



**envirotech**

**Ecological Consultants  
Environmental and Rural Chartered Surveyors**

## **Biodiversity Net Gain**

**Land at Valley View, Mytton Fold Golf Club, BB6 8AB**



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## ACCURACY OF REPORT

This report has been compiled based on the methodology as detailed and the professional experience of the surveyor. Whilst the report reflects the situation found as accurately as possible, all of the protected species this survey covers are wild and can move freely from site to site. Their presence or absence detailed in this report does not entirely preclude the possibility of a different past, current or future use of the site surveyed.

We would ask all clients acting upon the contents of this report to show due diligence when undertaking work on their site and/or in their interaction with protected species. If protected species are found during a work programme, and continuing the work programme could result in their disturbance, injury or death, either directly or indirectly an offence may be committed.

If in doubt, stop work and seek further professional advice.

## Quality and Environmental Assurance

This report has been printed on recycled paper as part of our commitment to achieving both the ISO 9001 Quality Assurance and ISO 14001 Environmental Assurance standards. Envirotech have been awarded the Gold standard by the Cumbria Business Environmental Network for its Environmental management systems.

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## Planning Portal Questions

Please provide the date the onsite pre-development biodiversity value was calculated (this should be either the date of the application, or an earlier proposed date)	<b>24/10/2025</b>	
If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used.	<b>Site conditions have not changed between date of assessment and planning submission</b>	
When was the version of the biodiversity metric published?	<b>3 July 2025</b>	
Please provide the pre-development biodiversity value of onsite habitats on the date of calculation	<b>0.20</b>	<b>Habitat Units</b>
	<b>0</b>	<b>Hedgerow Units</b>
	<b>0</b>	<b>Watercourse Units</b>
Please provide the reference or supporting document/plan names for the:  i. Biodiversity metric calculation ii. Onsite irreplaceable habitats (if applicable) iii. Onsite habitats existing on the date of the application for planning permission (if applicable)	<b>Statutory Biodiversity Metric- Land at Valley View, Mytton Fold Golf Club</b>	
	<b>N/A</b>	
	<b>Biodiversity Net Gain- Land at Valley View, Mytton Fold Golf Club</b>	
Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?	<b>Yes</b>	
Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date of the onsite pre-development biodiversity value was calculated. Either:  - On or after 30 January 2020 which were not in accordance with a planning permission; or - On or after 25 August 2023 which were in accordance with a planning permission?	<b>No</b>	
Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:  i. On land to which the application relates; and	<b>No</b>	

ii. Exist on the date of the application for planning permission (or an earlier agreed date)	
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## INTRODUCTION

### ***Purpose of this Report***

Envirotech were requested to carry out a biodiversity assessment of Land at Valley View, Mytton Fold Golf Club. The aim was for an ecologist with botanical expertise to carry out a site visit to map the habitat types present at the site in order to establish the biodiversity baseline.

It is proposed an existing dog care facility is extended, with creation of an additional exercise field and parking. Permission will also be sought for retrospective elements (agility area and lean-to/cover).

Each habitat type was mapped using the standard habitat mapping convention using UK Habitat Classification V2 (Butcher et al., 2023) for the purposes of using the Defra metric.

Using the findings of the baseline surveys, pre-construction ecology was measured against proposed habitat changes arising from future ecological enhancements based on an Illustrative Site Plan (post-construction) provided by the client.

This report presents the results of this desk-based study to assess net change in biodiversity 'units' in connection with the removal of habitats for the proposed development at the site.

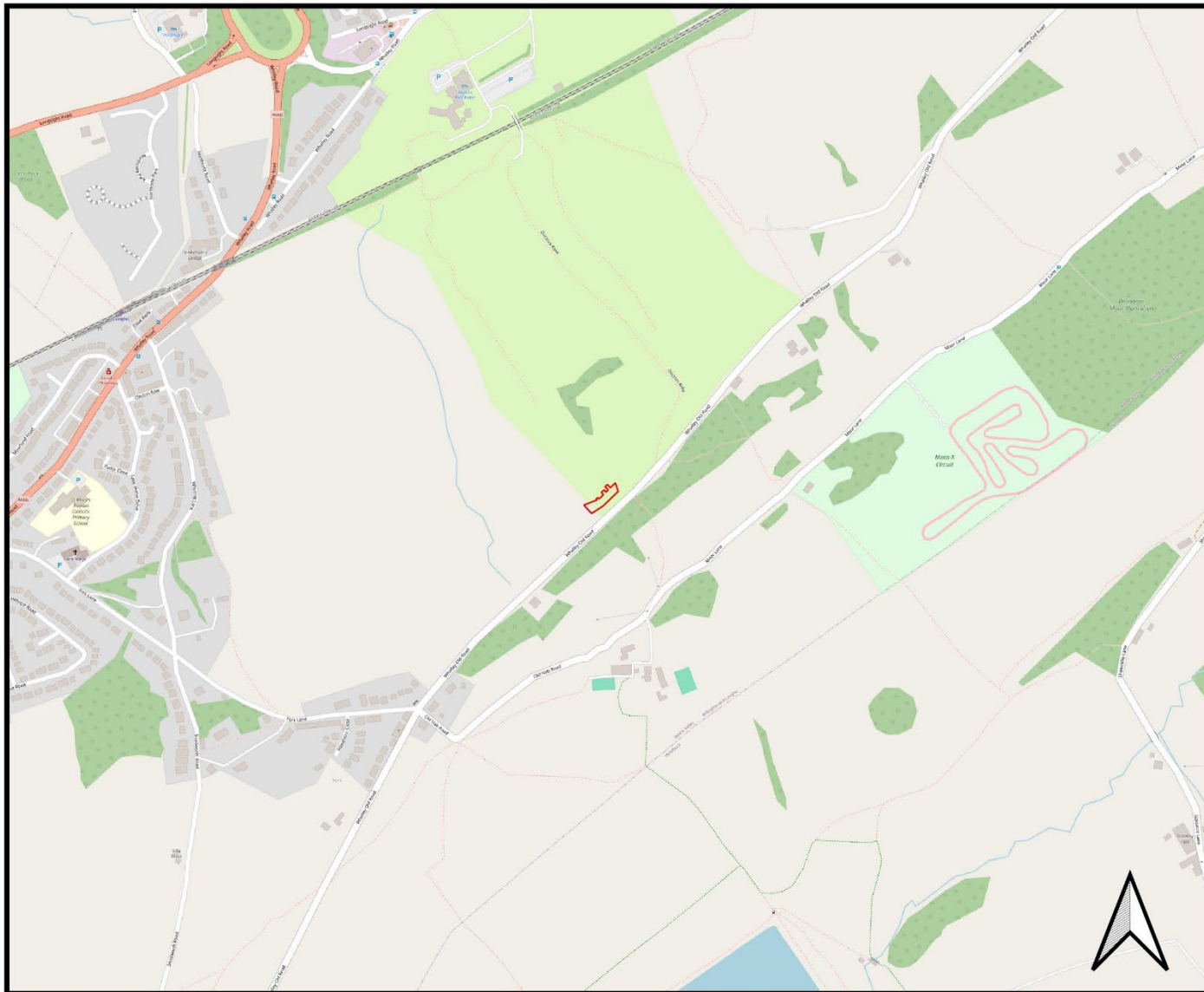
### ***Ecological Context***

The site is 0.10ha, comprising a dog care facility with parking, lean-to/cover and agility field. The redline boundary contains areas of *Deschampsia* neutral grassland to the east and west.

Areas of the site have already been developed, with addition of an agility area and lean-to/cover to the rear of the dog care facility. As judged from Google Earth satellite imagery, this work appears to have been undertaken between September 2021 and June 2022 (see appendix).

Whilst the application will not be made under Section 73a of the Town and Country Planning Act 1990, it is understood retrospective elements are exempt from BNG as the mandatory pre-commencement BNG condition cannot be applied and/or discharged. Construction of the agility area and lean-to/cover have therefore not been retrospectively valued as part of the BNG assessment. Local policies regarding biodiversity enhancements may however remain a material consideration.

Figure 1 shows the site location, grid reference SD 71372 34054.



Red Line Boundary

Figure 1  
Site Location



## ***Policy context***

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

The National Planning Policy Framework (NPPF) makes provisions for the delivery of biodiversity net gain. Additionally, there is a 10% net gain requirement in the Environment Bill.

## **METHODS**

### ***Introduction***

The statutory biodiversity metric is designed to quantify biodiversity to inform and improve planning, design, land management and decision-making (Natural England, 2024).

This study has been carried out as a desk-based exercise, using the results of field surveys carried out at the site by Envirotech and an Illustrative Site Plan provided by the client.

### ***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 latest Statutory Biodiversity Metric user guide (Natural England, 2024).

The biodiversity metric uses three core measurements:

- Habitat area
- Length of linear terrestrial habitats
- Length of linear aquatic habitats.

Consequently, a site can have three biodiversity unit values, which are assessed using the same metric, but cannot be summed together.

Habitat area is multiplied by several factors that indicate its quality: distinctiveness, condition, strategic location and connectivity, and this gives its biodiversity unit value. This can be used for existing and future created habitats. In addition, when 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).

### **Habitat Distinctiveness**

Habitats are classified using the UK habitat classification V2 system (Butcher et al., 2023).

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. On rare occasions, the habitat distinctiveness of a habitat can be altered up or down from the preassigned value. Any

alterations must then be fully explained using evidence relevant to the site, e.g. an increase in distinctiveness because of rare flora or fauna or a decrease in distinctiveness because of significant damage to the habitat.

### **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 supplement (Natural England, 2023) contains condition sheets 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.

### **Strategic Location**

Strategic location - sometimes called 'strategic significance' - works at a landscape scale, allowing additional value to be added to habitats in 'priority' or 'biodiversity target areas'. They include statutory and non-statutory sites and other areas with biodiversity value or potential, and they are mainly identified from local plans and objectives. If a habitat is within such a target area, a multiplier is applied to increase its value.

### **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.

### **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.

Using bespoke techniques under unique conditions, or creating compensation habitats prior to impacts taking place, the time to target condition can be adjusted. Any changes must again be fully justified.

### **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.

# BIODIVERSITY ASSESSMENT

## Baseline:

The sites baseline BNG value was calculated using the Statutory BNG metric and UKHabs v2 methodology. This was shown in the PEA report, reproduced as Figure 2 below.

The baseline value for the site is as at 24.10.2025. This is the date that our assessment was undertaken. We consider there will have been no substantive changes to habitat condition at the time of the planning application being made.

We are not aware of any habitat features which have been purposefully degraded after 30<sup>th</sup> January 2020.

We consider planning permission, if granted, would be subject to the biodiversity gain condition

The type, area and distinctiveness values are shown on Table 1.



Habitat Reference	Habitat	Irreplaceable Habitat	Area (ha)	Distinctiveness	Notes
1	Other neutral grassland	No	0.0384	Medium	Field margin with Tufted Hair-Grass ( <i>Deschampsia cespitosa</i> ), Cocksfoot ( <i>Dactylis glomerata</i> ), Yorkshire Fog ( <i>Holcus lanatus</i> ), Timothy-grass ( <i>Phleum pratense</i> ), Creeping Bent ( <i>Agrostis stolonifera</i> ), Perennial Ryegrass ( <i>Lolium perenne</i> ), Soft Rush ( <i>Juncus effusus</i> ), Sharp-Flowered Rush ( <i>Juncus acutiflorus</i> ), Compact Rush ( <i>Juncus conglomeratus</i> ) and Common Sedge ( <i>Carex nigra</i> ). Some of the vegetation had been strimmed prior to completion of the survey. Herbaceous forbs consist of Nettle ( <i>Urtica dioica</i> ), Creeping thistle ( <i>Cirsium arvense</i> ), Creeping Buttercup ( <i>Ranunculus repens</i> ), Dandelion ( <i>Taraxacum officinale</i> ), Common Sorrel ( <i>Rumex acetosa</i> ), Daisy ( <i>Bellis perennis</i> ), Common Mallow ( <i>Malva sylvestris</i> ), Pineapple Mayweed ( <i>Matricaria matricarioides</i> ) and Mouse ear ( <i>Cerastium fontanum</i> ). Grassland is to be retained, but is to be fenced and utilised as an additional exercise field.
2	Artificial unvegetated, unsealed surface	No	0.0447	V.Low	Dog agility field surfaced with Astroturf and woodchip (retrospective)
3	Developed land; sealed surface	No	0.004	V.Low	Lean-to/cover (retrospective)
4	Other neutral grassland	No	0.012	Medium	As per Habitat Reference 1, with the addition of tall ruderal vegetation such as Great Hairy Willowherb ( <i>Epilobium hirsutum</i> ), Cow Parsley ( <i>Anthriscus sylvestris</i> ), Hogweed ( <i>Heracleum sphondylium</i> ), Ragwort ( <i>Senecio jacobaea</i> ) and Creeping thistle.

Table 1- Habitat, Area and Distinctiveness Values

**Avoidance:** the first step of the mitigation hierarchy comprises measures taken to avoid creating impacts from the outset, such as careful spatial placement of infrastructure, or timing construction sensitively to avoid or disturbance. Examples include the placement of roads outside of rare habitats or key species' breeding grounds, or timing of seismic operations when aggregations of whales are not present. Avoidance is often the easiest, cheapest and most effective way of reducing potential negative impacts, but it requires biodiversity to be considered in the early stages of a project.

There are no irreplaceable habitats on site.

There are no Very High distinctiveness habitats on site.

There are no High distinctiveness habitats on site.

There is a single Medium distinctiveness habitat on site, this being *Deschampsia* neutral grassland.

Development is largely to Low and/or Very low distinctiveness habitats.

**Minimisation:** these are measures taken to reduce the duration, intensity and/or extent of impacts that cannot be completely avoided. Effective minimisation can eliminate some negative impacts, such as measures to reduce noise and pollution, designing powerlines to reduce the likelihood of bird electrocutions, or building wildlife crossings on roads.

The development footprint has been minimised. Build out of the scheme will be quickly as possible with landscaping prioritised in order that new habitats are created within two years of loss of baseline habitats.

**Rehabilitation/restoration:** The aim of this step is to improve degraded or removed ecosystems following exposure to impacts that cannot be completely avoided or minimised. Restoration tries to return an area to the original ecosystem that was present before impacts, whereas rehabilitation only aims to restore basic ecological functions and/or ecosystem services - such as through planting trees to stabilise bare soil. Rehabilitation and restoration are frequently needed towards the end of a project's life cycle but may be possible in some areas during operation.

*Deschampsia* neutral grassland to the south-west of the redline boundary is to be enhanced from poor to moderate condition.

Collectively, avoidance, minimisation and rehabilitation/restoration serve to reduce, as far as possible, the residual impacts that a project has on biodiversity. Typically, however, even after their effective application, additional steps will be required to achieve no overall negative impact or a net gain for biodiversity.

**Offset:** offsetting aims to compensate for any residual, adverse impacts after full implementation of the previous three steps of the mitigation hierarchy. Biodiversity offsets are of two main types: 'restoration offsets' which aim to rehabilitate or restore degraded habitat, and 'averted loss offsets' which aim to reduce or stop biodiversity loss in areas where this is predicted. Offsets are often complex and expensive, so attention to earlier steps in the mitigation hierarchy is usually preferable.

Following avoidance, minimisation and rehabilitation/restoration, BNG can be achieved on site. Purchase of off-site habitat units is therefore not considered necessary at this time.

The UK Habs V2 habitat survey has been used to identify relevant habitat, hedgerow and watercourse units.

These habitats have been input into the statutory biodiversity metric calculator and indicate a total of 0.20 habitat units. There are no hedgerows on site, or watercourses within 10m of the redline boundary. The results of the calculations are presented in the full biodiversity assessment calculation in the Excel document 'Statutory Biodiversity Metric- Land at Valley View, Mytton Fold Golf Club'.

The condition assessments for each of the habitat types are presented in Appendix A. No deviations have been made from the default methods for baseline habitats assessment.

## ***Post-development Habitat Creation and Enhancement***

The Illustrative Site Plan has been used to identify <5% of the site's *Deschampsia* neutral grassland is to be lost to development (this being to the northern extent of the site where the parking area is to be extended).

All *Deschampsia* neutral grassland to the north-east of the redline boundary is to be utilised as an additional exercise field, but will be retained in poor condition. Ongoing management such as poo picking will be necessary to allow the retention of this habitat.

Approximately 0.012ha of *Deschampsia* neutral grassland to the south-west corner of the site is to be enhanced from poor to moderate condition via overseeding with a BFS 3 - Floodplain Meadow Grassland Seed Mix (or similar). Vegetation to be strimmed prior to overseeding in order to reduce the density of tussock-forming grasses, Brambles and tall ruderal vegetation. Grassland to be cut no more than two or three times a year; with grassland being left to flower between the months of May to late August/September.

These figures have been put in to the Statutory Biodiversity Metric and would comprise a total of 0.22 habitat units.

There are no changes to default values for post development habitats.

Details of the assumptions made to achieve the proposed conditions are found in Appendix B.

Grassland to proposed exercise field retained (in poor condition), as per the exercise field to the north-west

0.12ha of *Deschampsia* neutral grassland enhanced from poor to moderate condition



- Red Line Boundary
- u1b Developed Land  
Sealed surface
- u1c Artificial Unvegetated  
Unsealed Surface
- g3c7 Deschampsia Neutral  
Grassland

Figure 3

UK Habs V2 Map  
Post- Development



## Change in Biodiversity Value

Under the current proposals set out in the Illustrative Site Plan there will be a GAIN of 0.02 habitat units (+11.32%). This is shown in Table 2.

**Table 2. Change in Biodiversity Units Calculation**

On-site baseline	Area habitat units	0.20
	Hedgerow units	0.00
	Watercourse units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.22
	Hedgerow units	0.00
	Watercourse units	0.00
On-site net change (units & percentage)	Area habitat units	0.02
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site baseline	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site net change (units & percentage)	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.02
	Hedgerow units	0.00
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
<b>FINAL RESULTS</b>		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.02
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	11.32%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

## REFERENCES

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2023), UK Habitat Classification - Habitat Definitions V2.01 at <http://ukhab.org>

Natural England 2025. Natural England The Statutory Biodiversity Metric User Guide.

## APPENDIX



*A1- Aerial imagery of the site, August 2021*



*A2- Aerial imagery of the site, June 2022*

## APPENDIX A – BASELINE DETAILED CONDITION ASSESSMENTS

This appendix presents the assessment of the post-development habitats against the condition sheets in the statutory biodiversity metric technical supplement published by Natural England, 2023. Any deviations from the published guidance is explained and justified.

UK Hab	Condition Sheet	Other Habitat Criteria Score									Total Score	Condition Assessment	Notes
		C1	C2	C3	C4	C5	C6	C7	C8	C9			
Other neutral grassland	GRASSLAND: Medium-Very High distinctiveness	F	F	P	P	F	F				2	Poor	<i>Deschampsia</i> neutral grassland
Developed Land; Sealed Surface	Not assessed										-	-	Building and hardstanding
Artificial Unvegetated unsealed surface	Not assessed										-	-	Woodchip and AstroTurf surfaces
<b>Key:</b> P – Criteria passed F – Criteria failed													
<b>Appendix Table A1: Condition Assessment for Area Habitats</b>													

## APPENDIX B – POST DEVELOPMENT DETAILED CONDITION ASSESSMENTS

This appendix presents the assessment of the post-development habitats against the condition sheets in the statutory biodiversity metric technical supplement published by Natural England, 2023. Any deviations from the published guidance is explained and justified.

UK Hab	Condition Sheet	Other Habitat Criteria Score									Total Score	Condition Assessment	Notes
		C1	C2	C3	C4	C5	C6	C7	C8	C9			
Other neutral grassland	GRASSLAND: Medium-Very High distinctiveness	P	F	P	P	F	F				3	Moderate	Enhanced <i>Deschampsia</i> neutral grassland
Developed Land; Sealed Surface	Not assessed										-	-	Building extension
Artificial Unvegetated unsealed surface	Not assessed										-	-	Additional parking area
<b>Key:</b> P – Criteria passed F – Criteria failed													
<b>Appendix Table B1: Condition Assessment for Area Habitats</b>													