



TUNLEY
ENVIRONMENTAL

BIODIVERSITY NET GAIN REPORT

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BIODIVERSITY NET GAIN ASSESSMENT

FOR

**30-48 Lawrence Road,
London,
N15 4EG**

Findon Homes (UK) Ltd

Contents

Nomenclature	3
Methodology and Quantification Standards	5
Executive Summary	6
Introduction.....	7
Baseline Results (Pre-development)	8
Biodiversity Net Gain Results	9
Summary of Biodiversity Net Gain Results.....	13
Conclusion	13
Appendix.....	14
Data Sources and Assumptions.....	14
Habitat Conditions	15
Habitat Definitions.....	16
Approval.....	19
IMPORTANT NOTICE:	20

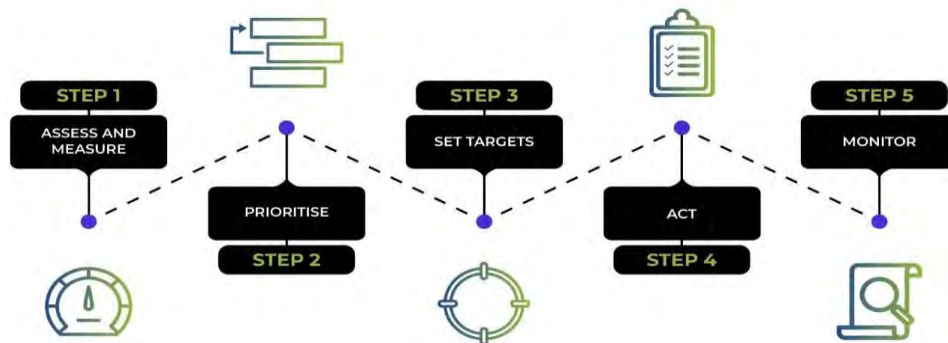
Nomenclature

Nomenclature	Description
Baseline Assessment	Before a development project begins, a baseline assessment is conducted to determine the existing biodiversity of the project site. This assessment establishes the current state of habitats, species, and ecosystem functions.
Biodiversity	The variety of life within a defined area for example, globally or in a specific habitat which can be described by a variety of metrics including species abundance or the living plant index and which we are dependent on to provide us with food, clean water and many more essentials. Areas with high biodiversity are typically found in the tropics which have a huge variety and abundance of life; however, these areas are increasingly affected by both industry and climate change, lowering their biodiversity.
Biodiversity Credits/Offsetting	Biodiversity credits are tradable units representing quantifiable contributions to biodiversity conservation or restoration. Developers or projects with unavoidable negative impacts on biodiversity can purchase these credits to offset their ecological footprint. Biodiversity credits provide a market-based approach to achieving Biodiversity Net Gain, allowing for flexibility in meeting conservation goals.
Biodiversity Loss	The reduction in the variety and abundance of species in a particular ecosystem or across the entire planet. It can result from factors such as habitat destruction, pollution, climate change, and invasive species.
Biodiversity Net Gain	A concept that aims to ensure that development projects have a positive impact on biodiversity by enhancing or creating habitats.
Biodiversity Net Gain (BNG) Assessment	The quantification of the overall positive impact on biodiversity resulting from a specific activity or project. While biodiversity gain refers to the increase in the numbers, genetic variability, and species variety in a given area, BNG goes a step further by assessing whether the difference between biodiversity losses and gains leads to a net positive impact.
Biodiversity Net Loss	Net loss is the opposite of net gain, indicating a decrease or reduction in a particular quantity or measure, such as biodiversity, habitat, or resources.
Biodiversity Units	A measure to describe the level of biodiversity present on a given site.
Department of Energy, Food, and Rural Affairs	DEFRA is a government department in the United Kingdom responsible for policy and regulations related to the environment, food, agriculture, fisheries, and rural communities.
DEFRA Statutory (Official) Biodiversity Metric	Is a tool developed by the UK Government that provides a standardised approach to quantifying changes in biodiversity resulting from development activities. It assigns values to different habitats and species based on their ecological importance, and it allows for the calculation of a numerical score that reflects the overall biodiversity impact of a development.
Ecosystem Restoration	The process of actively assisting the recovery of an ecosystem that has been degraded, damaged, or destroyed. Restoration involves the reinstatement of ecological functionality and can include rehabilitation, reclamation, and rewilding efforts.
Habitat	The specific environment or type of ecosystem in which a particular species of organism lives. Habitats can range from forests and wetlands to grasslands and urban areas.
Habitat Condition	The state or quality of a habitat, taking into consideration factors such as biodiversity, ecological processes, and overall health. Habitat condition

Nomenclature	Description
	assessment is essential in determining the effectiveness of conservation or restoration efforts.
Habitat Distinctiveness	The unique characteristics and features that differentiate one habitat from another. Distinctiveness is often assessed based on the diversity of species, ecological functions, and physical attributes of a habitat.
Habitat Strategic Significance	The local importance of a habitat determined by assessing both its geographic location and the specific type of habitat it represents. This evaluation helps in understanding the unique value and contribution of the habitat in its surrounding ecosystem. By considering factors such as ecological connectivity, species interactions, and ecosystem services, we can better comprehend the role and significance of the habitat within its broader context.
Nature Positive	Refers to actions and initiatives that contribute to the conservation and restoration of nature, ensuring a net positive impact on the environment.
Science-Based Targets for Nature (SBTN)	Rigorous framework that uses measurable goals and guidelines for conserving biodiversity, developed using scientific data and analysis.
On-Site	Refers to activities, impacts, or features that occur within the boundaries of a specific development or project site. In the context of Biodiversity Net Gain, on-site measures may include habitat creation, enhancement, or protection within the project area.
Off-Site	Relates to actions or effects that occur outside the boundaries of the development or project site. Off-site measures in Biodiversity Net Gain may involve compensatory actions, such as creating or enhancing habitats in a different location to offset any biodiversity loss caused by the development.
Small Site	A small residential site is a development which is less than 1 hectare with less than 9 dwellings, or where the number of dwellings is unknown an area of less than 0.5 hectares. A small non-residential site is a development which has created floor space of less than 1,000 m ² or with a total site area of less than 1 hectare. Small sites have a specific statutory metric developed by DEFRA and Natural England which is to be used when sites fall under these guidelines.
Major Development	A major development is any development, either residential or non-residential, which falls out of the requirements of a small site. This means more than 9 dwellings or greater than 0.5 hectares for residential developments or greater than 1,000 m ² floor space, or over a hectare for non-residential developments. The statutory biodiversity metric developed by DEFRA and Natural England must be used in this case, and not the small sites metric.

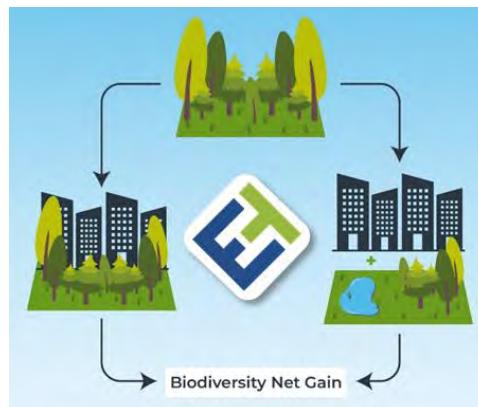
Methodology and Quantification Standards

This Biodiversity Net Gain (BNG) report has been completed using methodology consistent with the Science Based Targets for Nature (SBTN), Nature Positive Initiatives, and DEFRA Regulations.



Science-Based Targets for Nature Steps which Tunley Environmental's Biodiversity Net Gain (BNG) services aligns with to achieve reduced impact on nature.

Biodiversity was quantified using the DEFRA (Department for Environment, Food & Rural Affairs) statutory (official) biodiversity metric as a tool to assess and measure biodiversity in the context of development projects. This metric is specifically designed to assist in quantification of the impact that development activities have on biodiversity and determine whether Biodiversity Net Gain (BNG) is achieved. Where BNG refers to the idea that the biodiversity value of a site should be enhanced due to development, ensuring a "net gain" in ecological terms.



Tunley Environmental's conceptualisation of Biodiversity Net Gain.

Where applicable, the equivalent small site biodiversity metric was utilised for developments under the requirements for the statutory (official) biodiversity metric. The BNG assessment was further completed using methodology consistent with the international standard BS 8683:2021 (Process for designing and implementing BNG). Information on data sources and assumptions made to support this analysis are provided in Appendix A.

Executive Summary

Biodiversity is the foundation of the global economy. The World Economic Forum (WEF) estimates that over 50% of the world's GDP, equivalent to 33 trillion pounds, significantly depends on nature and the services it provides. However, biodiversity is amid a severe global crisis. Human-induced changes in land and sea use, overexploitation, invasive species, pollution, and climate change are the primary drivers of rapid biodiversity decline. Human activity threatens approximately a million species with extinction, some within decades, and species are disappearing at a rate ten to hundreds of times faster than the natural pace. Between 1970 and 2016, populations of mammals, birds, amphibians, reptiles, and fish have, on average, decreased by 68%. Human activity has dramatically altered 75% of the land surface, significantly impacted 66% of the ocean, and led to the loss of 85% of wetlands. Recognising the severity of this crisis, the integration of Biodiversity Net Gain (BNG) and ecosystem restoration emerges as a crucial strategy for mitigating the adverse effects of human activities on biodiversity. BNG aims to ensure that development projects not only avoid causing harm to ecosystems but actively contribute to a net positive impact on biodiversity. By implementing measures such as habitat creation, restoration, and protection, BNG seeks to counterbalance the negative ecological footprint of development.

Tunley Environmental have conducted an independent assessment to quantify the biodiversity value of the site before and after development to assess the net gain in biodiversity. Using data provided by DP9 Ltd, Union Developments, and boehm-lynas for the 38-40 Lawrence Road development project, the baseline biodiversity units of the site were calculated as 0.10 biodiversity unit. This is comprised of 0.27 ha of developed land with a sealed surface, and 3 individual urban trees identified at the site before development. Overall, the 30-48 Lawrence Road project results in a total net gain of **0.44 (446.2%)** biodiversity unit, with a total of 0.53 biodiversity unit present on-site following development. This meeting the national requirement to achieve **10% Biodiversity Net Gain**.

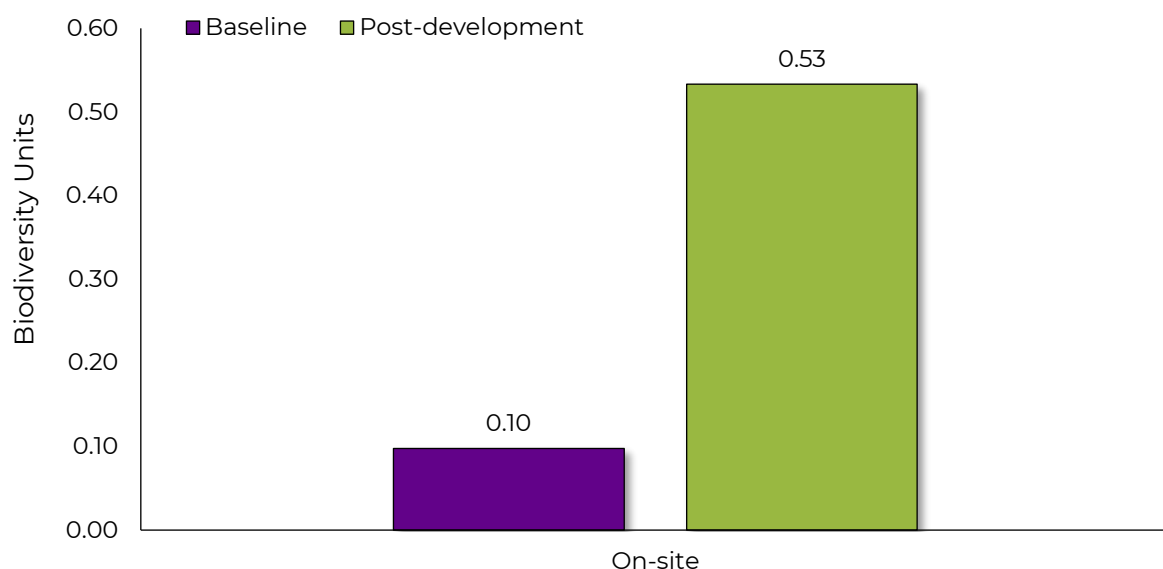


Figure 1. Total biodiversity units on-site before and after development.

Introduction

The 38-40 Lawrence Road Development Project, situated in London, England, proposes the renovation of the currently existing large light Industrial building, which is home to a dry-cleaning business, and car parking, into a mixed-use residential, community, and commercial site that aims to contribute to the character of the road and bring benefits to the local area.

According to the UK government a major development is defined as a residential development of greater than a hectare where the number of dwellings is greater than 9, (greater than 0.5 hectares for an unknown number of dwellings), or a commercial development where floor space created is less than 1,000 square metres or the total site area is less than 1 hectare. This project is proposing the development of a mixed-use residential and commercial site on an existing light industrial site and although a total area of the site is 0.27 hectare, this project will result in the development of more than 9 dwellings and a commercial floor space of 1,711 m², therefore classifying this site as a major development. In the following assessment by Tunley Environmental the major development statutory biodiversity metric was utilized. This BNG assessment calculates the biodiversity value of the land by evaluating the number of habitats present, the habitat types, size, condition, and location.

Below shows an aerial image of the existing site of 38-40 Lawrence Road, N15 4EG, London, England, where the red line boundary of the site is outlined. It is noted that this aerial image may be out of date, and habitats were evaluated from up-to-date images provided.



Figure 2. Aerial view of the site of pre-development.

Baseline Results (Pre-development)

Prior to analysing the biodiversity units post development, a baseline assessment must be conducted on the site pre-development to determine the existing biodiversity on the project site. This assessment establishes the current state of habitats, species, and ecosystem functions. The baseline assessment for 38-40 Lawrence Road was conducted virtually by analysing site photos provided by DP9 Ltd and boehm-lynas to distinguish habitat types as well as an aerial survey using Google Earth to accurately analyse the proposed development diagrams alongside the dimensions provided to establish habitat types and area at the site (Figure 3).

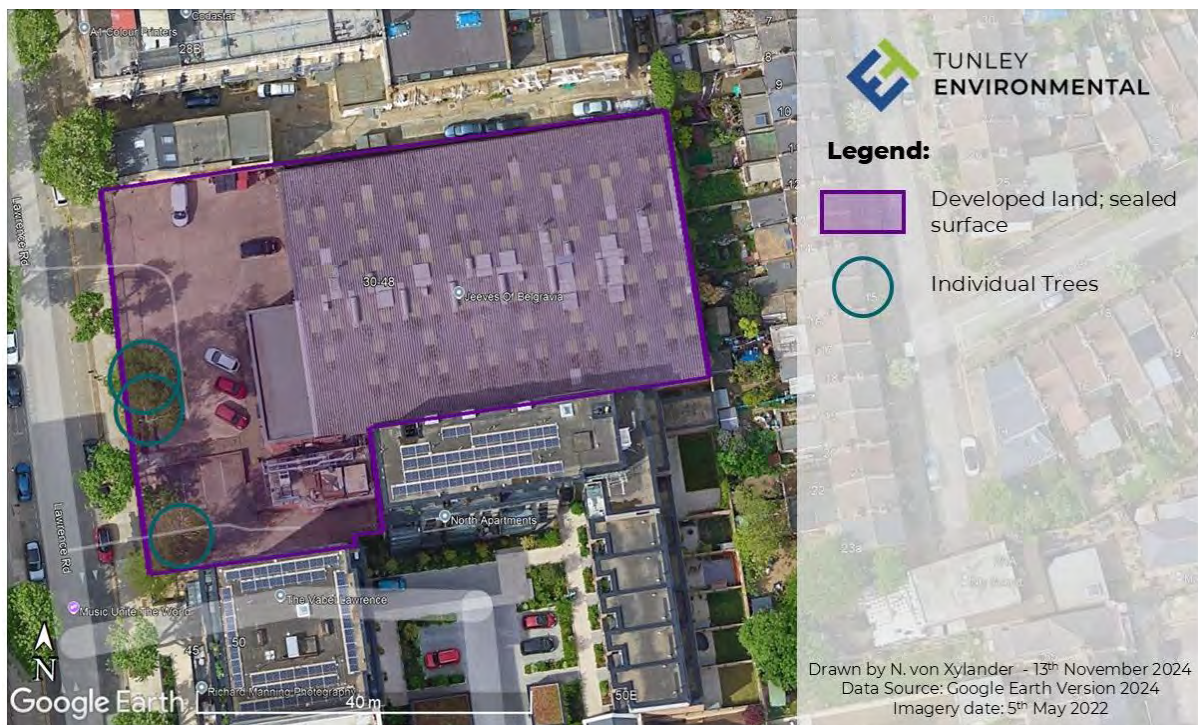


Figure 3. Aerial view separated by different 'habitat types' identified on site pre-development.

For the proposed site for development, two baseline habitats were identified: 'developed land with sealed surface' covering 0.27 ha and 'individual urban trees' (see Figure 3 and 4). A total of 3 small trees were identified on site pre-development. The area of these urban trees at baseline (0.012 ha) was determined using the tree helper function of the statutory biodiversity metric tool. A condition assessment was conducted for the 3 individual urban trees using the statutory biodiversity metric conditions assessment template provided by DEFRA with condition of all 3 trees determined to be moderate. Details of habitats can be found in **Table 1**.

Table 1. Explanation of baseline habitat types, habitat characteristics, and habitat area/length.

Habitat Type	Habitat Characteristics	Habitat Area or Length	Unit	Condition	Biodiversity Units
Developed land; sealed surface	Classifies under the 'Urban' broad habitat and is defined as soil surface sealed with impervious materials as a result of urban development and infrastructure construction.	0.27	ha	N/A	0.00
Urban trees	Classifies under the 'Individual Trees' broad habitat and is defined as forest phanerophyte at any stage of growth, e.g. Oak <i>Quercus spp.</i> but not Hawthorn <i>Crataegus monogyna</i> .	0.01	ha	Moderate	0.10

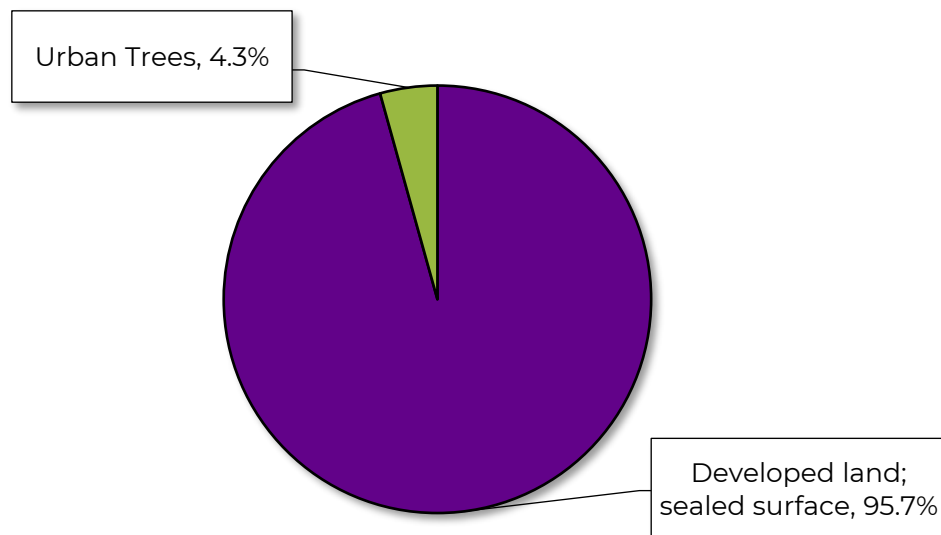


Figure 4. Percentage contribution of 'habitat types' by area pre-development.

Biodiversity Net Gain Results

The Findon Homes 38-40 Lawrence Road project with the support of DP9 Ltd, Union Developments, and boehm-lynas aims to improve the biodiversity present at the site by building around the existing individual trees and creating a range of additional habitat types on-site. The proposed site development plans made by boehm-lynas (see Figure 4) shows a map for the creation of proposed on-site landscapes. This includes the planting of new small individual trees, biodiverse green roofs at multiple floor levels, intense green planting surrounding ground level, green walls, and the incorporation of permeable paving.

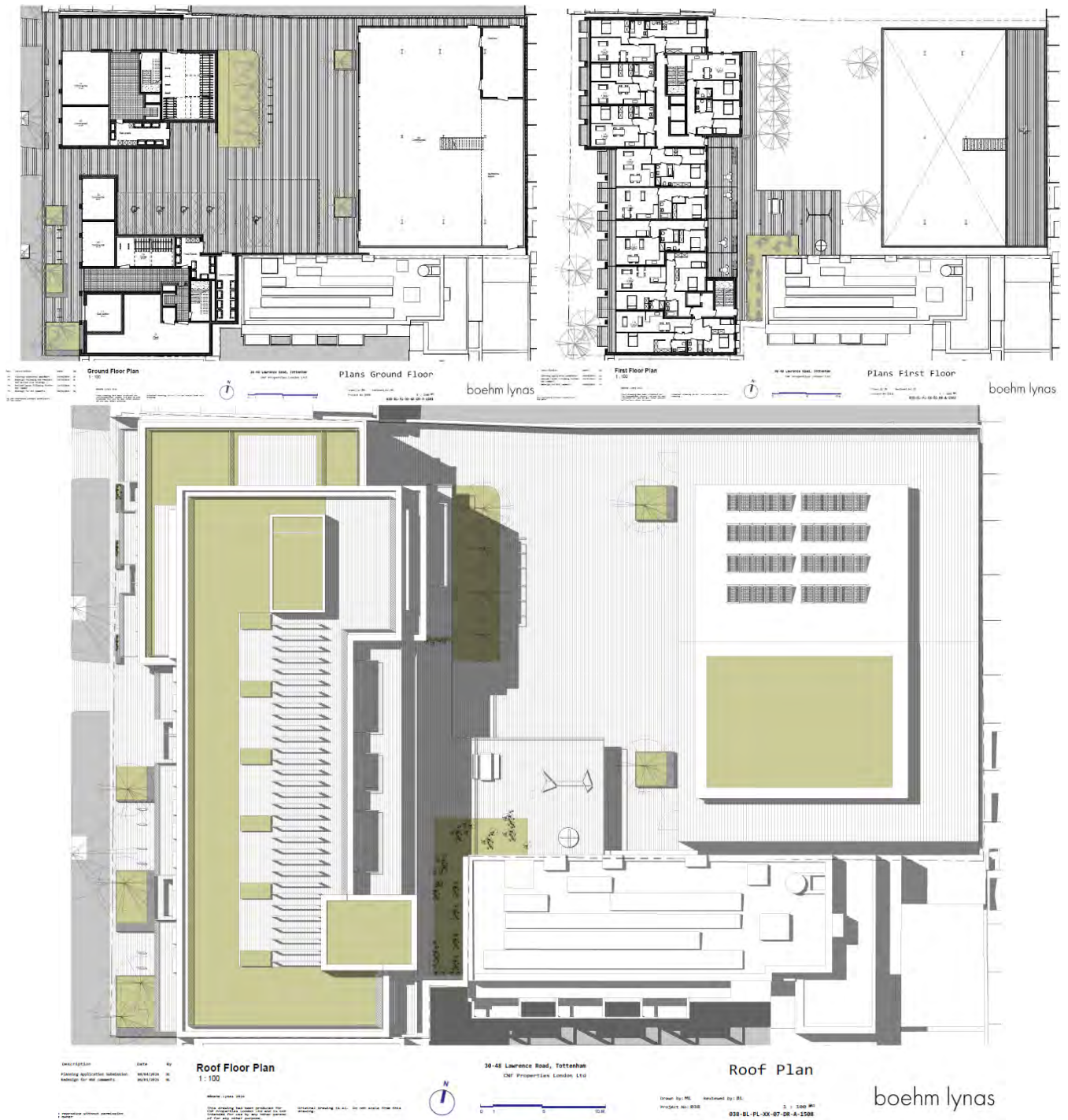


Figure 4. The proposed on-site development plans.

The [UK habitat classification \(UKHab\)](#) system is utilised to define habitats inputted within the metric. The development of the 38-40 Lawrence Road site will result in the creation of 'developed land; sealed surface', 'biodiverse green roof', 'ground level planters', 'sustainable drainage system', 'façade-bound green wall', and 'individual urban tree' habitat types present on-site post development (Table 2, Figure 5). The 'biodiverse green roofs' area habitats will make a major contribution to biodiversity unit gain (+0.26) post-development. It should be noted that the creation of 'urban trees' will require 30+ years to reach target condition, however this can be addressed with a standard agreement between the property developer and the local planning authority. Suggestions regarding suitable urban trees species have been included within the appendix.

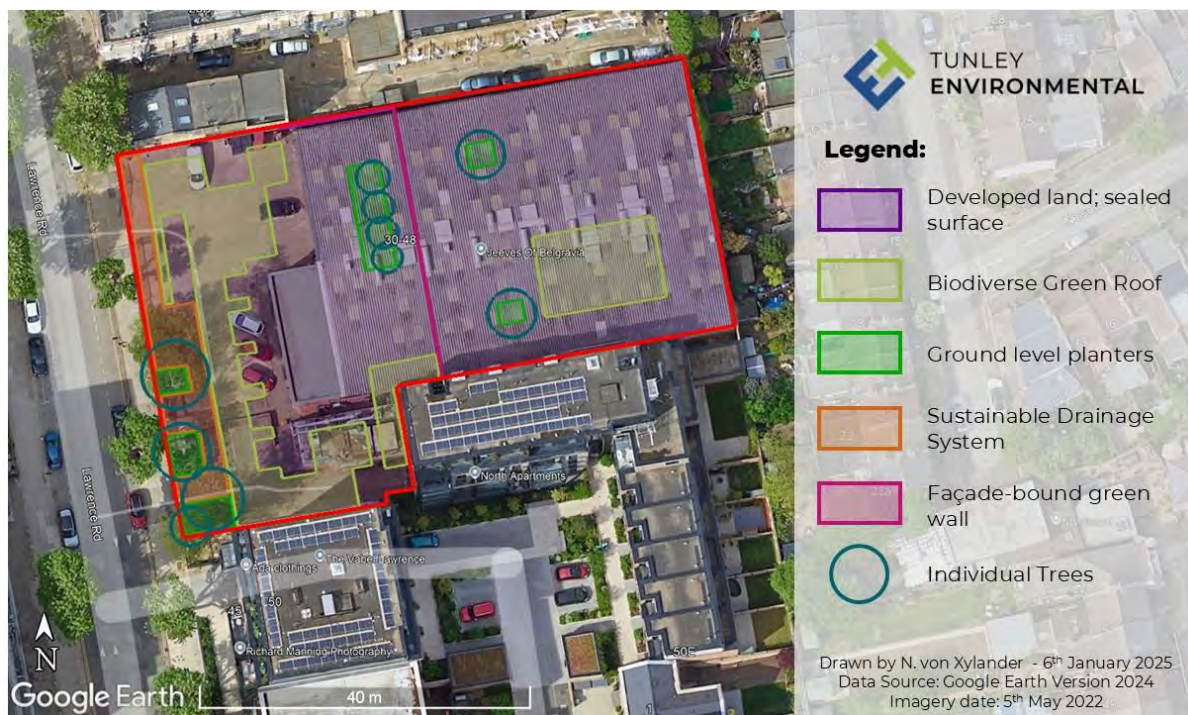


Figure 5. Aerial view of site separated by different 'habitat types' present on-site post-development.

Table 2. Explanation of baseline habitat types, habitat characteristics, and habitat area/length.

Habitat Type	Habitat Characteristics	Habitat Area or Length	Unit	Condition	Biodiversity Units
Developed land; sealed surface	Classifies under the 'Urban' broad habitat and is defined as soil surface sealed with impervious materials as a result of urban development and infrastructure construction.	0.19	ha	N/A - Other	0.00
Biodiverse green roof	Classifies under the 'Urban' broad habitat and is defined as extensive green roof designed for biodiversity that: 1. has a depth of substrate (not including a blanket of turf) that varies between 80 and 150 mm, with at least 30% of the roof at 150 mm deep; and 2. is planted and seeded with a wide variety of dry grassland wildflowers (≥ 25 species) and Sedum species (60:40 ratio).	0.06	ha	Moderate	0.26
Facade-bound green wall	Classifies under the 'Urban' broad habitat and is defined as plants growing in a façade-bound substrate such as containers or textile systems.	0.01	ha	Moderate	0.03
Sustainable drainage system	Classifies under the 'Urban' broad habitat and is defined as elements designed to manage surface water to aid in reducing flooding and increasing water quality.	0.02	ha	Moderate	0.04
Ground level planters	Classifies under the 'Urban' broad habitat and is defined as plants in pots or other planters at ground level.	0.01	ha	Condition Assessment N/A	0.02
Urban tree	Classifies under the 'Individual Trees' broad habitat and is defined as forest phanerophyte at any stage of growth, e.g. Oak <i>Quercus spp.</i> but not Hawthorn <i>Crataegus monogyna</i>	0.03	ha	Moderate	0.09

Summary of Biodiversity Net Gain Results

Overall, the creation of these new 'area habitats' post-development results in a total of **0.44 (446.2%) biodiversity units gained** (see Table 3). Thus, meeting the 10% Biodiversity Net Gain (BNG) requirements. Here we note that habitats retained and created during development of this site should be monitored and protected for the next 30 years in a habitat management and monitoring plan. This includes regular checks of the site over the coming years to ensure that condition, habitat types, and areas are conserved.

Table 3. Detailed losses and gains of biodiversity 'habitat' units resulting from development.

Description of modifications	Losses & Gains of Biodiversity units
Total on-site baseline biodiversity 'habitat' units	0.10
On-site retention of baseline biodiversity 'habitat' units	0.10
On-site creation of area habitats (all low strategic significance):	
- 0.19 ha of 'developed land; sealed surface' – condition 'N/A – Other'	
- 0.058 ha of 'biodiverse green roof' in moderate condition	
- 0.012 of 'façade-bound green wall' in moderate condition	+0.44
- 0.015 ha of 'sustainable drainage system' in moderate condition	
- 0.012 ha of 'ground level planters' – condition 'N/A – Other'	
- 0.0285 of 'urban trees' in moderate condition	
Total on-site post-development biodiversity 'habitat' units	0.53
Total net gain in biodiversity 'habitat' units	+0.44
Overall percentage net change in biodiversity 'habitat' units	+446.18%

Conclusion

This BNG assessment conducted by Tunley Environmental confirm that the biodiversity initiatives proposed for the 38-40 Lawrence Road development project are able to meet (and go beyond) the national standard of 10% BNG requirements by achieving a net gain of **0.44 biodiversity units**, resulting in **446.2 % BNG** post-development.

BNG approaches offer a pathway to not only safeguard the intricate web of life on Earth but also to preserve the essential ecosystem services that underpin the global economy and human prosperity. As the urgency of addressing biodiversity loss intensifies, a comprehensive strategy that integrates conservation, sustainable development, and restoration efforts is essential to ensure a resilient and biodiverse future for the planet.

DP9 Ltd must be in discussion with local planning authorities on the creation of a required 30-year management plan to ensure that biodiversity continues to be considered and preserved at this site. These arrangements should be secured once the following report is issued to local planning authorities for evidence of BNG regulation compliance and proof of 10% biodiversity net gain.

Habitat Conditions

Individual Trees:

Condition Sheet: INDIVIDUAL TREES Habitat Type															
Habitat Types															
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.															
Please see separate Line of trees condition sheet for a line of Rural trees.															
Habitat Description															
3 Individual small trees were identified on-site at baseline															
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.															
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.															
On-site or off-site, site name and location	38-40 Lawrence Road				Survey date and Surveyor name	Nora von Xylander on 9th of April 2024									
					Survey reference (if relating to a wider survey)										
Limitations (if applicable)	desktop survey				Habitat parcel reference										
Condition Assessment Criteria					Grid reference										
					Criterion passed (Yes or No)							Notes (such as justification)			
A	The tree is a native species (or at least 70% within the block are native species).				YES										Silver birch trees (betula pendula) is widespread in Britain, occurring naturally in heathland and moorland and it has
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).				NO										
C	The tree is mature (or more than 50% within the block are mature) ¹ .				Yes										
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.				YES										
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.				NO										
F	More than 20% of the tree canopy area is oversailing vegetation beneath.				NO										
Number of criteria passed															
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score				Score Achieved %/✓										
Passes 5 or 6 criteria	Good (3)														
Passes 3 or 4 criteria	Moderate (2)				X										
Passes 2 or fewer criteria	Poor (1)														
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.															
Suggested enhancement interventions to improve condition score ²															
allow for areas of natural soil (minimum of 25 cubic metres of soil) with mixed planting of native complementary species for protecting and enhancing the existing trees on site															

Habitat Definitions

We conducted a thorough assessment of all habitat types utilising the guidelines outlined in "The UK Habitat Classification Version 2" (UKHab). UKHab serves as a comprehensive, hierarchical system that integrates seamlessly with existing classifications in the UK and Europe. It's architecture, inclusive of primary habitats and secondary codes, enhances the accuracy and consistency of habitat assessments by allowing for the direct attachment of additional features such as habitat mosaics and management strategies. This approach not only facilitates the integration of legacy datasets but also enables efficient sharing of habitat data at regional, national, and international levels. BNG Compliance adheres to these classifications, ensuring consistency and compliance with ecological standards. It's essential that a trained and certified ecologist completes the assessment. For more information, please visit: [UKHab](https://ukhab.org/).

Developed land; sealed surface



Code and Name
u1b Developed land – sealed surface

Category Type
Primary Level 4

Spatial Feature Type
Area Line Point

Inclusions
Sealed surfaces with vegetation cover of <10% or any cover in the case of green roofs.

Definition
Soil surface sealed with impervious materials as a result of urban development and infrastructure construction.

[Back to Urban Ecosystem](#)

Biodiverse green roof



Code and Name
87 Biodiverse green roof

Category Type
Essential Secondary Codes - Built environment

Spatial Feature Type
Area Point

Allowable Primary Codes
u1b5

Species
A biodiverse green roof should have a ratio of 60:40 between wildflower and sedum species, with the species richness of dry grassland species including ≥25 wildflower species.

Definition
Extensive green roof designed specifically for biodiversity that:

1. has a depth of substrate (not including a blanket or turf) that varies between 80 and 150 mm, with at least 30% of the roof at 150 mm deep; and
2. is planted and seeded with a wide range of dry grassland wildflowers and Sedum species.

[Back to Essential Secondary Code List](#)

Sustainable drainage system



Code and Name
848 Sustainable drainage system

Category Type
 Additional Secondary Codes - Built environment

Spatial Feature Type
 Area Point

Allowable Primary Codes
 g~ f~ s~

Definition
 Elements designed to manage surface water to aid in reducing flooding and increasing water quality.

[Back to Additional Secondary Code List](#)

Ground level planters



Code and Name
845 Ground level planters

Category Type
 Additional Secondary Codes - Built environment

Spatial Feature Type
 Area Point

Allowable Primary Codes
 u1~

Definition
 Plants in pots or other planters at ground level.

[Back to Additional Secondary Code List](#)

Façade-bound green wall



Code and Name
843 Façade-bound green wall

Category Type
 Additional Secondary Codes - Built environment

Spatial Feature Type
 Line

Allowable Primary Codes
 u1b5

Definition
 Plants growing in façade-bound substrate such as containers or textile systems.

[Back to Additional Secondary Code List](#)

Systems of this type involve growing plants at different levels along the wall face rather than from the ground. They allow for fast impact and denser coverage. A planter box installation is a typical example. It usually consists of a series of boxes made from steel or fibreglass containing the growing medium. The containers are bracket-fixed to the wall or a steel support frame at different levels.

Urban tree (small)

When considering small trees suitable for planting in a garden in the UK, several options offer both aesthetic appeal and practicality. Hornbeam, with its dense foliage and tolerance for various soil types, serves as an excellent choice for providing privacy or creating a windbreak. Holly trees, known for their glossy evergreen leaves and vibrant berries, add year-round interest to the garden while also attracting wildlife. Crab apples, valued for their ornamental fruits and delicate spring blossoms, contribute to a picturesque landscape and can also provide food for birds. Silver birch, prized for its elegant, silver-white bark and graceful branches, lends a touch of elegance to any garden setting. Acers, with their striking foliage in a variety of shapes and colours, offer a beautiful display throughout the seasons, particularly in autumn. Other suitable options include rowan trees for their attractive berries and spring flowers, and flowering cherry trees for their stunning floral displays in spring. Ultimately, the choice of small trees depends on the specific garden conditions and desired aesthetic, but these options stand out for their beauty, versatility, and suitability for UK gardens.

Approval

Author:	Nora von Xylander (PhD pending)
Position:	Sustainability Scientist
Written Date:	10 th April 2024
Peer-reviewed by:	Dr Lara Dresser BSc PhD
Position:	Sustainability Scientist
Reviewed Date:	11 th April 2024
QA approved by:	☒ Approved ☐ Revision: N/A Dr Aaron Yeardley MEng PhD AMIChemE
Position:	Senior Scientist
Approval date:	11 th April 2024
Reference:	Findon_Homes_BNG_24-2-D
Revision:	D

Revision History:	Change Description:	Changed by:	Date:	Approved by:	Date:
B	Floorspace amended	LD	15 th May 24	TG	15 th May 24
C	Post-development plans, google survey, and metric amended	NvX	14 th Nov 24	LH	14 th Nov 24
D	Re-work following LPA comments about Fire Access	NvX	6 th Jan 25	AZL	6 th Jan 25
E					
F					

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