

Adlington New Town, Adlington, Cheshire

BNG Baseline Assessment

February 2026



Cheshire
Wildlife Trust

EXECUTIVE SUMMARY

- Cheshire Wildlife Trust were commissioned by Poynton Town Council on behalf of The Adlington New Town Task and Finish Group, to undertake A Biodiversity Net Gain (BNG) Baseline Assessment of the Adlington New Town scheme.
- The aim of this report is to produce a baseline UKHabs map of habitats, hedgerows and watercourses across the masterplan area, which will feed into an estimate of the BNG baseline, and the number of biodiversity units required to achieve a 10% net gain.
- The majority of the data used in determining the UKHab baseline map was derived from the Cheshire and Warrington Local Nature Recovery Strategy (LNRS). Additional habitat data relevant to the Adlington masterplan area was also incorporated.
- Several assumptions were made regarding habitat classification, and condition scores. This was necessary as the datasets did not provide all the information required to undertake the calculations. Assumptions were based on professional judgment, quality of the datasets and some limited ground-truthing. The approach taken is similar to that taken for other large infrastructure projects such as HS2, where ground-truthing of all habitats was not possible. The results presented here are a high-level assessment of the existing baseline value of the proposed Adlington New Town masterplan.
- The Adlington New Town masterplan is comprised of a variety of habitats of which some are priority habitats (traditional orchards, ponds, wood-pasture and parkland and lowland mixed deciduous woodland) and there are also several ancient woodland sites. If priority habitats were to be lost, they would require the same habitat to be created/enhanced, to meet BNG trading rules. Ancient woodlands on the other hand are classed as irreplaceable habitats and any loss is unacceptable. These habitats are difficult to create/enhance due to their ecological complexity and age.
- The baseline unit value for the Adlington New Town has been assessed as:
 - Area Habitats: 8483.61 units
 - Hedgerow habitats: 682.96 units
 - Watercourse habitats: 216.95 units
- To achieve a 10% uplift (a 10% Biodiversity Net Gain) the rules of the metric stipulate a further:
 - 848.361 area habitat units are required post development
 - 68.296 hedgerows units are required post development
 - 21.695 watercourse units are required post development
- The Adlington New Town site has a total biodiversity monetary value of £290,834,152. This represents an estimate of the cost of replacing existing habitats if they were destroyed. In reality there will be habitats retained on site post-development. This is a highly indicative figure and does not include all habitats identified in this assessment or any Biodiversity Net Gain (10% uplift).

1.0 INTRODUCTION

- 1.1 Cheshire Wildlife Trust were commissioned by Poynton Town Council on behalf of The Adlington New Town Task and Finish Group, to undertake A Biodiversity Net Gain (BNG) Baseline Assessment of the Adlington New Town scheme.
- 1.2 The aim of this report is to produce a baseline UKHabs map of habitats, hedgerows and watercourses across the masterplan area, which will feed into an estimate of the BNG baseline, and the number of units required to achieve a 10% net gain.
- 1.3 This report has been written by Ecologist Grace Bishop-Scott ACIEEM, with additional support from Assistant Ecologist Georgia Stant and Data & GIS Officer Pippa Way. The report has been quality assured by Advocacy Programme Manager Rachel Giles.

Adlington New Town Background

- 1.4 Adlington was selected as a potential location for a New Town by the Government in September 2025, where they set ambitions for at least 10,000 homes to be built. At present the Government has commissioned a Strategic Environmental Assessment (SEA) to be completed to understand the environmental implications to publish and consult in Spring 2026 (GOV.UK, 2026).
- 1.5 An indicative masterplan has been published by Belport in November 2025, highlighting the approximate location of the New Town (Adlington New Town, 2026). The majority of the masterplan is within the Adlington Estate but their also areas outside of the estate (See Appendix A: Location Plan). The New Town is approximately 1,470 ha in size, as measured using the indicative masterplan via ARC GIS software.
- 1.6 The indicative masterplan includes the creation of an estimated 14,000 homes, publicly accessible parklands, a new growth campus and major road, rail and social infrastructure (Adlington New Town, 2026).
- 1.7 The character and landscape of the area indicated by the masterplan is mostly a farmed landscape with small farms comprising grassland fields used for grazing livestock and silage production, interspersed with crop cultivation. The area has many pockets of woodland, some of which are designated as ancient woodland. There are a number of hedgerows that run along the field boundaries, as well as the River Dean, Macclesfield Canal and Red Brook watercourses that dissect the area.
- 1.8 A description of the area, including historical context, broad ecological features, designations and planning context was provided within a report written by CWT; titled 'Baseline Assessment of Ecological and Landscape Features of the Adlington Area' produced in December 2025 (Cheshire Wildlife Trust, 2025).

2.0 METHODOLOGY

UKHab Baseline Map

- 2.1 The majority of the data used in determining the UKHab baseline map was derived from the Cheshire and Warrington Local Nature Recovery Strategy (LNRS). Detailed methodology on how they collected, classified the habitats and ranked the data can be found within the strategy document, specifically Appendix 5 (Cheshire Local Nature Strategy, 2025).
- 2.2 A brief description of the methods can be found below. It should be noted that additional steps were taken, outside of the LNRS methods, to incorporate additional habitat data relevant to the Adlington masterplan area.

Adlington Masterplan Boundary

- 2.3 The boundary for the Adlington Masterplan was taken from the Adlington New Town website (Adlington New Town, 2026), which at the time of writing the report, is the only available boundary for the development. As the new town is within the initial stages of development, the limits of the boundary have not been defined, so an indicative drawing of the boundary was taken. Adlington village was also removed from the boundary.

Data Collection

- 2.4 Data was collected from multiple sources; they included:
- Habitat survey data, from Local Wildlife Sites (LWS) and potential LWS (pLWS), collected by Cheshire Wildlife Trust (2026)
 - Trees Outside of Woodland (Forest Research 2026)
 - UK Centre for Ecology & Hydrology (CEH), Hedgerows (Broughton *et al.* 2024)
 - Open Datasets held by Natural England (2026)
 - Priority Habitat Inventory (PHI)
 - Ancient Woodland Inventory
 - National Forest Inventory
 - Traditional Orchard Inventory
 - Wood Pasture and Parkland Inventory
 - OS Priority Ponds
 - Rural Payments Agency Land Cover (derived from the LNRS habitat map (Cheshire Local Nature Partnership, 2025).
 - Open Datasets held by Ordnance Survey (2026)
 - OS Open Greenspace
 - OS National Geographic Database (NGD) includes land, rail, water, building, and road track RTS.

Habitat Classification

- 2.5 The datasets used to inform the baseline, used different habitat classification systems to assign habitats. To complete a baseline BNG metric, all habitats should be assigned a UKHab classification (UK Habitat Classification Working Group 2023). The habitats are assigned a primary code and, where applicable, a secondary code may be used to provide further information. For example, an area of other neutral grassland that is designated as Traditional orchard would be assigned a primary code of g3c, with a secondary code 27, denoted as g3c, 27. Appendix B has a full list of habitats found within the masterplan boundary, including codes and habitat names.
- 2.6 The data sources used covered a variety of habitat classifications, such as phase 1, UKHab and agricultural land use descriptions. A comprehensive list of habitat conversions was undertaken as part of the LNRS habitat mapping, which was applied to Adlington. The conversion table can be found under Appendix 2 of the LNRS mapping methodology (Cheshire Local Nature Strategy, 2025).

Data Ranking & Clipping

- 2.7 Datasets with the highest accuracy were used to assign habitat classification to each parcel. The following factors were used:
- source of data: local supersedes national.
 - data collection method: ground-truthed supersedes remote.
 - type of data: habitat survey supersedes descriptions.
 - age of data: newer supersedes older.
- 2.8 The datasets were then clipped and merged, starting with the most inaccurate data layers which were superseded by the more accurate layers (such as LWS data), to form a complete baseline. Any gaps in the data were filled using OS NGD data.

Data Cleaning

- 2.9 All of the data collected was pulled through into ARC GIS software, where it could be scrutinised for any intersections, overlaps and gaps in the data.
- 2.10 Following BNG metric guidance, area habitats were mapped as polygon features, individual trees were converted into point features and hedgerows/watercourses were converted into line features.
- 2.11 As a result of converting hedgerow data into lines, the underlying polygon parcels needed to be assigned a UKHab code. As per industry standards all underlying polygons were assigned the same habitat as those adjacent.
- 2.12 Due to time constraints, it was not possible for every polygon, point or line feature to be checked alongside aerial imagery (Google Earth Pro). It was assumed that features derived from some national datasets, such as PHI or ancient woodland, would be accurate and therefore needed less scrutiny. This freed up time to conduct a high-level

check of other data sets that required more scrutiny, such as Trees Outside of Woodland, RPA and OS data. Greater detail has been provided below, split into the three feature categories (polygon, point and line).

Habitats (polygon)

2.13 The polygon habitats that were prioritised for checking against aerial imagery at a mapping scale of 1:3,000 were:

- Small pockets of habitat classified as Woodland and forest (w) derived from Forest Research, Trees Outside of Woodland dataset. With the aim of categorising them further, into broadleaved and mixed woodland (w1) or neutral grassland (g3).
- Neutral grassland (g3) derived from RPA or OS data, picking out the grassland that appeared to have a greater structural diversity in their sward, for example the presence of rushes (darker colours) or grasslands on steep slopes. This also included making sure that any LWS or pLWS grasslands were categorised as Other neutral grassland (g3c).
- Built-up areas and gardens (u1) and developed land/sealed surface (u1b), derived from OS data, were checked to identify any vegetated gardens (u1, 828).

2.14 In addition to the above, additional habitats were incorporated into the baseline map.

- Arable field margins (c1a), using a 3m buffer around parcel identified as arable fields.
- Road verges (g3, 828), using a 1m buffer around parcels identified as roads.

Tree (Point)

2.15 A high-level check of the Adlington masterplan boundary for any obvious trees missed from the data set was conducted (at a map scale of 1:3,000). This also captured a number of missed trees found within hedgerows and grassland fields.

2.16 The individual trees were then assigned a size, from small to very large. There was not sufficient data available to be able to gather actual sizes for each tree, so a broader approach had to be taken. A mixture of professional judgement and limited ground-truthing of a small area of the masterplan, enabled percentages to be given to each tree size, see Table 1 below. During the ground truthing it was observed that there were a high number of larger trees along field boundaries indicating that the area has remained relatively unchanged, allowing trees to mature.

Table 1: Tree size categories and numbers assigned

Size Category	Percentage given to each (%)	Number of trees
Small	10	329
Medium	30	988
Large	50	1647
Very Large	10	329
Total	100	3293

2.17 Once the trees were grouped, they were put through the Tree Helper tool in the BNG metric which calculates a total area (ha) for each tree size category.

Hedgerow & Watercourses (line)

2.18 The hedgerows data derived from UK CEH hedgerows data set which classified the polygons using lidar data to group hedgerows into:

- Probable wide hedgerows
- Double hedge
- Single hedgerow

2.19 These categories were used to make assumptions to categorise the hedgerows as either ones with or without trees, as due to time constraints it was not possible to check every hedge alongside aerial imagery.

2.20 A sample of 75 polygons classified as 'probable wide hedgerows' were inspected to determine whether they contained a high proportion of trees along the length of the hedgerow. Of the hedges reviewed, 64 were found to contained trees. Given the high proportion of hedgerows identified, it was assumed all 'probable wide hedges' represented Native hedgerows with trees (h2a 11).

2.21 A similar method was applied on 'single hedgerows.' Approximately, 60% of the sample hedgerows contained trees, therefore the habitat classification h2a, 11 was applied to 60% of the trees in this category.

2.22 Initially, 'double hedgerows' were assumed to not contain trees (h2a - Native hedgerow), as they are typically used for road safety and stock-proofing rather than supporting tree growth. However, a review of a small sample of double hedgerows suggested that this assumption may not be valid. As a result, a high-level sense check was undertaken at a mapping scale of 1:3,000, where classifications were corrected when necessary.

2.23 During the high-level checks, existing hedgerows were extended to reflect their actual size, and any missed hedgerows were added. Any linear features that had a high density of trees and could not be determined as a hedgerow, were assigned as a line of trees (w1, 33). Additionally, any line of trees that intersected a woodland parcel, were removed where relevant, as they were assumed to be part of a woodland.

2.24 Watercourses on site were checked against aerial and OS maps to try to incorporate their full extent, including tributaries where easily visible.

BNG Metric

2.25 To calculate the baseline biodiversity unit value, the biodiversity metric calculation requires all habitats on site to be accounted for according to the UK Habitats Classification. Parcels entered into the BNG metric must consist of the same habitat type (habitat distinctiveness) of equal condition, and the totalled size (in hectares) should be recorded. For linear features such as hedgerows and rivers, their overall length is

measured in kilometres. The Statutory Biodiversity Metric User Guide (DEFRA, 2025) was used to inform the process. A full account of the BNG metric methodology can be found in Appendix C.

- 2.26 This assessment only covers the baseline (existing on-site habitats) found within the masterplan boundary. A full BNG assessment would also include a post-development calculation, where post-development and landscape plans are used to determine what habitat will be lost, created or enhanced on-site. This generates a second unit value for post-development habitats. The final results are a comparison between the baseline and post-development units, where a total net unit change is provided. This figure illustrates if the development is meeting the required Net gain targets with a 10% uplift. If the development does not meet the required targets on-site, then off-site units will need to be sought and inputted into the metric.
- 2.27 It should be noted that not all the UKHab codes/habitats fit perfectly with the listed BNG habitats in the metric. Professional judgement had to be used, to categorise these habitats. For example, sparsely vegetated urban land (ulf) does not have a corresponding BNG habitat, it does however fit best into Vacant or derelict land, allowing for a distinctiveness score of 2 to be applied. See Appendix B for a full list of UKHab codes/names and their corresponding BNG habitats.
- 2.28 The biodiversity metric requires the distinctiveness and condition of habitats to be categorised, with corresponding scores awarded. Distinctiveness is a collective measure of biodiversity and includes parameters such as species richness, diversity and rarity. The metric will automatically determine a distinctiveness score depending on the type of habitat each parcel is assigned. The distinctiveness score is fixed for different habitat types and cannot be changed. Condition scores can however be amended to reflect differences across the parcels.

Assigning Distinctive Score

- 2.29 As stated, above distinctiveness is determined by the habitat categories for each parcel and cannot be changed. However, in the absence of detailed habitat data, some assumptions had to be made, to capture both the lower and higher distinctiveness habitats. See Appendix B for a full list of habitats and their corresponding distinctiveness scores.
- 2.30 For instance, there were several ponds (r1g, 41) identified across the area that did not have any supporting habitat or species data. It is known that GCN have an approximate pond occupancy rate of 34%, across Cheshire (Natural England, 2025) and GCN have been recorded in the immediate vicinity of the scheme (Baseline Assessment of Ecological and Landscape Features of the Adlington Area, (CWT, 2025). Therefore 34% of ponds were assumed to have GCN presence, and as such categorised as Priority ponds (r1g, 40) and given a high distinctiveness score (high - 6). The remainder were classified as non-priority ponds (r1g, 41) and assigned a medium distinctiveness score (medium - 4).

2.31 Assumptions were also made regarding the hedgerow data, whereby the identified hedgerows were categorised as either native hedgerow, native hedgerow with trees or line of trees (see method section 2.18-2.23 above). This captured higher distinctiveness hedgerows (hedgerows with trees (Medium – 4)) as well as lower distinctiveness hedgerows (native hedgerows (low – 2)) or lines of trees (low – 2). This enabled us to reflect the diversity of hedgerows within the area without significantly under or overestimating their value.

Assigning Condition Score

2.32 To assign condition scores under BNG methodology, condition assessments must be completed for each parcel, where species list and other habitat data is used to determine a score. This however was not possible for Adlington, as there was no readily available data and ground-truthing was not possible. Therefore, a number of assumptions had to be made, based on professional judgment and the accuracy of the datasets used.

2.33 Habitats were given a good condition score (Good – 3), if they originated from national datasets held by Natural England (PHI and AWI) or from habitat data collected by CWT (LWS or pLWS). These datasets generally represent the higher distinctiveness habitats of better quality and are considered more reliable than some of the other datasets.

2.34 The majority of parcels in the absence of reliable data, were given a moderate condition score (moderate – 2). Parcels were categorised as arable (c1, c1a), urban (u1, u1c, u1f) neutral grassland (g3), bracken (g1c), modified grassland (g4), were assigned the lowest condition score (poor – 1).

2.35 See Appendix B for a full list of habitats and their corresponding condition score.

Limitations

2.36 The basemap was formulated using a combination of datasets which all contain their limitations, rendering it inevitable that there will be errors.

2.37 Data, both local and national, varied in age, and thus, habitats may have been lost, and land use changed since they were classified. Many of the land parcels have been classified using remote processes and therefore not been ground-truthed.

2.38 The limitations of the datasets means that a number of assumptions have been made taking into account professional judgment, quality of the datasets, limited ground-truthing and a general precautionary approach. A summarised list is provided below:

- Categorising the sizes of trees from small to very large, using professional judgement and limited ground-truthing.
- Assuming hedgerows with trees and wood pasture and parkland will be removed during development of the site, therefore counting individual trees within these habitats in the baseline (as set out in Statutory Biodiversity Metric User Guide 2025)

- Assigning 'Probable wide hedgerows' & a proportion of 'single hedgerows' as Hedgerows with Trees (h2a, 11) from the UK CEH hedgerow data.
- Assigning 34% of the non-priority ponds, as Priority ponds, based on GCN occupancy rates in Cheshire.
- Assuming a good condition to PHI or AWI designated parcels and data collected by Cheshire Wildlife Trust (LWS or pLWS).
- Parcels categorised as either urban or arable habitats were assumed to have a low condition.
- In the absence of reliable data, assuming all other habitats have a moderate condition if not otherwise assigned as above.

2.39 The results presented here are a high-level assessment of the existing baseline biodiversity value of the Adlington New Town masterplan footprint based upon the best possible available evidence and the informed judgements detailed in this report. This approach reflects that taken for other large infrastructure projects such as HS2 where ground-truthing of all habitats was not possible

3.0 Results

- 3.1 Habitat mapping is presented in Appendix D.1 (Area habitats), D.2 (Hedgerows), D.3 (Trees) & D.4 (Watercourses).
- 3.2 The distinctiveness scores across the area are displayed in Appendix E.1 (Area habitats), E.2 (Hedgerows) and E.3 (watercourses). Assigned condition scores are displayed in Appendix F (Area habitats). A distinctiveness map for trees and condition map for trees, hedgerows and watercourses was not provided as they all have the same value.
- 3.3 A summary of the metric's site baseline results is presented Table 2 below. Refer to Annexe I for full metric calculations. A 10% net gain must be achieved separately for area-based habitat units, hedgerow units and watercourse units. The total number of units required post-development is shown in Table 2.

Table 2: Baseline results, with 10% uplift

Habitat Groups	Baseline units	Total units required post-development (with 10% uplift)
Area Habitats	8483.61	9331.98
Hedgerows	682.96	751.26
Watercourses	216.95	238.64

- 3.4 An indicative monetary estimate of the existing baseline value of habitats across the site has been provided in Table 3, prices represent the cost of replacing different habitat types. The prices were taken from Biodiversity Units UK (2026) BNG Report, dated from February 2026, which took data from 165 habitat banks across England. The report is the most readily available data on unit pricing within the public domain (last checked 17 February 2026). It should be noted that unit prices will fluctuate as the commercial market changes, with changes in the supply and demand of habitat types coming into the market.
- 3.5 The values in the table below do not represent the full cost of replacing lost habitats, as no spatial risk multiplier or Biodiversity Net Gain (10% uplift) has been factored in, but does provide an indicative cost should the habitat need to be replaced. The values could be used to help demonstrate which habitats would be most costly to replace if they were damaged or destroyed by the development.

Table 3: Estimate of the current biodiversity value of the site (£)

Habitat type (Biodiversity unit type)	Distinctiveness	Price per BNG unit*	Total BNG units	Indicative cost of replacing
Wood pasture & parkland	Very High	£47,495	1226.98	£58,275,415
Traditional orchards	High	£30,189	12.89	£465,561
Other rivers and streams	High	£141,450	204.09	£28,868,531
Mixed deciduous woodland*****	High	£34,849	2829.09	£98,590,957
Other neutral grassland	Medium	£24,098	3,488.83	£89,488,490
Woodland/forest**	Medium	£33,922	592.03	£20,548,769
Ponds (non-priority) ***	Medium	£82,397	30.19	£2,487,596
Individual trees	Medium	£29,110	823.48	£24,099,142
Hedgerow****	Medium	£24,677	682.96	£16,690,176
Totals			8,663.56	£290,834,152

*prices shown represent one off-site BNG unit, assuming no spatial risk multiplier applies

**Included habitats Other woodland; broadleaved, Other coniferous woodland & Other woodland; mixed

***Included all ponds (non-priority & priority)

****Included all hedgerows (native hedge, native hedge with trees and line of trees)

*****Included lowland mixed deciduous woodland

- 3.6 The above table displays indicative price of purchasing different types of biodiversity units and an indicative cost of replacing the different broad habitats if they were damaged or destroyed. There are also habitats that are not included; they mostly fall into the low distinctiveness categories (urban, arable, modified grassland and bracken) but also canals.
- 3.7 These figures are not a complete picture of the total baseline unit value. They represent an indicative value of the baseline units based upon the cost of replacing. However, it does give an indication of the high monetary value of the habitats found within the footprint of the proposed Adlington New Town.
- 3.8 A summary of the trading rules is presented in Table 4 below. The trading rules set out the minimum habitat creation and enhancement required to compensate for the loss of habitats. They derive from the habitat type and level of distinctiveness applied to each habitat and they cannot be overwritten.
- 3.9 The habitat trading rules have to be followed if a habitat is destroyed or damaged. The rules ensure that higher distinctiveness habitats such as woodland are not replaced with lower distinctiveness habitats such as modified grassland. The Table 4 below sets out the trading summaries which describe the habitat required to replace the particular habitat lost or damaged in column one.

Table 4: Size, unit value and trading summaries for all area and length habitats

Habitat Groups	Size	Unit Value	Trading summaries
Area Habitats (ha)			
Cereal crops	170.37	340.75	Same distinctiveness or better habitat required
Arable field margins	57.09	228.37	Same broad habitat or a higher distinctiveness habitat required
Bracken	0.22	0.45	Same distinctiveness or better habitat required
Modified grassland	34.73	69.45	Same distinctiveness or better habitat required
Other neutral grassland	805.07	3488.83	Same broad habitat or a higher distinctiveness habitat required
Traditional orchards	1.07	12.89	Same habitat required
Ponds (non-priority)	3.73	29.87	Same broad habitat or a higher distinctiveness habitat required
Ponds (priority)	0.03	0.32	Same habitat required
Developed land; sealed surface	75.96	0	Compensation not required
Vacant or derelict land	16.73	33.46	Same distinctiveness or better habitat required
Vegetated garden	17.31	34.62	Same distinctiveness or better habitat required
Lowland mixed deciduous woodland	89.01	1602.11	Same habitat required
Other woodland; broadleaved	70.35	562.79	Same broad habitat or a higher distinctiveness habitat required
Other coniferous woodland	2.33	9.33	Same distinctiveness or better habitat required
Other woodland; mixed	2.49	19.91	Same broad habitat or a higher distinctiveness habitat required
Lowland mixed deciduous, ancient woodland	8.67	Any Loss Unacceptable	Bespoke compensation likely to be required Irreplaceable habitat
Wood-pasture and parkland	76.69	1226.98	Same habitat required – bespoke compensation option
Rural tree	102.94	823.48	Same broad habitat or a higher distinctiveness habitat required
Hedgerow (km)			
Line of trees	13.86	55.44	Same distinctiveness band or better
Native hedgerows	32.42	129.68	Same distinctiveness band or better
Native hedgerow with trees	62.23	497.84	Same distinctiveness band or better
Watercourse (km)			
Other rivers and streams	22.38	204.09	Same habitat required
Canals	2.12	12.86	Same habitat required

*Habitats in bold are Priority Habitats or Ancient woodland

- 3.10 There are number of habitats within the Adlington boundary, which will require like for like habitat creation if they are to be lost. These include traditional orchards, ponds (priority), wood-pasture and parkland and lowland mixed deciduous woodland, these habitats are all designated as Priority Habitat.
- 3.11 There is also irreplaceable habitat in the form of ancient woodland, whose loss would be unacceptable. Irreplaceable habitats are very difficult to recreate due to their ecological complexity and age.

4.0 CONCLUSION

- 4.1 The baseline biodiversity unit value for the Adlington New Town has been assessed as:
- Area Habitats: 8483.61 units
 - Hedgerow habitats: 682.96 units
 - Watercourse habitats: 216.95 units
- 4.2 To achieve a 10% uplift (a 10% Biodiversity Net Gain) the rules of the metric stipulate a further:
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- 4.3 The Adlington New Town site has a total biodiversity monetary value of £290,834,152. This represents an estimate of the cost of replacing existing habitats if they were all destroyed. In reality there will be habitats retained on site post-development. This is a highly indicative figure and does not include all habitats identified in this assessment or any Biodiversity Net Gain (10% uplift).

5.0 REFERENCES

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Adlington New Town, Adlington, Cheshire

BNG Baseline Assessment

February 2026

Maps



Cheshire
Wildlife Trust

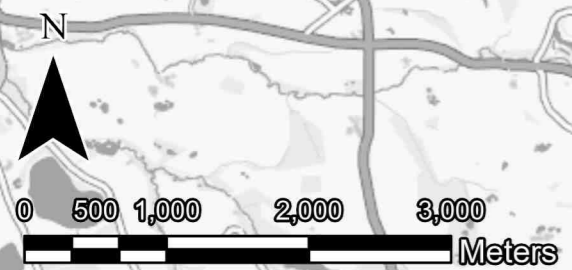
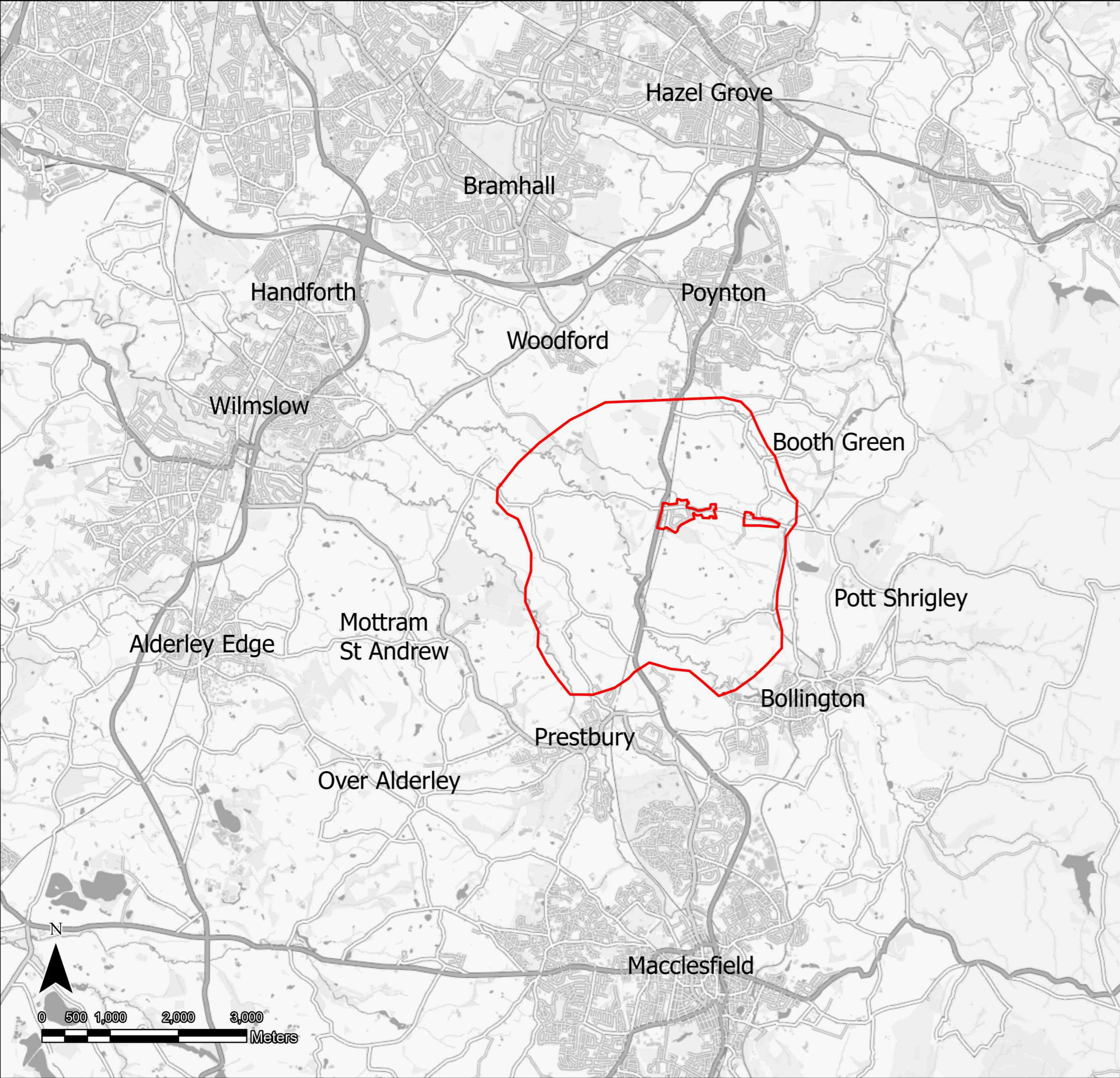


Adlington New Town

BNG Baseline Assessment

Map 1: Location Plan

 Indicative Adlington New Town Masterplan Boundary



Date Produced: 02/2026

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Registered Company No. 738693

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2020

Cheshire Wildlife Trust,
Bickley Hall Farm,
Bickley, Malpas,
Cheshire,
SY14 8EF

Telephone: 01948 820728
E-mail: naturerecovery@cheshirewt.org.uk

Map title

Adlington New Town

BNG Baseline Assessment

Map number

Map 1: Habitat Map

UK Habitat Classification

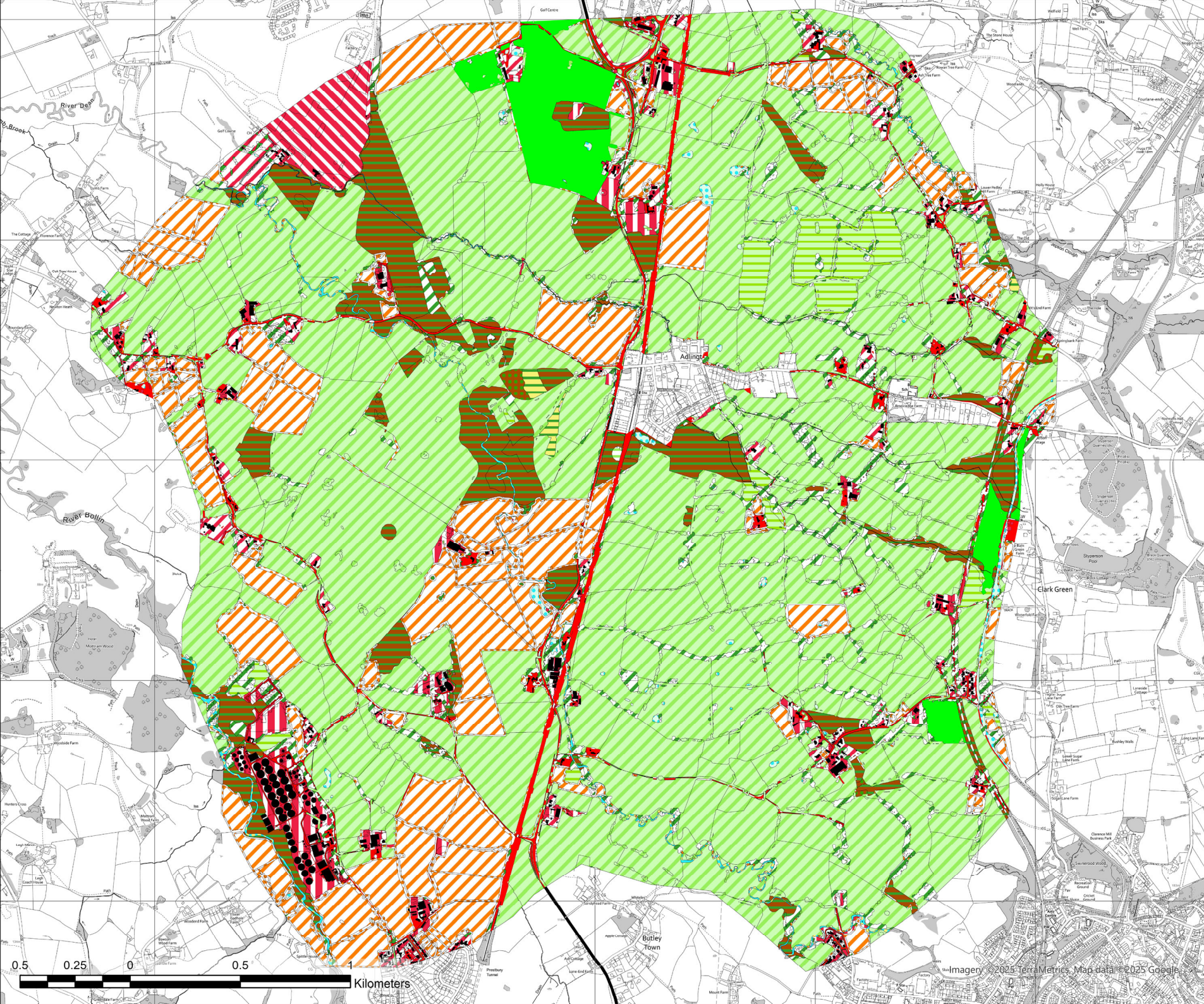
-  c1 - Arable and horticulture
-  c1a - Arable field margins
-  g1c - Bracken
-  g3 - Neutral grassland
-  g3c - Other neutral grassland
-  g4 - Modified grassland
-  r1e - Canals
-  r1g - Other standing water
-  r2 - Rivers and streams
-  u1 - Built-up areas and gardens
-  u1b - Developed land; sealed surface
-  u1b5 - Buildings
-  u1c - Artificial unvegetated, unsealed surface
-  u1e - Built linear features
-  u1f - Sparsely vegetated urban land
-  w1 - Broadleaved and mixed woodland
-  w1f - Lowland mixed deciduous woodland
-  w1g - Other broadleaved woodland
-  w1h - Other woodland; mixed
-  w1h5 - Other woodland; mixed; mainly broadleaved
-  w1h6 - Other woodland; mixed; mainly conifer
-  w2c - Other coniferous woodland

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Map 4: Hedgerows

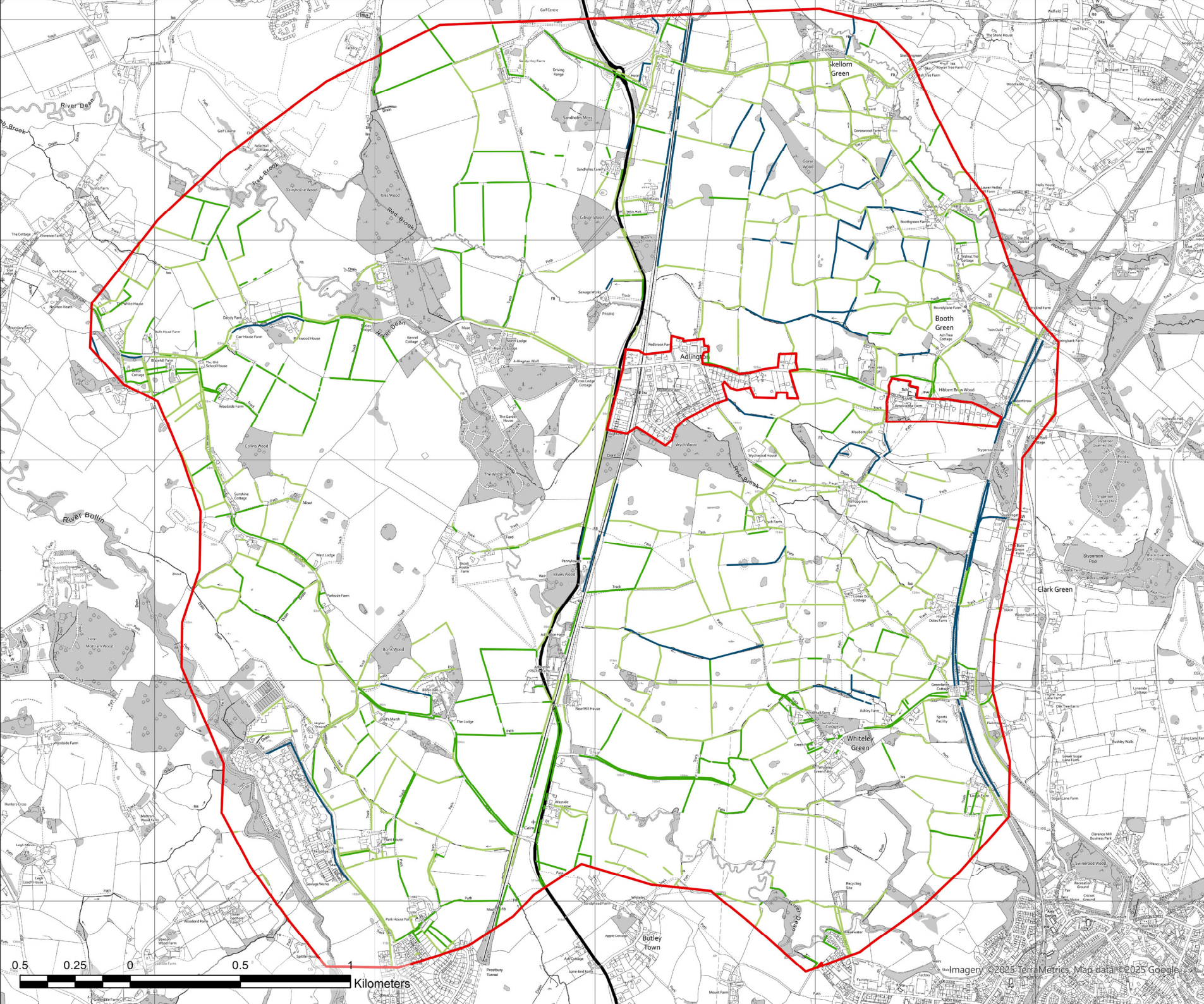
 Adlington New Town

UK Habitat Classification

 h2a - Native hedgerow

 h2a 11 - Native hedgerow, hedgerow with trees

 w1 33 - Broadleaved and mixed woodland, Line of trees



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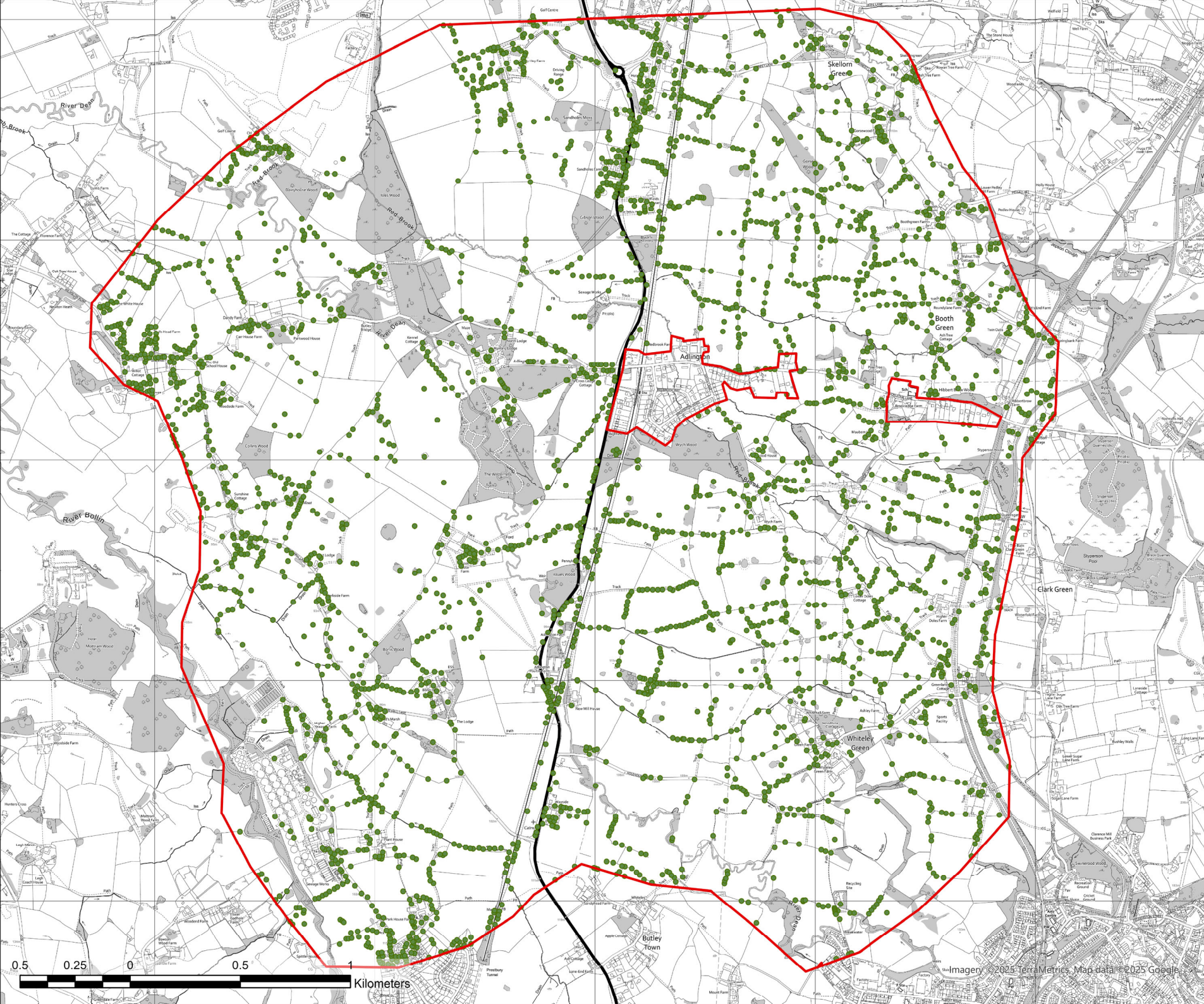
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Map 5: Individual Trees

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UK Habitat Classification

 g, 200 - Grassland, tree



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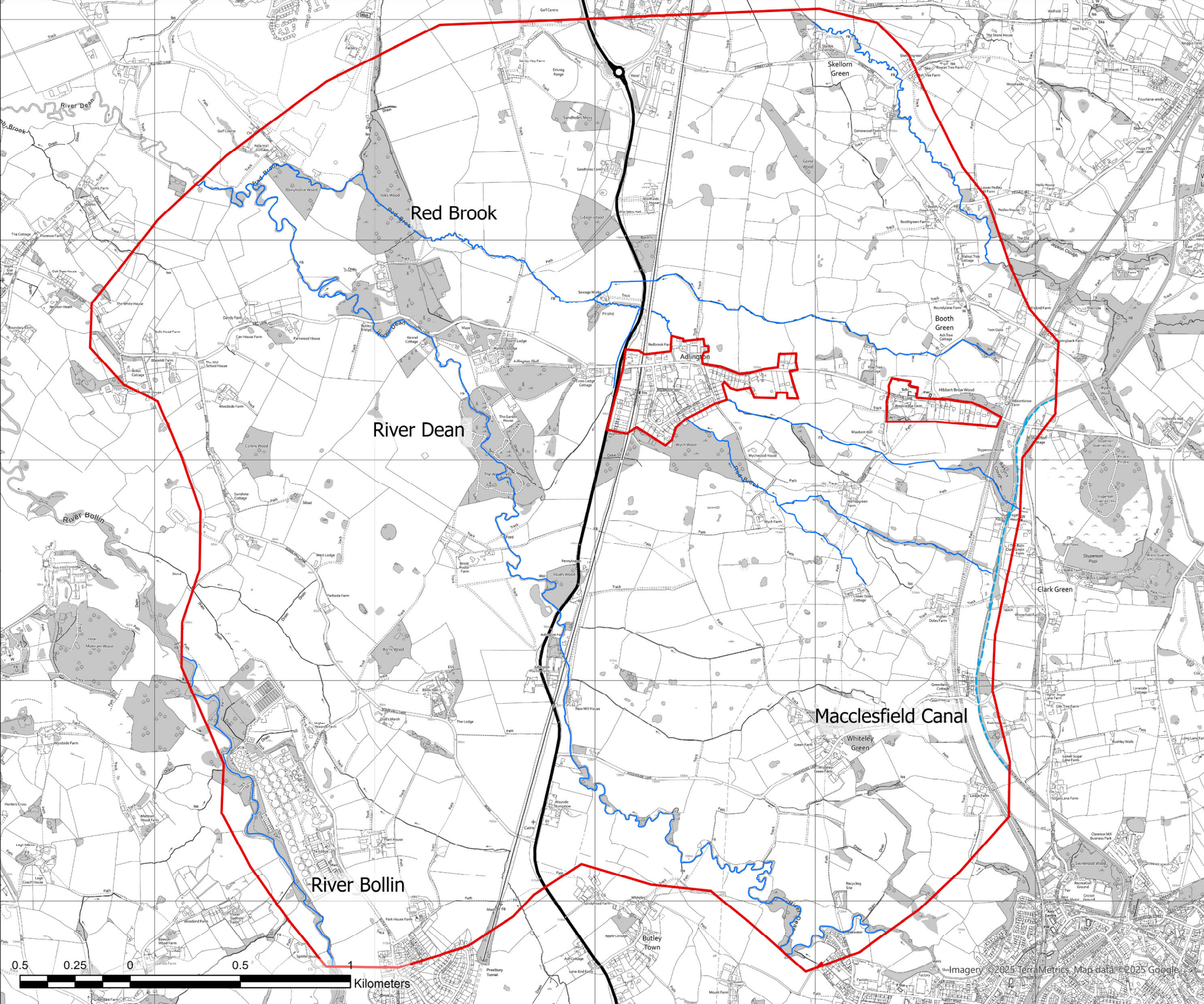
Map 3: Watercourses

 Adlington New Town

UK Habitat Classification

 r1e - Canals

 r2 - Rivers and Streams



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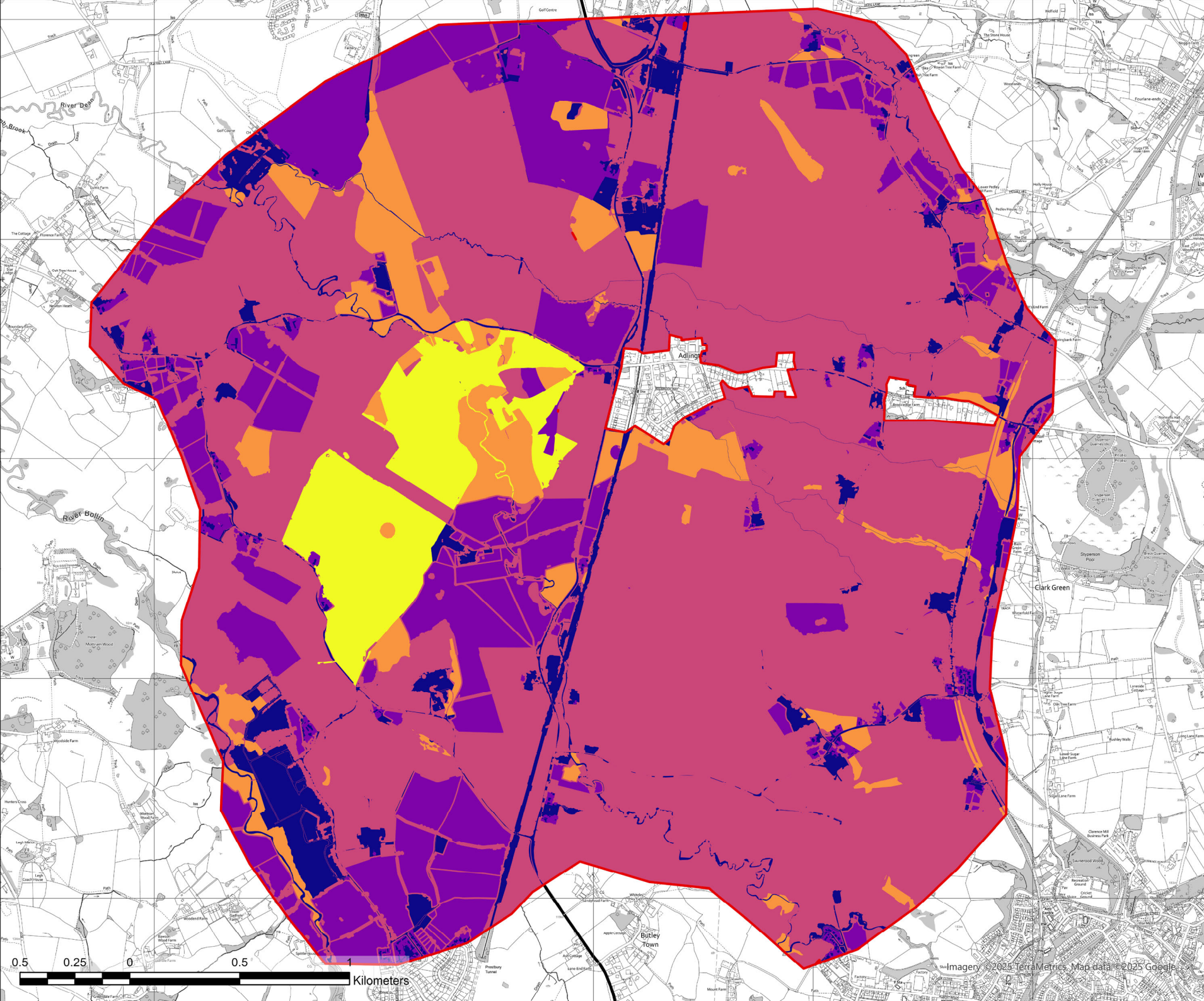
Map number

Map 6: Habitat Distinctiveness

 Adlington New Town

Habitat Distinctiveness Score

-  0 - Very Low
-  2 - Low
-  4 - Medium
-  6 - High
-  8 - Very High



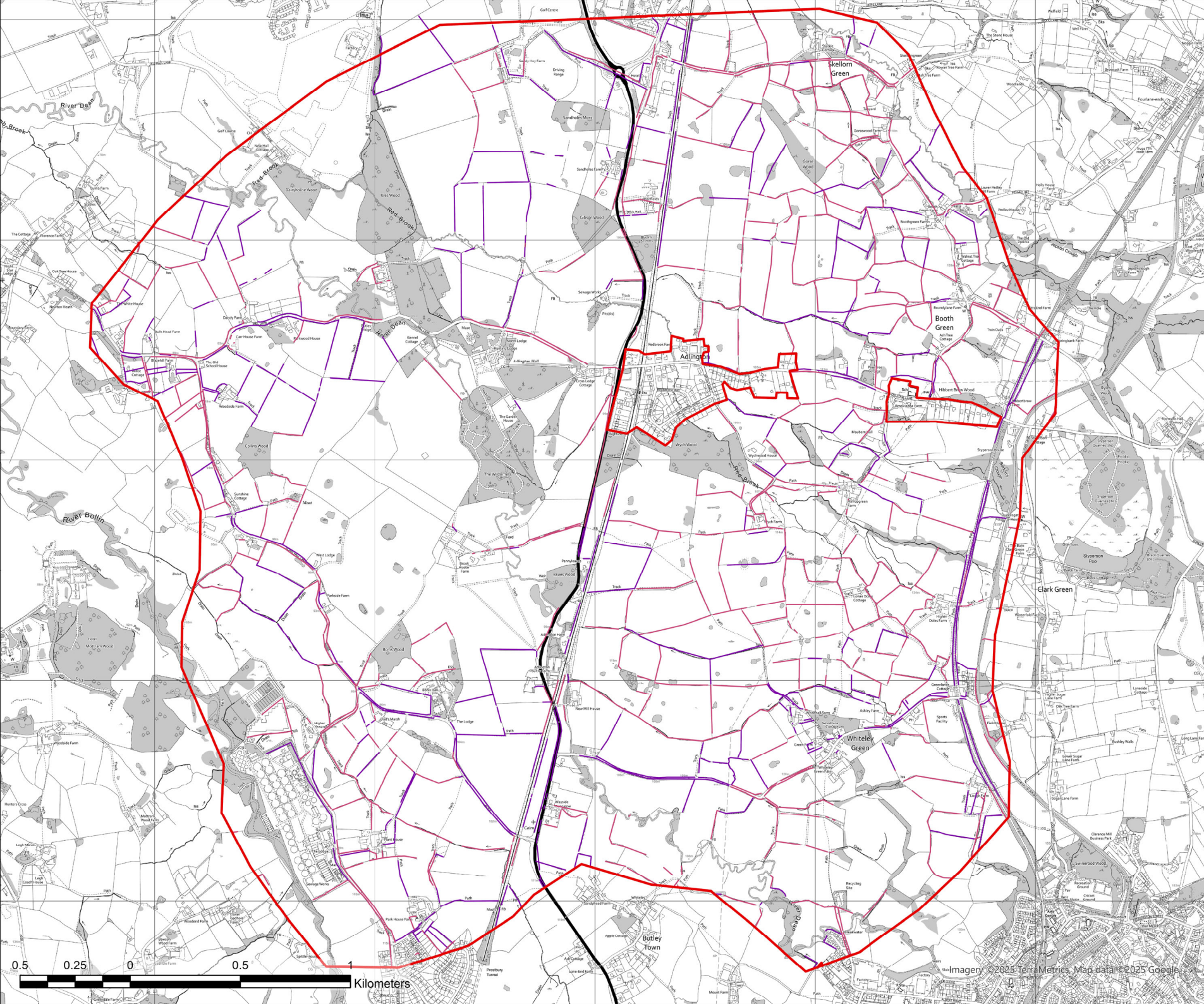
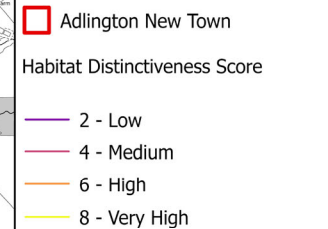
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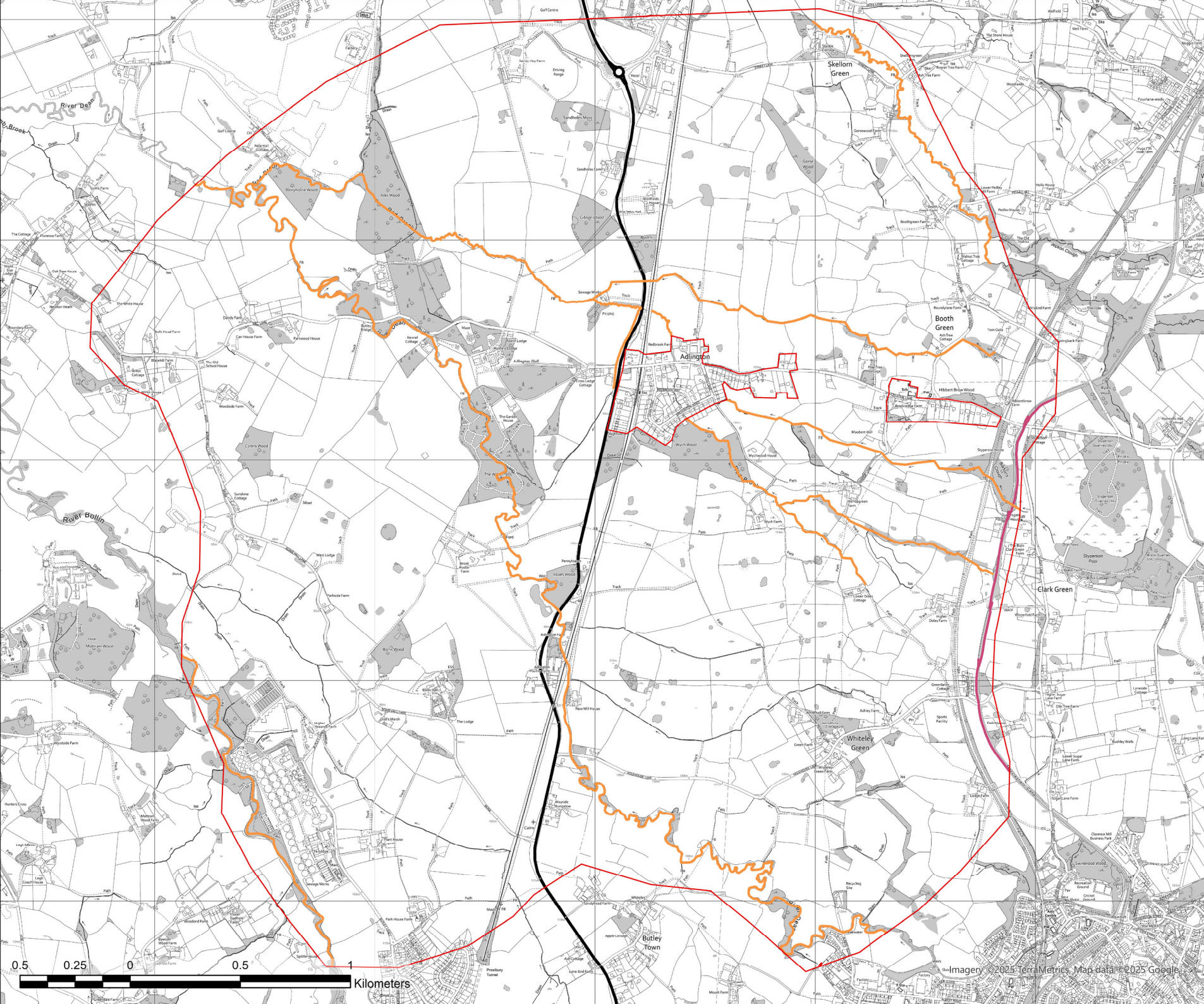
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**Map 11: Watercourse
Distinctiveness**

 Adlington New Town

Habitat Distinctiveness Score

-  2 - Low
-  4 - Medium
-  6 - High
-  8 - Very High



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Map 7: Habitat Condition

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Habitat Condition Score

-  0 - N/A or Other
-  1 - Poor
-  2 - Moderate
-  3 - Good



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