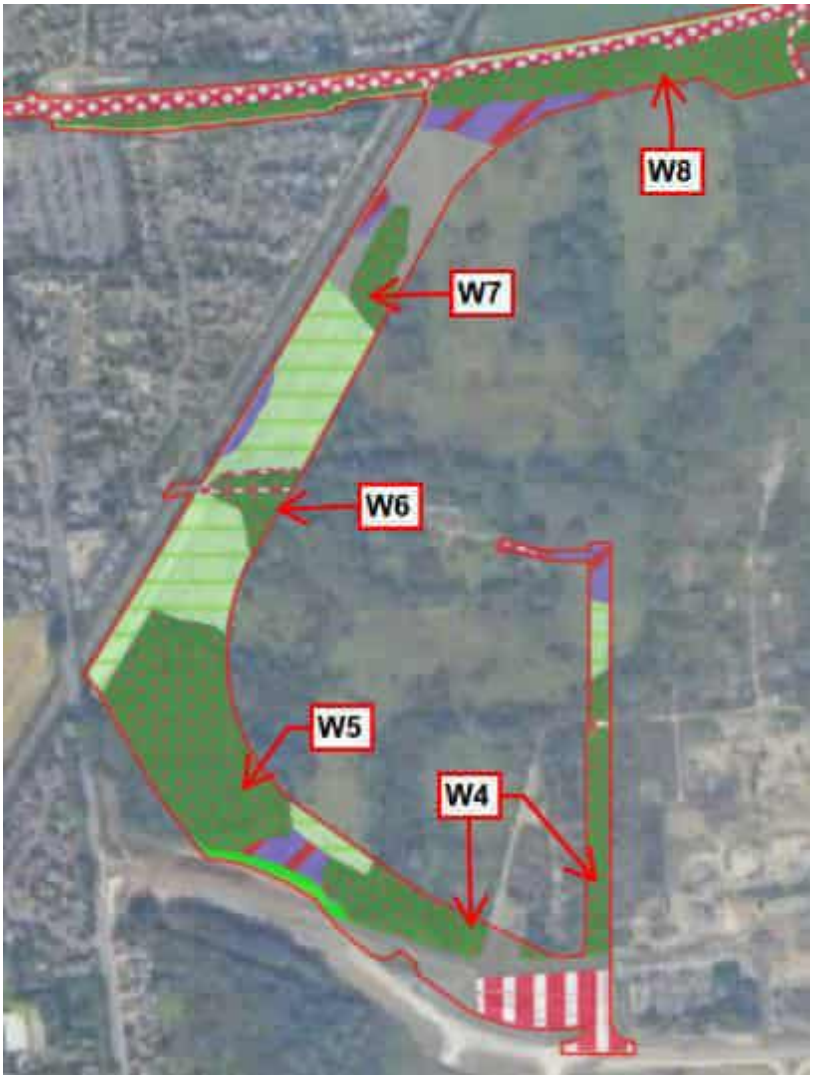
Condition Assessment: Other Neutral Grassland

		ONG1	ONG2	ONG3	ONG4	ONG5	ONG6	ONG7	ONG8	ONG9
Criteria	A	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	N/A
	B	Fail	Fail	Fail	Fail	Pass	Pass	Fail	Fail	N/A
	C	Pass	Fail	Pass	Fail	Pass	Fail	Fail	Fail	N/A
	D	Pass	Pass	Fail	Pass	Fail	Pass	Pass	Pass	N/A
	E	Pass	Fail	Pass	Pass	Fail	Fail	Pass	Pass	N/A
	Additional criteria for non-acid grasslands									
	F	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	N/A
Condition		Mod.	Poor	Mod.	Mod.	Mod.	Mod.	Mod.	Mod.	Mod.

Criterion A is essential, must be passed to achieve moderate or good condition
Passes 5 or 6 criteria including A and additional criteria F – Good
Passes 3-5 criteria including A – Moderate
Passes <3 criteria OR passes 3-4 criteria without passing A and F – poor

ONG 9 assigned Moderate Condition as a precaution, unable to access for survey.

Other woodland; broadleaved



Condition Assessment: Woodlands (Other Broadleaved and Lowland Mixed Deciduous Woodland)

Woodland		W1	W2	W3	W4	W5	W6	W7	W8	W9	
Criteria	A	1	2	3	3	2	3	2	2	1	
	B	3	3	3	3	3	3	3	3	3	
	C	2	3	3	1	3	2	3	2	3	
	D	2	2	3	3	3	2	3	3	3	
	E	3	3	3	3	3	1	3	3	3	
	F	3	3	3	3	3	3	3	3	3	
	G	2	1	2	3	2	1	3	3	3	
	H	2	3	3	3	3	3	3	3	3	
	I	1	1	2	1	1	1	1	1	1	
	J	1	2	3	3	1	2	2	2	1	
	K	1	1	1	1	1	1	1	1	1	
	L	1	1	1	2	1	1	1	1	1	
	M	3	1	1	2	2	3	3	3	3	
Total		25	26	31	31	28	26	30	21	29	
Condition		Poor	Mod.	Mod.	Mod.	Mod.	Mod.	Mod.	Poor	Mod.	

Total score >32 (33 to 39) – Good
Total score 26 to 32 – Moderate
Total score <26 - Poor

Ponds (non-priority habitat)

10 ponds were identified within the Main Site. Pond references used are consistent with pond sampling undertaken for GCN eDNA which included a number of off-site ponds. Those ponds located within the DCO Site, and which are considered to be natural/semi-natural (not Sustainable Urban Drainage Systems SUDS, or other drainage features) are listed below with condition assessment provided in the table below:

- P2: pond in isolated woodland stand near airfield (Woodland Pond)
- P3 northernmost pond in Moss Pits pond complex (Woodland Pond)
- P3a north-eastern pond in Moss Pits pond complex (Woodland Pond)
- P4 north-western pond in Moss Pits pond complex (Woodland Pond)
- P5a south-western pond in Moss Pits pond complex (Woodland Pond)
- P5b south-eastern pond in Moss Pits pond complex (Woodland Pond)
- P8 small pond south-east of SUDS pond P7
- P9 small pond south of SUDS pond P7
- P10 garden pond at Parkside Farm
- P11 pond on woodland edge near M6 (Woodland Pond)

Condition Assessment: Ponds (Non-Priority)

		P2	P3	P3a	P4	P5a	P5b	P8	P9	P10	P11
Criteria	A	Fail	Fail	Fail	Fail	Fail	Fail	Pass	Pass	Pass	Fail
	B	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail
	C	Pass	Pass	Pass	Pass	Pass	Pass	Fail	Fail	Pass	Pass
	D	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	E	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	F	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	G	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass*	Pass
	Additional criteria for Woodland Ponds										
	H	Fail	Fail	Fail	Fail	Fail	Fail	N/A	N/A	N/A	Fail
	I	Fail	Fail	Fail	Fail	Fail	Fail	N/A	N/A	N/A	Fail
Condition		Poor	Poor	Poor	Poor	Poor	Poor	Mod	Mod	Mod.	Poor

*garden pond may contain fish but unable to access directly therefore assumed no fish.

Woodland Ponds (Criteria A-G) Passes 7 criteria – Good Passes 5-6 – Moderate Passes <5 – Poor	Non – Woodland Ponds (Criteria A-I) Passes 9 criteria – Good Passes 6 - 8 – Moderate Passes <6 – Poor

Sparsely Vegetated Land - Ruderal/Ephemeral Vegetation

Ephemeral vegetation was identified around the attenuation pond (SUDS P6 dry at time of survey) in the south-east of the Main Site comprising mostly patchy bare ground and vegetation that has not yet established into a definitive habitat with patchy areas of common grasses, occasional ox-eye daisy, a number of ruderal species such as broad-leaved dock, common nettle and creeping thistle with occasional patches of soft rush and reedmace *Typha latifolia*, within the margins of the SUDS. Shown on the image below as area RE1.

Small areas of ruderal and ephemeral vegetation were identified around the attenuation pond south-west of the Parkside Link Road roundabout (SUDS P7) similar to the habitat around the attenuation pond in the central area. This area of ephemeral vegetation extended to the south-west covering an area of disturbed ground in the southernmost field of the Main Site and the road verges adjacent to Winwick Lane. Shown on the image below as area RE2.

Two areas of ruderal vegetation were noted adjacent to the north of Parkside Road roundabout in the central southern area of the Main Site. These areas were noted to have been planted with sapling trees, but ruderal vegetation had become prevalent mixed with rank grasses including frequent common couch grass Elymus repens, barren brome, rough meadow grass *Poa trivialis*, creeping buttercup, broad-leaved dock, and creeping thistle with occasional curled dock *Rumex crispus*, hedge mustard *Sisymbrium officinale*, and various willowherbs. Shown on the image below as area RE3.

Within the Western Rail Chord two areas of ruderal/ephemeral vegetation were identified.

RE4 (shown on the image below) was in the north-west of the Western Rail Chord and characterised by abundant willowherb species and common nettle.

RE5 located in the south of the Western Rail Chord was noted to be predominately ephemeral vegetation and bare ground with only occasional forbs and scattered patches of grass.

Condition Assessment: Urban: Sparsely Vegetated Land – Ruderal/Ephemeral

		RE1	RE2	RE3	RE4	RE5
Criteria	A	Fail	Fail	Pass	Fail	Fail
	B	Pass	Fail	Pass	Pass	Fail
	C	Pass	Pass	Pass	Pass	Pass
Condition		Moderate	Poor	Good	Moderate	Poor

Passes all 3 core criteria, with complete absence of INNS for Criteria C – Good
Passes 3 criteria but does not comply with complete absence of INNS for Criteria C OR passes 2 of 3 core criteria – Moderate
Passes 0 or 1 core criteria - Poor

Sustainable drainage system (SUDS): Condition Moderate

Two large attenuation basins/ponds were recorded adjacent to the recently constructed Parkside Road East, one located at the north-western end of the new road, and one located at the south-eastern end adjacent to Winwick Lane. Both ponds were noted to be dry or holding very little water at the time of survey. These SUDS features are referred to using the references assigned to them during GCN eDNA sampling.

P6 was located the north-western end of the new road and although mostly dry did have some wet patches and some vegetation present.

At the time of survey P7 was almost entirely dry and comprised bare ground with sparce patches of short grass beginning to colonise around the margins of the basin with not much other vegetation.

SUDS feature SUDS1 was an open drain at the southern end of the woodland around Moss Pits in the central area of the Main Site. The drain ran from a grille in a culverted outfall in the north-west and discharged into another grilled culvert in the east with a small basin around the drain. The drain itself was noted to be relatively clear of vegetation, but the basin had an abundance of willowherb species and frequent common reed. The area surrounding the SUDs was dominated by bramble scrub.

SUDS are assessed using the condition sheet for Urban Habitats and include the additional criteria E1 and E2 for SUDS habitats the condition assessments for habitats identified within the study area are presented in the table below.

Condition Assessment: Urban: SUDS Features

		P6	P7	SUDS 1
Criteria	A	Fail	Fail	Fail
	B	Pass	Fail	Pass
	C	Pass	Pass	Pass
	E1	Pass	Pass	Pass
	E2	Fail	Fail	Pass
Condition		Moderate	Poor	Moderate
Passes all 3 core criteria, with complete absence of INNS for Criteria C and passes both E1 and 2 – Good Passes 3-4 criteria OR passes 5 criteria but INNS are present – Moderate Passes <3 criteria - Poor				

Vegetated garden: Condition N/A

Vegetated garden habitats were associated with Highfield Farm and the Parkside Farm complex within the Main Site. Both areas included areas of ornamental shrub and tree planting with lawn type grasslands used for amenity and recreation.

This habitat type does not have an associated condition assessment.

Rural trees

Individual trees are not part of a continuous grouping with a closed canopy (woodland) and are sufficiently mature to be considered established (i.e. no longer a sapling). All 44 individual trees within the Main Site and Western Rail Chord were considered to be "rural".

Tree	Description	Tree	Description	Tree	Description
T1	V. large pedunculate oak	T21	Small crab apple	T41	Small goat willow
T2	V. large pedunculate oak	T22	Small goat willow	T42	Small goat willow
T3	Large beech	T23	Small goat willow	T43	Small goat willow
T4	Large ash	T24	Small pedunculate oak	T44	Small goat willow
T5	V.large pedunculate oak	T25	Small hawthorn		
T6	Medium sycamore	T26	Small silver birch		
T7	Medium sycamore	T27	Small sycamore		
T8	Medium pedunculate oak	T28	Small pedunculate oak		
T9	Medium pedunculate oak	T29	Small sycamore		
T10	Medium pedunculate oak	T30	Small hawthorn		
T11	Medium pedunculate oak	T31	Small hawthorn		
T12	Medium beech	T32	Small sycamore		
T13	Large pedunculate oak	T33	Small hawthorn		
T14	Large pedunculate oak	T34	Small hawthorn		
T15	Medium pedunculate oak	T35	Small hawthorn		
T16	Medium cherry	T36	Small hawthorn		
T17	Medium pedunculate oak	T37	Small hawthorn		
T18	Medium pedunculate oak	T38	Small hawthorn		
T19	Medium hawthorn	T39	Small goat willow		
T20	Small goat/grey willow	T40	Small goat willow		

Locations of individual trees are presented in the images below.

Condition Assessment: Urban: Individual trees T1-T10

Tree Ref.		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10
		Native V Large	Native V Large	Non-Native Med	Native Large	Native V Large	Non-Native Med.	Non-Native Med.	Native Med.	Native Med.	Native Med.
Criteria	A	Pass	Pass	Fail	Pass	Pass	Fail	Fail	Pass	Pass	Pass
	B	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	C	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	D	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	E	Pass	Pass	Pass	Pass	Pass	Fail	Fail	Fail	Fail	Fail
	F	Pass	Fail	Pass	Fail	Fail	Pass	Pass	Pass	Pass	Pass
Condition		Good	Good	Good	Good	Good	Mod.	Mod.	Good	Good	Good
Passes 5 or 6 criteria – Good Passes 3 or 4 criteria – Moderate Passes <3 criteria – Poor				Note: Sycamore is naturalised but considered to be non-native. Beech is not considered native to northern England.							

Condition Assessment: Urban: Individual trees T11-T20

Tree Ref.		T11	T12	T13	T14	T15	T16	T17	T18	T19	T20
		Native Med.	Non-Native Med.	Native Large	Native Large.	Native Med.	Native Med.	Native Med.	Native Med.	Native Small	Native Small
Criteria	A	Pass	Fail	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	B	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	C	Fail	Fail	Pass	Pass	Fail	Pass	Fail	Pass	Fail	Fail
	D	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	E	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail
	F	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Fail	Pass	Pass
Condition		Mod.	Mod.	Good	Good	Mod.	Good	Mod.	Mod.	Mod.	Mod.
Passes 5 or 6 criteria – Good Passes 3 or 4 criteria – Moderate Passes <3 criteria – Poor				Note: Sycamore is naturalised but considered to be non-native. Beech is not considered native to northern England.							

Condition Assessment: Urban: Individual trees T21-T30

Tree Ref.		T21	T22	T23	T24	T25	T26	T27	T28	T29	T30
		Native Small	Native Small	Native Small	Native Small	Native Small	Native Small	Non-native Small	Native Small	Non-native Small	Native Small
Criteria	A	Pass	Pass	Pass	Pass	Pass	Pass	Fail	Pass	Fail	Pass
	B	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	C	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail
	D	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	E	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail
	F	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition		Mod.	Mod.	Mod.	Mod.	Mod.	Mod.	Mod.	Mod.	Mod.	Mod.
Passes 5 or 6 criteria – Good Passes 3 or 4 criteria – Moderate Passes <3 criteria – Poor				Note: Sycamore is naturalised but considered to be non-native. Beech is not considered native to northern England.							

Condition Assessment: Urban: Individual trees T31-T40

Tree Ref.		T31	T32	T33	T34	T35	T36	T37	T38	T39	T40
		Native Small	Non-native Small	Native Small	Native Small	Native Small	Native Small	Native Small	Native Small	Native Small	Native Small
Criteria	A	Pass	Fail	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	B	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	C	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail
	D	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	E	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail
	F	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition		Mod.	Mod.	Mod.	Mod.	Mod.	Mod.	Mod.	Mod.	Mod.	Mod.
Passes 5 or 6 criteria – Good Passes 3 or 4 criteria – Moderate Passes <3 criteria – Poor				Note: Sycamore is naturalised but considered to be non-native. Beech is not considered native to northern England.							

Condition Assessment: Urban: Individual trees T41-T44

Tree Ref.		T41	T42	T43	T44						
		Native Small	Native Small	Native Small	Non-native Small						
Criteria	A	Pass	Pass	Pass	Fail						
	B	Pass	Pass	Pass	Pass						
	C	Fail	Fail	Fail	Fail						
	D	Pass	Pass	Pass	Pass						
	E	Fail	Fail	Fail	Fail						
	F	Pass	Pass	Pass	Pass						
Condition		Mod.	Mod.	Mod.	Mod.						
Passes 5 or 6 criteria – Good Passes 3 or 4 criteria – Moderate Passes <3 criteria – Poor				Note: Sycamore is naturalised but considered to be non-native. Beech is not considered native to northern England.							

Tall Forbs

An area of tall forbs was recorded in the north-west of the Main Site on the western verge of Parkside Road, comprising predominately of rose-bay willowherb but with some bracken and other ruderal species present occasionally.

Condition Assessment: Urban: Sparsely Vegetated Land – Tall Forbs

		Tall Forbs		
Criteria	A	Fail		
	B	Pass		
	C	Pass		
Condition		Moderate		
Passes all 3 core criteria, with complete absence of INNS for Criteria C – Good Passes 3 criteria but does not comply with complete absence of INNS for Criteria C OR passes 2 of 3 core criteria – Moderate Passes 0 or 1 core criteria - Poor				

Hedgerows

Locations of hedgerows and line of trees are shown in the image below.

No hedgerows were identified within the Western Rail Chord, however part of the woodland in the northern area appeared to be a hedgerow that had outgrown and had formed a continuous canopy with the surrounding woodland.

No hedgerows were identified within the Northern Mitigation Area, although a hedgerow located on the north-eastern boundary which appeared to have been recently planted was omitted in part due to being immature and in part due to being considered outside of the DCO Site.

Hedgerows within the Main Site were noted to be without regular trees throughout the study area. All were native, and almost exclusively dominated by hawthorn *Crataegus monogyna.* Many were noted to have evidence of nutrient enrichment with species in the ground flora including abundant common nettle, cleavers, thistles and brambles. In places hedgerows were gappy but many maintained good height and width. Occasional areas of excessive damage were noted, particularly those hedgerows bounding Winwick Lane which appeared to be overmanaged.

Condition assessments for all hedgerows within the Main Site are provided in the tables below.

Condition Assessment: Hedgerows H1-10

Hedgerow Ref.		H1	H2	H3	H4	H5	H6	H7	H8	H9	H10
Hedgerow Type		Native	Native	Native	Native	Native	Native	Native	Native	Native	Native
Criteria	A1	Pass	Pass	Pass	Pass	Pass	Pass	Fail	Pass	Fail	Pass
	A2	Pass	Pass	Pass	Pass	Pass	Pass	Fail	Pass	Pass	Pass
	B1	Pass	Pass	Pass	Pass	Fail	Pass	Pass	Pass	Pass	Pass
	B2	Fail	Pass	Pass	Pass	Fail	Pass	Pass	Pass	Fail	Pass
	C1	Fail	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	C2	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail
	D1	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	D2	Pass	Pass	Pass	Pass	Pass	Pass	Fail	Pass	Fail	Pass
	Additional Criteria for Hedgerows With Trees										
	E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	E2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Condition		Mod.	Good	Good	Good	Mod.	Good	Mod.	Good	Mod.	Good

Hedgerows without trees	Hedgerows with trees
No more than 2 failures AND no more than 1 failure in any functional group – Good No more than 4 failures AND does not fail both attributes in more than 1 functional group – Moderate >4 failures OR fails both attributes in more than one functional group – Poor	No more than 2 failures AND no more than 1 failure in any functional group – Good No more than 5 failures AND does not fail both attributes in more than 1 functional group – Moderate >5 failures OR fails both attributes in more than one functional group – Poor

Condition Assessment: Hedgerows H11-20

Hedgerow Ref.		H11	H12	H13	H14	H15	H16	H17	H18	H19	H20
Hedgerow Type		Native	Native	Native	Native	Native	Native	Native	Native	Native	Native
Criteria	A1	Pass	Pass	Fail	Fail	Pass	Fail	Fail	Fail	Pass	Pass
	A2	Pass	Pass	Pass	Pass	Pass	Fail	Fail	Pass	Fail	Pass
	B1	Pass	Pass	Pass	Pass	Pass	Fail	Fail	Pass	Pass	Pass
	B2	Pass	Pass	Pass	Fail	Pass	Fail	Fail	Pass	Pass	Pass
	C1	Pass	Pass	Fail	Fail	Pass	Pass	Pass	Fail	Pass	Pass
	C2	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail
	D1	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	D2	Fail	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	Additional Criteria for Hedgerows With Trees										
	E1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	E2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Condition		Poor	Good	Mod.	Mod.	Good	Poor	Poor	Mod.	Good	Good

Hedgerows without trees	Hedgerows with trees
No more than 2 failures AND no more than 1 failure in any functional group – Good No more than 4 failures AND does not fail both attributes in more than 1 functional group – Moderate >4 failures OR fails both attributes in more than one functional group – Poor	No more than 2 failures AND no more than 1 failure in any functional group – Good No more than 5 failures AND does not fail both attributes in more than 1 functional group – Moderate >5 failures OR fails both attributes in more than one functional group – Poor

Condition Assessment: Hedgerows H21-25

Hedgerow Ref.		H21	H22	H23	H24	H25					
Hedgerow Type		Native	Native	Native	Native	Native					
Criteria	A1	Pass	Pass	Pass	Pass	Pass					
	A2	Pass	Pass	Pass	Pass	Fail					
	B1	Pass	Pass	Pass	Pass	Pass					
	B2	Pass	Pass	Pass	Pass	Pass					
	C1	Pass	Pass	Pass	Pass	Pass					
	C2	Fail	Fail	Fail	Fail	Pass					
	D1	Pass	Pass	Pass	Pass	Pass					
	D2	Pass	Pass	Pass	Pass	Pass					
	Additional Criteria for Hedgerows With Trees										
	E1	N/A	N/A	N/A	N/A	N/A					
	E2	N/A	N/A	N/A	N/A	N/A					
Condition		Good	Good	Mod.	Good	Good					

Hedgerows without trees No more than 2 failures AND no more than 1 failure in any functional group – Good No more than 4 failures AND does not fail both attributes in more than 1 functional group – Moderate >4 failures OR fails both attributes in more than one functional group – Poor	Hedgerows with trees No more than 2 failures AND no more than 1 failure in any functional group – Good No more than 5 failures AND does not fail both attributes in more than 1 functional group – Moderate >5 failures OR fails both attributes in more than one functional group – Poor

Line of Trees

Four lines of trees were present within the study area as follows:

- L1: line of trees at the far north of the Main Site adjacent to Parkside Road and north of the Chat Moss Railway Line. Predominately sycamore *Acer pseudoplatanus*.
- L2: Line of trees at the western edge of a farm track within the Northern Mitigation Area comprising predominately of non-native species (*Poplar sp.*).
- L3: Ecologically valuable due to strategic location on the boundary of the SSSI (on the boundary of the Order Limits but included in the assessment as a precautionary measure). Located on the south-west and south-eastern boundary of the SSSI. Comprising predominately of pedunculate oak.
- L4: Ecologically valuable due to strategic location on the boundary of the SSSI (on the boundary of the Order Limits but included in the assessment as a precautionary measure). Located on the south-western boundary of the SSSI. Comprising predominately of pedunculate oak.

Condition assessments for lines of trees are provided in the table below.

Condition Assessment: Line of trees

		L1	L2	L3	L4
Criteria	A	Fail	Fail	Pass	Pass
	B	Fail	Fail	Pass	Pass
	C	Fail	Fail	Pass	Pass
	D	Fail	Fail	Pass	Pass
	E	Pass	Pass	Pass	Pass
Condition		Poor	Poor	Good	Good
Passes 5– Good Passes 3-4 criteria– Moderate Passes <3 criteria - Poor					

Watercourses

Ditches

Four ditches were included in the assessment as described below:

- Ditch D1: south-west of Highfield Moss SSSI
- Ditch D2: south-east of Highfield Moss SSSI
- Ditch D3: south of the scrapyard in the north-east of the Main Site
- Ditch D4: on the eastern boundary of the Northern Mitigation Area

Condition Assessment: Ditches

Ditch	Criterion								Condition
	A Water Quality	B Emerg. veg.	C 10% algae / d.weed	D Marginal veg.	E Phys. damage	F Water level	G Shade	H INNS	
D1	Pass	Fail	Pass	Fail	Pass	Pass	Fail	Pass	Poor
D2	Pass	Fail	Pass	Fail	Pass	Pass	Fail	Pass	Poor
D3	Fail	Fail	Fail	Fail	Fail	Fail	Pass	Pass	Poor
D4	Pass	Fail	Pass	Fail	Pass	Fail	Pass	Pass	Poor
Passes 8 criteria – Good Passes 6-7 – Moderate Passes <6 - Poor									

Other Rivers and Streams

A number of reaches of small streams are present within the Soils Reuse Area. In the absence of survey and detailed River Condition Assessment (RCA) these watercourses have been provided with a condition assessment of Moderate as a precautionary measure.

APPENDIX C: Selected Baseline Habitat Photographs

Arable field margin north-west Main Site

Arable field not in cultivation at the time of survey (south Main Site)

Arable field not in cultivation at the time of survey (north of Main Site, field north of railway)

Recently drilled field and hedgerow (Main Site)

Arable field in east of Main Site

Arable field in east of Main Site

Modified grassland (airfield area of Main Site)

Modified grassland, road verges, and roundabout (Winwick Lane/Parkside Road East) Main Site.

Lowland acid grassland within Highfield Moss

Small area of other neutral grassland (southern area of Main Site)

Modified grassland verge with other neutral grassland strip and swale along Parkside Road East (Main Site)

Bramble scrub (Western Rail Chord)

Mixed Scrub (Western Rail Chord)

Pond in Moss Pits area of Main Site

Attenuation pond/basin almost dry (Main Site)

Small pond south-west of Main Site (adjacent attenuation pond)

Ephemeral vegetation in planting areas not yet established

Ruderal vegetation (Main Site)

Young woodland (north-west of Main Site)

Lowland mixed deciduous woodland with ponds (Moss Pits area Main Site)

Individual rural tree (Main Site)

Hedgerow (dominated by hawthorn) Main Site

 Ditch and trees northern boundary of Main Site (south of SSSI)	 Ditch adjacent to scrap/storage yard (north-east Main Site)