Views Holdings Ltd

Former Burnage Cricket Club

Biodiversity Net Gain Assessment

23/07/2026

GENERAL NOTES

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EXECUTIVE SUMMARY

1. This assessment is a desk-based exercise using the results of surveys undertaken by Rachel Hacking Ecology in February 2025 to provide a baseline measure in biodiversity value of the proposed residential development using the Defra Statutory Biodiversity Metric .
2. Proposed habitat changes arising from future ecological enhancements based on a proposed site layout plan (post-construction) provided by the client are evaluated against the baseline (pre-construction) ecology to demonstrate net change in biodiversity units.
3. This report calculates 'biodiversity units' using the Defra Statutory Biodiversity Metric and following the methods set out in Defra's Statutory Biodiversity Metric user guide. The calculations are based on the area (or length), distinctiveness, condition and strategic significance of habitats found on the site.
4. The full biodiversity assessment calculation can be found in the accompanying Excel document – Burnage Cricket Club_Statutory_Biodiversity Metric; however, screenshots of the main results tables are presented within the report.
5. The site was assessed as comprising a total of 5 habitat types with a baseline of 2.43 habitat area units (i.e. 'biodiversity units'), 0.12 linear hedgerow biodiversity units and 0 watercourse biodiversity units.
6. Post-development plans include 6 new on-site habitats with a total of 1.40 biodiversity area units and 1 new hedgerow habitat with a total of 2.02 hedgerow units.
7. The biodiversity assessment thus concludes that the current onsite proposed development will result in a -42.57% loss for habitat units and a 1557.20% gain in hedgerow units.
8. To achieve the required biodiversity net gain, off-site habitat units have been purchased;
    - Gain site reference BGS-160425002
    - Natural England unique reference code - BNGREG-H1OZH-AQWE4
9. The off-site habitat enhancements result in 10.67% net gain in habitat units.

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1 INTRODUCTION

1.1 Purpose of this Report

In February 2025, Rachel Hacking Ecology were requested by Views Holdings Ltd to carry out a biodiversity assessment of the land at the Former Burnage Cricket Club associated with the proposed residential development.

Each habitat type was mapped using the standard habitat mapping convention UK Habitat Classification (Butcher et al., 2020) for the purposes of using the Defra metric.

The baseline unit values are then measured against post development habitat changes to determine if the works will result in a loss or gain in biodiversity.

1.2 Ecological Context

The site is 0.98 ha and *Figure 1* shows the site location.

The site is comprised of the former Burnage Cricket Club.

1.3 Policy context

The primary aim of Biodiversity Net Gain is to secure a measurable improvement in habitat for biodiversity, to minimise biodiversity losses and to help to restore ecological networks whilst streamlining development processes.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development.

2 METHODS

2.1 Introduction

The Statutory Biodiversity Metric is designed to quantify biodiversity to inform and improve planning, design, land management and decision-making (Natural England, 2023).

A map of the pre-construction habitats from the ecological appraisal is presented in *Figure 2*.

2.2 Biodiversity Assessment Methods

To calculate biodiversity units for the site and assess any changes arising from the proposed development this study uses methods set out in the Statutory Biodiversity Metric user guide (Natural England, 2024).

The biodiversity metric uses habitat area as its core measurement, except for linear features where it uses habitat length[1]. Additionally, linear habitats are split into two types, Hedgerows, which includes lines of trees and watercourses. Therefore, a site can have three biodiversity unit values, one for habitat areas, one for hedgerow features, and one for watercourse features. They are assessed using the same metric but cannot be summed together.

Habitat area is multiplied by several factors that indicate its quality: distinctiveness, condition and strategic location, this gives its biodiversity unit value. This can be used for existing and future created habitats[2]. This is shown in Image 1.

[1] Linear features are assessed by length rather than area to avoid underestimating their value and therefore failing to ensure adequate compensation for any losses.

[2] Where future habitats are to be enhanced or newly created, the risk of failure is accounted for by applying multipliers for risk factors (difficulty, time to target condition, and off-site risk).

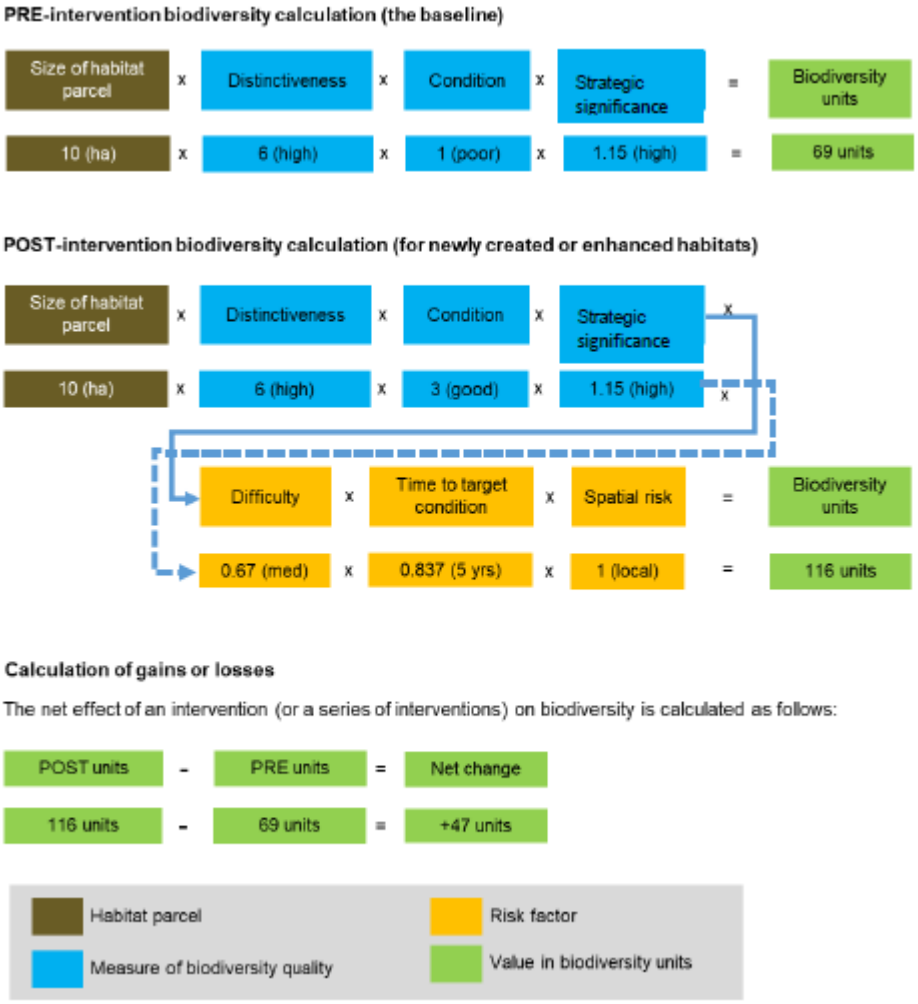


Image 1. Biodiversity Metric Calculation (Natural England, 2023)

2.2.1 Habitat Distinctiveness

Habitats are classified using the phase 1 habitat survey methodology (JNCC 2010) or the UK habitat classification system (Butcher et al., 2020).

The metric pre-assigns each habitat type to a distinctiveness band according to its distinguishing features, i.e. species richness, rarity (at local, regional, national and international scales), and the degree to which it supports species rarely found in other habitats.

2.2.2 Habitat Condition

Habitat condition measures the varying quality of similar habitats against what is perceived to be their optimal state. The statutory biodiversity metric technical Annex 1 and 2 (Natural England, 2024a) contains condition sheets and guidance for all habitats to which the metric can apply. The condition sheets contain a habitat description, contextual information to aid the assessment, and the assessment criteria. The criteria

describe what components need to be present for a habitat to be in good, moderate or poor condition.

2.2.3 Strategic Significance

Strategic significance works at a landscape scale, allowing additional value to be added to habitats in biodiversity restoration and enhancement target areas. Habitats or areas formally listed in local plans and strategies receive a 1.15 multiplier. A 1.1 multiplier can be applied to habitats not listed within formal plans but within informal national initiatives or deemed sufficiently connected by an ecologist.

2.2.4 Difficulty of Creation and Restoration

The risks associated with creating new or enhancing existing habitats, are known as difficulty factors; for example, where habitats fail to establish owing to natural changes in local conditions, incorrect management or for unknown reasons. The statutory biodiversity metric contains default values for each habitat based on the average difficulty of creating or enhancing a habitat. Occasionally, under exceptional circumstances, these can be modified, but any deviation from the default value must be fully justified.

2.2.5 Time to Target Condition

There is often a lag between a habitat being removed and the new compensation habitats achieving their target condition. This gives reduced biodiversity value for a time. The statutory biodiversity metric preassigns the time to target condition based on good practice and typical conditions, and assigns a multiplier based on the number of years required to achieve it.

The time to target condition can be advanced or delayed. This function can be used when habitats are created prior to development works starting or if the development will last multiple years so enhancements may not be put in until several years after the initial loss. Advancing or delaying the time to target condition can also be used on sites where local conditions or bespoke enhancements may take more or less time to achieve target condition. In these situations, the adjustments to the time to target condition must be justified.

2.2.6 Off-site Risk

Sometimes it is not possible to compensate adequately for loss of biodiversity within the site boundary, so off-site compensation is required. If the off-site compensation is a significant distance from the development site, then there will be a local loss of biodiversity and a multiplier is applied to any off-site compensation. The off-site risk multiplier can be avoided by using an approved off-site biodiversity units provider.

3 BIODIVERSITY ASSESSMENT

3.1 Biodiversity Baseline

The UKHab habitat survey map (Figure 2) has been used to identify the baseline habitats. These habitats have been input into the Defra Statutory Biodiversity Metric calculator and indicate a total of 2.43 area units, 0.12 hedgerow units and 0 watercourse units. The results of the calculations are presented in Appendix A. It should be noted that these represent screenshots from the calculator; the full biodiversity assessment calculation can be found in the Excel document 'Burnage Cricket Club_Statutory Biodiversity Metric'.

3.2 Post-development Habitat Creation and Enhancement

The Illustrative Landscape Plan has been used to identify that there will be 1 retained habitats and 6 new habitats.

These comprise a total of 1.40 biodiversity area units.

3.3 Change in Biodiversity Value

The on-site landscape proposals will result in -1.03 net change in habitat units . This is shown in Table 1.

Table 1. Change in Biodiversity Units Calculation

Post-development Biodiversity Area Units		Baseline Biodiversity Area Units		Change in Biodiversity Area Units
1.40	-	2.43	=	-1.03
Post-development Biodiversity Hedgerow Units		**Baseline Biodiversity Hedgerow Units**		**Change in Biodiversity Hedgerow Units**
2.02	-	0.12	=	1.90
Post-development Biodiversity Watercourse Units		**Baseline Biodiversity Watercourse Units**		**Change in Biodiversity Watercourse Units**
0	-	0	=	0

3.4 Conclusions

To achieve the required BNG of 10%, off-site habitat units have been purchased from Cledford Lagoons Habitat Bank.

- Gain site reference BGS-160425002
- Natural England unique reference code - BNGREG-H1OZH-AQWE4

Cledford Lagoons Habitat Bank was registered on 31/03/2025, with all habitat management works commencing in March 2025.

4 REFERENCES

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020), *UK Habitat Classification – Habitat Definitions V1.1 at* http://ukhab.org

DEPARTMENT FOR ENVIRONMENT, FOOD & RURAL AFFAIRS (DEFRA). The Statutory Biodiversity Metric: User Guide. London: Defra, 2026. [Viewed 5 August 2026]. Available from: www.gov.uk

JNCC. (2010), *Handbook for Phase 1 Habitat Survey* (revised). JNCC, Peterborough.

5 FIGURES AND PLATES

Figure 1. Site location
Figure 2. Existing Habitats
Figure 3. Proposed Habitats
Table 2. Headline Results

Figure 1. Site location

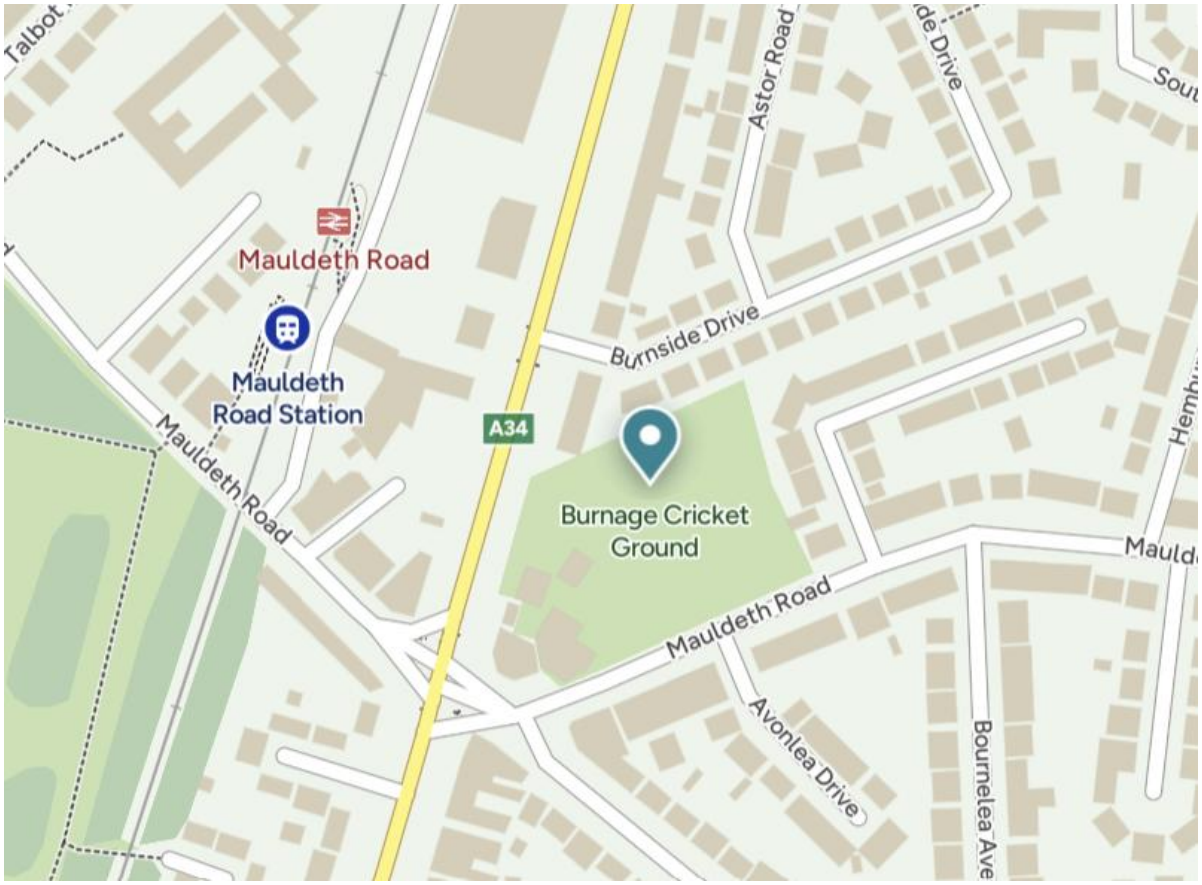


Figure 2. Existing Habitats.

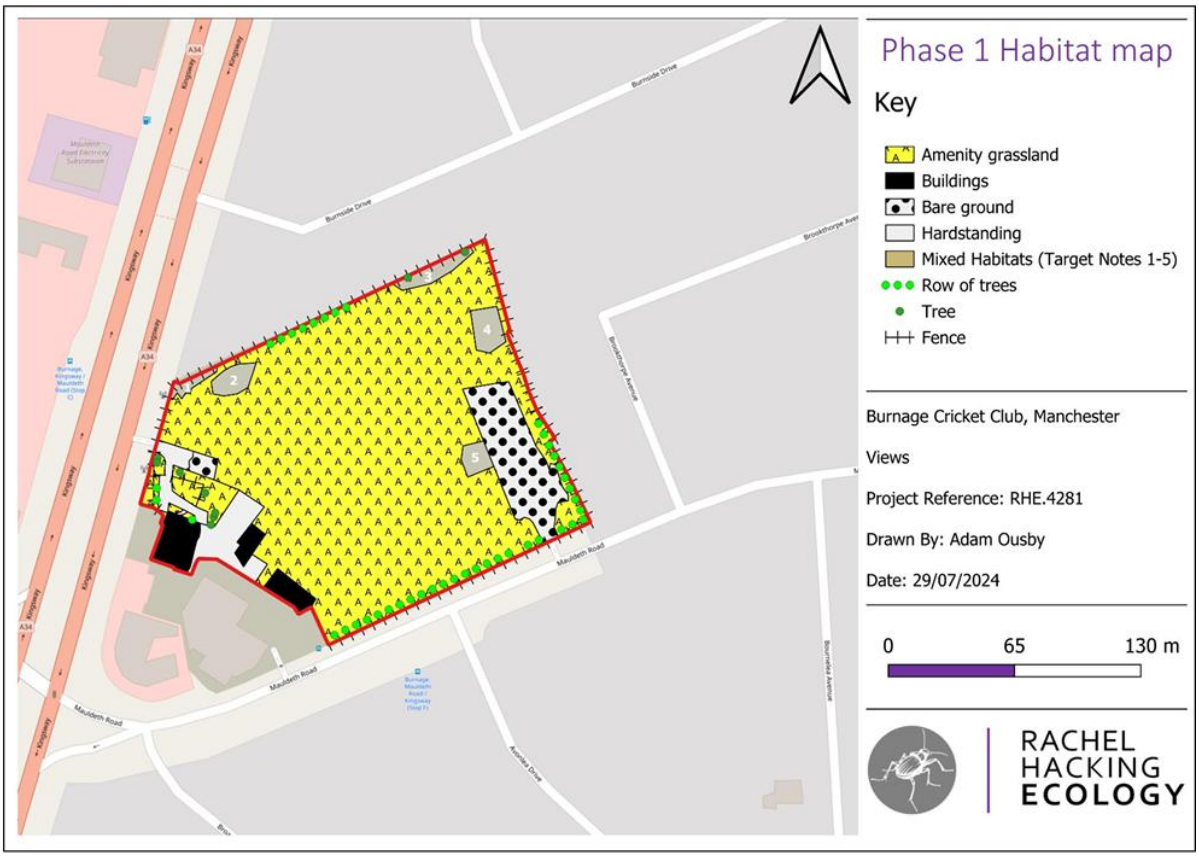


Figure 3. Proposed Habitats

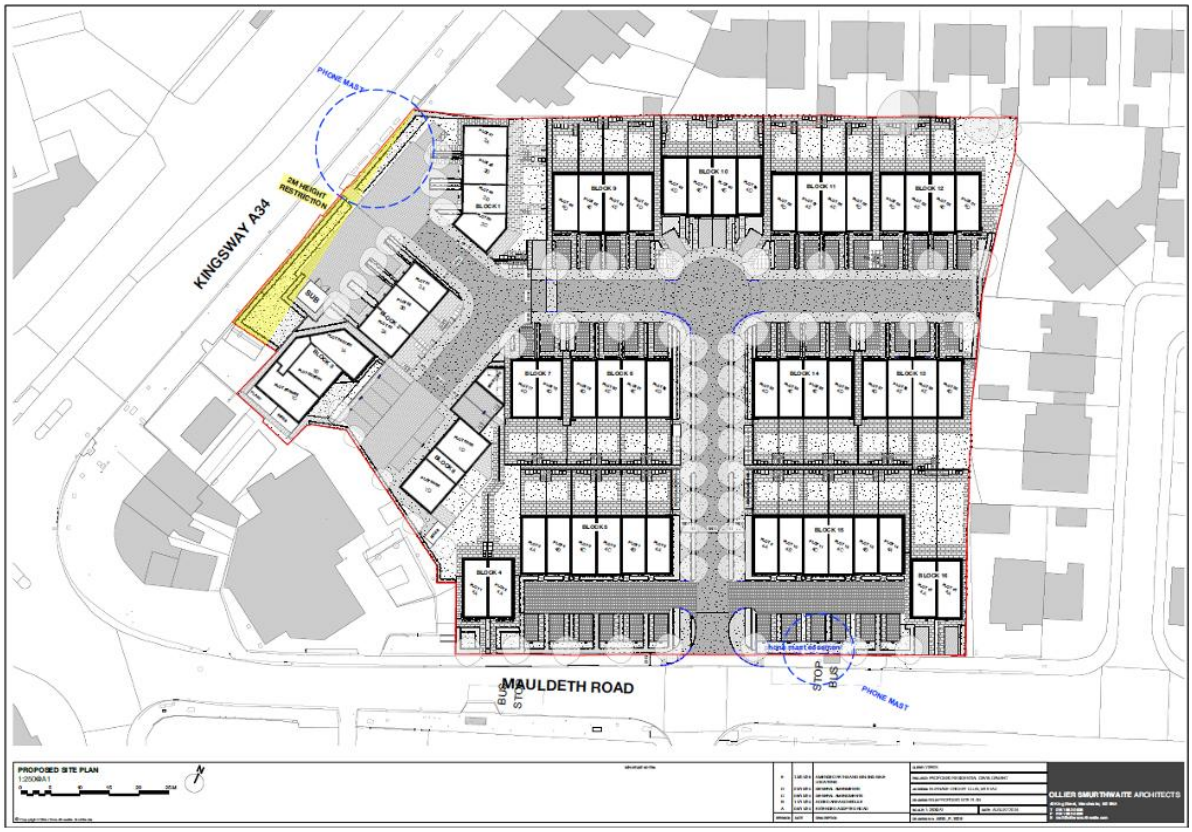


Table 2. Headline Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.26
	Hedgerow units	1.90
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	10.67%
	Hedgerow units	1557.20%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	