# Biodiversity Net Gain Matrix

For

Michael Cowell

South West Manchester Cricket Club

Ellesmere Road

Manchester

M21 0SG

Reference: Q15815

Prepared by
ProHort Limited
Waterbridge Farm
Yarnfield Lane
Yarnfield
Stone
Staffordshire
ST15 0NE
Telephone: 01782 479479
Email: info@prohort.co.uk
Website: www.prohort.co.uk

Date: July 2025

## Quality Assurance

| | |
|---|---|
| **Client** | Michael Cowell<br>South West Manchester Cricket Club,<br>Ellesmere Road, Manchester, M21 0SG |
| **Remarks** | Version 4 |
| **Reference** | Q15815 |
| **Date** | 17th October 2025 |
| **Principle Author** | Owen Brown<br>[redacted] |
| **Qualifications** | BSc (Hons) |
| **Surveyor** | Hannah Burton<br>[redacted] |
| **Qualifications** | QCIEEM, MSci (Hons) |

ProHort Limited
Waterbridge Farm
Yarnfield Lane
Yarnfield
Stone
Staffordshire
ST15 0NE

Telephone: 01782 479479
Email: info@prohort.co.uk
Website: www.prohort.co.uk

# Contents

1. Introduction ..... 4
2. Site and Surroundings ..... 5
3. Methodology ..... 6
4. Habitat Baseline ..... 8
4.1. Habitat descriptions ..... 8
4.2. Baseline Metric ..... 9
5. Proposed Habitats ..... 10
5.1. Artificial unvegetated, unsealed surface ..... 10
5.2. Native tree ..... 10
5.5. Proposed habitats metric ..... 10
6. Achieving a Net Gain in Local Biodiversity ..... 11
7. Conclusion ..... 11
Appendix 1 Baseline Habitats Map ..... 12
Appendix 2 Habitat Proposals ..... 13
Appendix 3 Photographs ..... 14

ProHort Limited
Waterbridge Farm
Yarnfield Lane
Yarnfield
Stone
Staffordshire
ST15 0NE

Telephone: 01782 479479
Email: info@prohort.co.uk
Website: www.prohort.co.uk

## 1. Introduction

ProHort Limited has been commissioned by Mr. Michael Cowell to conduct a Biodiversity Net Gain Assessment for South West Manchester Cricket Club, Ellesmere Road, Manchester, M21 0SG on 7th July 2025.

The Local Planning Authority has requested that a Biodiversity Net Gain (BNG) Assessment is completed to support the planning application. The development includes the installation of three all-weather cricket net lanes for training purposes.

Manchester City Council requires developments in the area to achieve a net gain in biodiversity, with a minimum of a 10% gain compared to the pre-development value of the site. A quantitative measure of the base value of a Site for biodiversity, and the value of a Site post-development, is arrived at by using a recognised Biodiversity metric. Biodiversity metrics measure the value of a Site in terms of Biodiversity Units. Biodiversity Units are a proxy measure of biodiversity, arrived at by assessing the type, area and condition of semi-natural habitats on site. A limitation of the use of metrics is that they only measure habitat areas, and do not consider species-specific measures which may nevertheless make meaningful contributions to gains in local biodiversity.

ProHort Limited
Waterbridge Farm
Yarnfield Lane
Yarnfield
Stone
Staffordshire
ST15 0NE

Telephone: 01782 479479
Email: info@prohort.co.uk
Website: www.prohort.co.uk

## 2. Site and Surroundings

The area surveyed is a community cricket club at South West Manchester Cricket Club, Ellesmere Road, Manchester, M21 0SG (grid reference: SJ82279421), (Figure 1), hereafter referred to as the 'Site'. The Site is east of Stretford and northeast of Sale. The surrounding area is dominated by an urban landscape with large numbers of residential and commercial properties and amenity spaces. Site access is off Ellesmere Road.

The woodland to the northeast of the site is designated as priority habitat deciduous woodland and there are some priority deciduous woodland blocks within the surrounding area. The closest designated site is the Chorlton Ees & Ivy Green LNR which is 1300m southwest of the Site. There are no water features in close proximity for the project area.



*Figure 1 – Red line boundary of the Site and the surrounding area.*
*Taken from Bing Maps (© 2025 Microsoft Corporation, © 2025 Maxar, ©CNES (2025) Distribution Airbus DS)*

ProHort Limited
Waterbridge Farm
Yarnfield Lane
Yarnfield
Stone
Staffordshire
ST15 0NE

Telephone: 01782 479479
Email: info@prohort.co.uk
Website: www.prohort.co.uk

## 3. Methodology

The pre-development (baseline) and post development (proposed) value of the habitats have been calculated using the DEFRA/Natural England's Statutory Biodiversity Metric calculator. The methodology for determining habitat distinctiveness and condition values, follows the guidelines set out in the User Guide and Technical Supplement for Biodiversity Metric.

The current assessment utilised the principles outlines in the 'Mitigation Hierarchy' denoting the steps involved in reaching the conclusions outstated in this report and preserving natural features and resources of importance. The 'Mitigation Hierarchy' states:

- Avoid: The easiest, cheapest and most desirable method of reducing potential impacts of the proposed development.
- Minimise: Where avoidance is not possible, measures can be taken to minimise the impacts of the proposed development.
- Mitigate: Where minimisation is not possible, measures can be taken to enhance/ create on Site habitats to compensate for potential losses caused by the proposed development.
- Offset: Where mitigation is not possible, on-site habitat loss must be compensated off site. This should be utilised as a last resort for compensating losses as it is the most risk involved, expensive and complex solution.

### Site Boundary

The following data sources have been used to define the boundary for the BNG calculation and determine the relevant attributes for BNG (e.g. size, condition and habitat type) for the pre and post-development habitats.

The boundary used for the BNG assessment is the red line application boundary for the project (See Figure 2 for a detailed red line boundary).

ProHort Limited
Waterbridge Farm
Yarnfield Lane
Yarnfield
Stone
Staffordshire
ST15 0NE

Telephone: 01782 479479
Email: info@prohort.co.uk
Website: www.prohort.co.uk



*Figure 2 – Red line boundary of the Site (on-site).*
*Taken from Bing Maps (© 2025 Microsoft Corporation, © 2025 Maxar, ©CNES (2025) Distribution Airbus DS)*

## Baseline Habitats:

In order to generate the site baseline habitat data (e.g. habitat type, condition), a phase 1 habitat survey was undertaken, where the site was systematically walked over and the dominant habitat type in each area recorded. Dominant plant species were noted, as were any that are legally protected (Schedule 8 of the Wildlife and Countryside Act 1981), invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981. Additionally, 5 (1 meter-squared) quadrats were used to determine species richness on any grassland habitats and the other grassland conditions were estimated from a visual inspection of the site.

The information collected during the site visit was used to baseline any applicable habitats and satellite mapping was used to calculate habitat areas. The areas and conditions of any onsite habitats were inputted into DEFRA/Natural England's Statutory Biodiversity Metric calculator. The metric includes 3 broad categories of habitats and biodiversity units for which scores are calculated differently:

- Area habitats, such as grasslands, woodlands and ponds
- Linear hedgerows and lines of trees
- Linear rivers and ditches

# 4. Habitat Baseline

## 4.1. Habitat descriptions

All habitats on-site are outlined below:

- g4 Modified grassland

No linear features were found within the red line boundary of the Site.

The location of all baseline habitats can be seen in Appendix 1 and habitat descriptions are outlined in Table 1.

*Table 1 – baseline habitat descriptions*

| Habitat Type | Habitat Description | Flora Species |
|---|---|---|
| g4 Modified grassland (P1) | A short sward grassland in the southeast is used as a cricket pitch. | **Abundant**: Perennial ryegrass (*Lolium perenne*), White clover (*Trifolium repens*)<br>**Frequent**: Broadleaf plantain (*Plantago major*), Annual meadow-grass (*Poa annua*)<br>**Occasional**: Annual daisy (*Bellis annua*), Dandelion (*Taraxacum*)<br>**Rare**: Smooth cat's ear (*Hypochaeris glabra*), Hairy hawkbit (*Leontodon taraxacoides*), Common daisy (*Bellis perennis*), Golden ragwort (*Packera aurea*) |
| g4 Modified grassland (P2) | A short sward grassland in the northeast. | **Abundant**: Bermuda grass (*Cynodon dactylon*)<br>**Frequent**: Common horsetail (*Equisetum arvense*)<br>**Occasional**: Smallflower hairy willowherb (*Epilobium parviflorum*), Moss (*Bryophyta*), Petty spurge (*Euphorbia peplus)*<br>**Rare**: White clover (*Trifolium repens*), Common nettle (*Urtica dioica*), Dandelion (*Taraxacum*) |

ProHort Limited
Waterbridge Farm
Yarnfield Lane
Yarnfield
Stone
Staffordshire
ST15 0NE

Telephone: 01782 479479
Email: info@prohort.co.uk
Website: www.prohort.co.uk

## 4.2. Baseline Metric

The value of the area and linear baseline habitats was calculated using the Statutory Biodiversity Metric and is outlined in Tables 2 and 3 below.

*Table 2 – On-site habitat baseline calculation*

| Habitat | Notes | Area (ha) | Habitat Units | Area retained | Area enhanced | Units lost |
|---|---|---|---|---|---|---|
| Modified grassland | Failed essential criteria A - automatic poor condition | 0.037 | 0.07 | 0.003 | 0 | 0.07 |
| **Totals** | | **0.04** | **0.07** | **0.003** | **0** | **0.07** |

The on-site habitat baseline of 0.07 units must be enhanced by 10% resulting in at least a **0.08**-unit baseline post-intervention. If this cannot be achieved on-site, off-site credits will need to be acquired.

ProHort Limited
Waterbridge Farm
Yarnfield Lane
Yarnfield
Stone
Staffordshire
ST15 0NE

Telephone: 01782 479479
Email: info@prohort.co.uk
Website: www.prohort.co.uk

## 5. Proposed Habitats

All habitats proposed within the Site are outlined below:

- g4 Modified grassland ~ 32 Scattered trees
- u1c Artificial unvegetated, unsealed surface ~ 821 Artificial sports pitches

The location of these proposed habitats can be seen in Appendix 2.

We outline indicative suggestions on how such habitats may be established and should be treated as general guidelines. Explicit details and tailored plans should be created to establish the habitats in the relevant conditions. A Habitat Management and Monitoring Plan is recommended.

### 5.1. Artificial unvegetated, unsealed surface

The development of three all-weather cricket net lanes for training purposes.

### 5.2. Native tree

4 native trees have been created 1 year in advance in the northeast of the Site, and 2 further native trees will be planted in the northeast. These trees are to meet moderate conditions by reaching criteria A, B, D, and F.

### 5.5. Proposed habitats metric

*Table 3 – On-site habitat proposal calculation*

| Habitat | Notes | Area (ha) | Habitat Units Delivered |
|---|---|---|---|
| *On-site habitat creation* | . | | |
| Artificial unvegetated, unsealed surface | N/A - Other | 0.0346 | 0 |
| Urban tree | Moderate condition - pass criteria A, B, D, F (Creation 1 year in advance) | 0.0163 | 0.05 |
| Urban tree | Moderate condition - pass criteria A, B, D, F | 0.0081 | 0.02 |
| **Totals** | | **0.06** | **0.08** |
| **Site Area** | | **0.03** | |

If all habitats and conditions are met post-intervention, then a **11.36%** gain of biodiversity will occur.

ProHort Limited
Waterbridge Farm
Yarnfield Lane
Yarnfield
Stone
Staffordshire
ST15 0NE

Telephone: 01782 479479
Email: info@prohort.co.uk
Website: www.prohort.co.uk

## 6. Achieving a Net Gain in Local Biodiversity

Under the mandatory BNG regime, habitats determined by the LPA to constitute “significant on-site enhancements” must be retained, appropriately managed, monitored and reported on for a minimum of 30-years following completion of development, and this requirement must be legally secured by a Conservation Covenant.

The application needs to be supported by clear, site-specific proposals e.g. details of long-term management and monitoring, a draft long-term management plan (Habitat Management and Monitoring Plan [HMMP]) - set out “initial” habitat creation and enhancement works and to demonstrate that appropriate management will be delivered so the predicted target conditions are achieved. In addition to long-term management of these habitats, appropriate long-term management of retained habitats is required to ensure they do not decline/deteriorate in condition.

## 7. Conclusion

The development will not result in a measurable loss to local biodiversity.

There will be a total increase of 11.36% biodiversity of area habitats. This will be achieved through the development of 3 all-weather cricket net lanes for training purposes and the planting of 6 native trees.

ProHort Limited
Waterbridge Farm
Yarnfield Lane
Yarnfield
Stone
Staffordshire
ST15 0NE

Telephone: 01782 479479
Email: info@prohort.co.uk
Website: www.prohort.co.uk

## Appendix 1 Baseline Habitats Map



## Appendix 2 Habitat Proposals





On-site boundary line
32 Scattered trees
u1c Artificial unvegetated unsealed surface ~ 821 Artificial sports pitches
g4 Modified grassland
Bing Satellite

0 25 50 m

South West Manchester Cricket Club, Ellesmere Road, M21 0SG
Michael Cowell Q15815
17th October 2025
Version 3

ProHort
HORTICULTURE MANAGED

# Appendix 3 Photographs



*Photograph 1 – The modified grassland, looking east*



*Photograph 2 – The modified grassland and 4 native trees created 1 year in advance, looking northeast*

ProHort Limited
Waterbridge Farm
Yarnfield Lane
Yarnfield
Stone
Staffordshire
ST15 0NE

Telephone: 01782 479479
Email: info@prohort.co.uk
Website: www.prohort.co.uk