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**Biodiversity Net Gain Feasibility Report - 7 Boat Lane, Northenden**

**SUMMARY**

A Biodiversity Net Gain (BNG) baseline calculation is required to meet National Planning Policy Framework (*NPPF, 180(d), 2023*).

The proposed development site baseline condition is currently of low ecological value, consisting an area of approx. 0.1 ha mainly comprising hardstanding and buildings, with overgrown garden shrubs developing around the boundary. The Statutory Biodiversity Metric (issued 23.07.2024) was used to calculate the baseline and potential proposed habitats on the site.

**Biodiversity Net Gain calculation:**

Proposals:

- Removal of all existing vegetation and buildings
- Creation of a small residential development of 5 dwellings with gardens.

| Unit Type                | Target | Baseline Units | Units Required | Unit Deficit |
|--------------------------|--------|----------------|----------------|--------------|
| <i>Habitat units</i>     | 10.00% | 0.10           | 0.11           | 0.05         |
| <i>Hedgerow units</i>    | 10.00% | 0.00           | 0.00           | 0.00         |
| <i>Watercourse units</i> | 10.00% | 0.00           | 0.00           | 0.00         |

The proposals currently show a 44.86% loss.

The purchase of a minimum 0.5 relevant habitat credits will satisfy the trading rules & 10% gain requirements (as shown in the above excerpt from the BNG metric Calculation tool results).

**Next Steps:** The accompanying Statutory Biodiversity Metric calculation spreadsheet should be provided to your supplier of BNG habitat units to be completed, prior to application submission, to avoid rejection.

## INTRODUCTION

### Background

An evaluation was necessary to ascertain the potential Biodiversity Net Gain of the site at Green Nook Farm, Inskip, which was previously utilised as a garage and yard. This assessment was conducted to support a planning application for the removal of the buildings to create a small residential development of 5 dwellings.

### Scope of the Report

The assessment takes into consideration the local and national planning policy and strategy relevant to the site, the baseline ecological condition of the site, the proposed development plans and the enhancement plan, and aims to meet the requirements of The National Planning Policy Framework (2023) and standards set in the CIEEM/CIRIA *Biodiversity Net Gain. Good Practice Principles for development a practical guide*.

## METHODOLOGY

### Desk and Field Study Methods

- Habitats are described using the UK Habitat Classification System methods and codes (converted from JNCC Phase 1 codes where necessary), and condition assessed according to the Statutory Biodiversity Metric Auditing and Accounting for Biodiversity Condition Assessment Sheets.
- Areas were measured both on-site and online using QGIS, and dimensions provided by the client from their landscape plans.
- A site survey was carried out on 22/09/2025
- Surveys and assessment were carried out by C Edmondson MSc MRSB, consultant ecologist with 12yrs field survey experience and Natural England Class 2 bat licence holder.
- Survey methods used follow the UKHab V2.1 guidelines for habitat survey.
- A full site description is included in the Ecology report (BEK, 2025)

### Limitations

The landscape plan was unavailable at the time of writing this report, and therefore the garden areas have been measured from the clients plan no. BL-BTP-00-SP-DR-A-4731\_105A - Site Plan as Proposed.

### Approach to BNG

BNG Principles: BNG is achieved through 10 principles, the first of which is the Mitigation Hierarchy. This Hierarchy will be followed at each stage of the development.

The DEFRA Statutory Biodiversity Net Gain Metric was used to:

- Assess the biodiversity unit value of an area of land.
- Demonstrate biodiversity net gains or losses in a consistent way.
- Measure and account for direct impacts on biodiversity.
- Compare proposals for the site - such as creating or enhancing habitat on-site or off-site.
- Assess existing habitats and planned new habitats created by a development or land change.

BNG Urban tree helper was used to calculate the unit value of any individual trees present on site and post development.

## BASELINE SITE CONDITIONS

### Site Description

The site of the proposed development is an area of approx. 0.1ha comprising mainly buildings and hardstanding, with small areas of species poor mixed scrub around the periphery.

Large mature trees adjacent to the development will require a root protection zone implementing to avoid impacts to the trees.

Full site description, photos and species lists included in the Preliminary Ecological Appraisal (BEK, September 2025)



*Figure 1: Aerial view of the site (Google Earth, 2025)*

### Important Ecological Features:

None. See baseline map at Appendix 2.

### Baseline Biodiversity Metric Calculations

Using the Statutory Biodiversity Metric Calculation tool, the development shows a baseline habitat unit total of 0.10. The total site area within the red line boundary is measured for calculation purposes at 830 m<sup>2</sup>.

Table 1 below shows the breakdown of habitat areas and units.

A full Habitat Baseline Plan is included at Appendix 2.

Proposed plan at Appendix 3.

**Table 1:** *Habitats at Baseline Calculation*

| Ref | Habitat description            | Code (UKHABS) | Area ha/length/no. | BNG units |
|-----|--------------------------------|---------------|--------------------|-----------|
| BH1 | Developed land; sealed surface | u1b           | 0.0585             | 0.00      |
| BH2 | Mixed scrub                    | h3h           | 0.0245             | 0.10      |

### BNG GOOD PRACTICE PRINCIPLES FOR DEVELOPMENT

BNG is achieved through 10 principles, the first of which is the Mitigation Hierarchy. This Hierarchy will be followed at each stage of development, through the measures at Table 2.

#### Principle 1: Mitigation Hierarchy

- 1: Avoid Biodiversity Loss e.g. Finding alternative sites, changing development plans etc
- 2: Minimise any loss
- 3: Mitigate for any loss
- 4: Compensate

**Table 2: Hierarchy Measures**

|                                                                                                                                                                          |                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1: Avoidance</b><br>'Measures taken to anticipate and prevent adverse impacts on biodiversity before actions or decisions are taken that could lead to such impacts'. | Measures to avoid pollution will be implemented according to current EA Pollution Prevention Guidance.<br>Site clearance carried out under a "Reasonable Avoidance Measures" Method statement. |
| <b>2. Minimise</b>                                                                                                                                                       | Containing the development footprint to avoid impacting the wider area. Adhering to tree root protection zone requirements.                                                                    |
| <b>3. Mitigation</b>                                                                                                                                                     | Site clearance carried out under a "Reasonable Avoidance Measures" Method statement. Incorporating recommended biodiversity enhancements from the PEA report (BEK, 2025)                       |
| <b>4. Compensation</b>                                                                                                                                                   | Replacing lost habitat on site e.g. Purchase of BNG credits to mitigate loss of on-site habitats                                                                                               |

**Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere:**

Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve No Net Loss or Net Gain.

- No Priority Habitats or Irreplaceable habitats are present on site

**Principle 3: Be Inclusive and Equitable**

Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Biodiversity Net Gain. Achieve net gain in partnership with stakeholders where possible and share the benefits fairly among stakeholders.

**Principle 4: Address Risk**

- This is addressed within the metric and methodology set out within this document.

**Principle 5: Make a measurable Net Gain Achievement**

- This will be achieved through the landscape plan and biodiversity enhancement plan.

**Principle 6: Achieve the best outcomes for biodiversity:**

- New and additional tree planting in communal areas on the site
- Introducing areas of flowering lawn to provide forage for pollinators

#### Principle 7: Be additional:

- Aiming to achieve over the 10% Statutory Biodiversity Net Gain.

#### Principle 8: Create a Net Gain legacy:

To be achieved through the “Next steps”:

- Habitat Management and Monitoring Plan.
- Biodiversity Net Gain Audit Report.

#### Principle 9: Optimise sustainability & prioritise biodiversity:

- By implementing the enhancements in the landscaping plan.

#### Principle 10: Be transparent:

- Communicate all Biodiversity Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

### PROPOSED DESIGN & BNG FEASIBILITY

#### Biodiversity Net Gain proposals:

- Removal of all existing vegetation and buildings
- Creation of a small residential development of 5 dwellings with gardens.

The following assumptions have been made regarding this calculation:

- **Proposals only**, the final location of new and enhanced habitats will be included in the full landscape plan & secured as condition of the LPA decision.
- All hard landscaping areas have been aggregated.
- The area measurements below are taken from BTP drawing no. drawing no. BL-BTP-00-SP-DR-A-4731\_105.A

**Table 3: Habitats Enhanced/Created**

| Map ref: | Created On-site Features:                                       | Code (UKHab) | Area ha/length/no. | BNG units |
|----------|-----------------------------------------------------------------|--------------|--------------------|-----------|
| PH1      | Developed land, sealed surface including buildings and pathways | u1b          | 0.0550             | 0.00      |
| PH2      | Vegetated gardens                                               | ul           | 0.0280             | 0.05      |

## BIODIVERSITY NET GAIN CALCULATION

| Unit Type                | Target | Baseline Units | Units Required | Unit Deficit |
|--------------------------|--------|----------------|----------------|--------------|
| <i>Habitat units</i>     | 10.00% | 0.10           | 0.11           | 0.05         |
| <i>Hedgerow units</i>    | 10.00% | 0.00           | 0.00           | 0.00         |
| <i>Watercourse units</i> | 10.00% | 0.00           | 0.00           | 0.00         |

The proposals currently show a 44.86% loss

The purchase of a minimum 0.5 relevant habitat credits will satisfy the trading rules & 10% gain requirements (as shown in the above excerpt from the BNG metric Calculation tool results).

**Next Steps:** The accompanying Statutory Metric calculation spreadsheet should be provided to the supplier of BNG habitat units to be completed, prior to application submission, to avoid rejection.

## REFERENCES

- CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.
- CIEEM (2016) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.  
[http://www.cieem.net/data/files/Publications/EcIA\\_Guidelines\\_Terrestrial\\_Freshwater\\_and\\_Coastal\\_Jan\\_2016.pdf](http://www.cieem.net/data/files/Publications/EcIA_Guidelines_Terrestrial_Freshwater_and_Coastal_Jan_2016.pdf)
- CIEEM (2013) Guidelines for Preliminary Ecological Appraisal Institute of Ecology and Environmental Management  
[http://www.cieem.net/data/files/Resource\\_Library/Technical\\_Guidance\\_Series/GPEA/GPEA\\_April\\_2013.pdf](http://www.cieem.net/data/files/Resource_Library/Technical_Guidance_Series/GPEA/GPEA_April_2013.pdf)
- CIEEM, CIRIA, IEMA (2019) Biodiversity net gain. Good practice principles for development. A practical guide. CIRIA C776a. London, 2019.
- National Planning Policy Framework, 2023  
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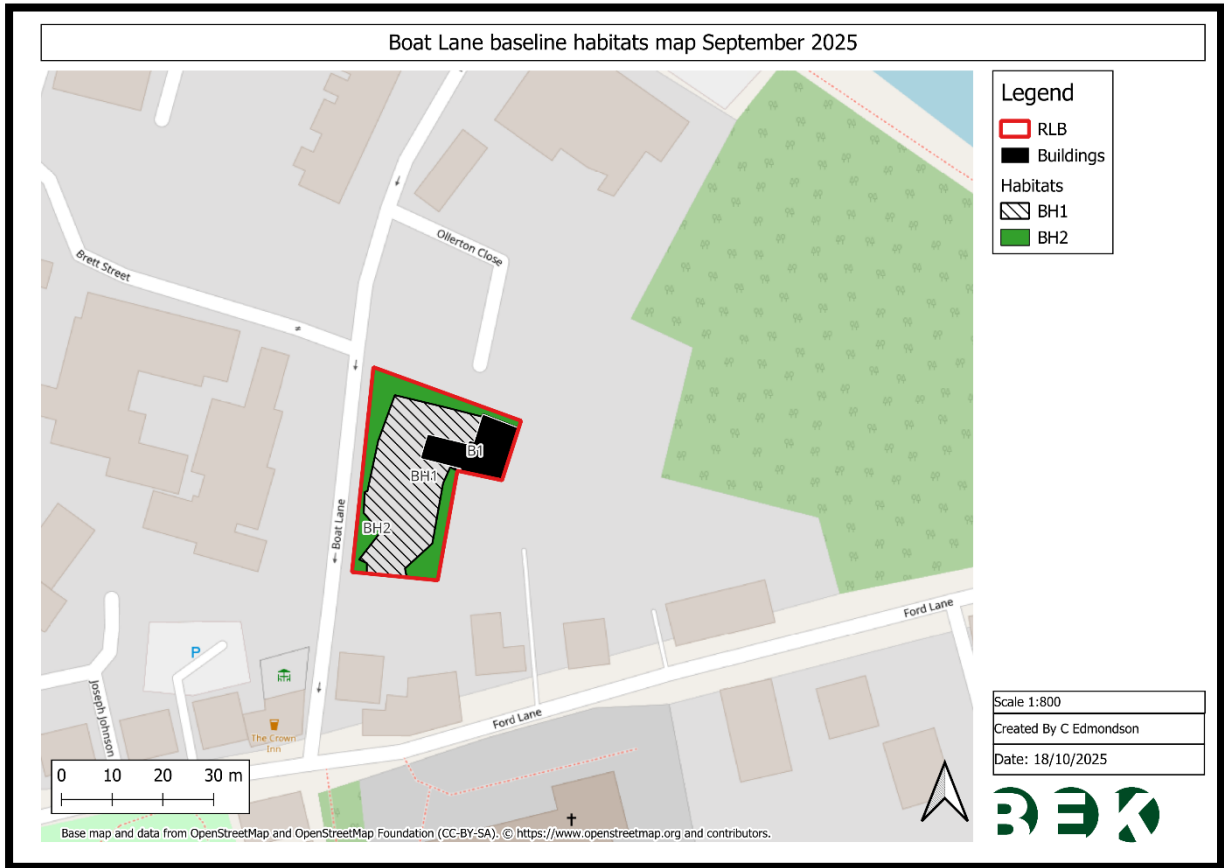
## ANNEX 1

### BNG Metric Output V.1

|                                                                                                                                 |                   |                                |                                                   |                                            |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------------|---------------------------------------------------|--------------------------------------------|
| 7 Boat Lane                                                                                                                     |                   | Return to results menu         |                                                   |                                            |
| Headline Results                                                                                                                |                   |                                |                                                   |                                            |
| Scroll down for final results ▲                                                                                                 |                   |                                |                                                   |                                            |
| On-site baseline                                                                                                                | Habitat units     | 0.10                           |                                                   |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00                           |                                                   |                                            |
|                                                                                                                                 | Watercourse units | 0.00                           |                                                   |                                            |
| On-site post-intervention<br><small>(Including habitat retention, creation &amp; enhancement)</small>                           | Habitat units     | 0.05                           |                                                   |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00                           |                                                   |                                            |
|                                                                                                                                 | Watercourse units | 0.00                           |                                                   |                                            |
| On-site net change<br><small>(units &amp; percentage)</small>                                                                   | Habitat units     | -0.04                          | -44.86%                                           | On-site net gain is less than target set ▲ |
|                                                                                                                                 | Hedgerow units    | 0.00                           | 0.00%                                             |                                            |
|                                                                                                                                 | Watercourse units | 0.00                           | 0.00%                                             |                                            |
| Off-site baseline                                                                                                               | Habitat units     | 0.00                           |                                                   |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00                           |                                                   |                                            |
|                                                                                                                                 | Watercourse units | 0.00                           |                                                   |                                            |
| Off-site post-intervention<br><small>(Including habitat retention, creation &amp; enhancement)</small>                          | Habitat units     | 0.00                           |                                                   |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00                           |                                                   |                                            |
|                                                                                                                                 | Watercourse units | 0.00                           |                                                   |                                            |
| Off-site net change<br><small>(units &amp; percentage)</small>                                                                  | Habitat units     | 0.00                           | 0.00%                                             |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00                           | 0.00%                                             |                                            |
|                                                                                                                                 | Watercourse units | 0.00                           | 0.00%                                             |                                            |
| Combined net unit change<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small> | Habitat units     | -0.04                          |                                                   |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00                           |                                                   |                                            |
|                                                                                                                                 | Watercourse units | 0.00                           |                                                   |                                            |
| Spatial risk multiplier (SRM) deductions                                                                                        | Habitat units     | 0.00                           |                                                   |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00                           |                                                   |                                            |
|                                                                                                                                 | Watercourse units | 0.00                           |                                                   |                                            |
| FINAL RESULTS                                                                                                                   |                   |                                |                                                   |                                            |
| Total net unit change<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>    | Habitat units     | -0.04                          |                                                   |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00                           |                                                   |                                            |
|                                                                                                                                 | Watercourse units | 0.00                           |                                                   |                                            |
| Total net % change<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>       | Habitat units     | -44.86%                        | Total net gain achieved is less than target set ▲ |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00%                          |                                                   |                                            |
|                                                                                                                                 | Watercourse units | 0.00%                          |                                                   |                                            |
| Trading rules satisfied?                                                                                                        |                   | No - Check Trading Summaries ▲ |                                                   |                                            |
| Unit Type                                                                                                                       | Target            | Baseline Units                 | Units Required                                    | Unit Deficit                               |
| Habitat units                                                                                                                   | 10.00%            | 0.10                           | 0.11                                              | 0.05                                       |
| Hedgerow units                                                                                                                  | 10.00%            | 0.00                           | 0.00                                              | 0.00                                       |
| Watercourse units                                                                                                               | 10.00%            | 0.00                           | 0.00                                              | 0.00                                       |
| No additional hedgerow units required to meet target ✓                                                                          |                   |                                |                                                   |                                            |
| No additional watercourse units required to meet target ✓                                                                       |                   |                                |                                                   |                                            |
| Input errors/rule breaks present in metric ▲                                                                                    |                   |                                |                                                   |                                            |

## ANNEX 2

### Baseline Plan



## ANNEX 3

### Proposed Plan

