



**BIODIVERSITY NET GAIN ASSESSMENT  
SUMMARY REPORT**

**LAND AT RAMSGREAVE BUSINESS PARK,  
BLACKBURN, LANCASHIRE**

**AUGUST 2024**

# **Biodiversity Net Gain Assessment Summary Report**

## **Land at Ramsgreave Business Park, Blackburn, Lancashire**

*A report for*

**Iain Scale Architecture**

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*Report by*



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# 1. INTRODUCTION

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## 1.1 BACKGROUND

This report provides the results of the BNG Assessment for the proposed development at Ramsgreave Business Park, Blackburn.

The information provided within this report should be read in conjunction with the following documents:

1. Pennine ecological (2024a) Ramsgreave Business Park - The\_Statutory\_Biodiversity\_Metric\_Calculation\_Tool\_-\_Macro\_enabled\_tool\_23.07
2. Ramsgreave Business Park, Blackburn - Statutory\_Biodiversity\_Metric\_Condition\_Assessments23.07.24
3. Scales Architecture. Re-development site, Ramsgreave Business Park – Proposed Site Plan and Landscaping (Drawing No: 187-06 Rev D).

## 1.2 SITE CONTEXT

The site is located at Ramsgreave Business Park, Pleckgate Rd, Blackburn. The sites central grid reference is SD 6816 3085 and the site location is shown below.

**Figure 1.1: Site at Ramsgreave Business Park, Blackburn**



## 2. BIODIVERSITY NET GAIN RESULTS

### 2.1 HABITAT BNG RESULTS

The biodiversity calculation concluded that the current proposal would result in a biodiversity net gain. In addition, habitat trading rules have been satisfied. The current proposal would result in a **0.09 habitat unit gain / 185.15 % net gain**. A summary of the habitat calculations are provided in Tables 2.1 and 2.2 below. Refer also to Appendix A, Figures 1 and 2.

**Table 2.1: Habitat baseline calculations**

Habitat	Habitat Condition	Habitat Area (ha)	Habitat Unit Value	Area Retained (ha)	Area Enhanced (ha)	Habitat Unit Loss
Mixed scrub	Poor	0.0089	0.04	0	0	0.04
Ruderal/Ephemeral	Poor	0.0052	0.01	0	0	0.01
Developed land; sealed surface	N/A - Other	0.2575	0.00	0	0	0.00
<b>TOTAL</b>		<b>0.27</b>	<b>0.05</b>	<b>0.24</b>	<b>0</b>	<b>0.05</b>

**Table 2.2: Proposed / created on site habitats**

Habitat	Area (Ha)	Distinctiveness	Condition	Strategic Significance	Standard Time to Target Condition (Years)	Habitat Units Delivered	Assessment Comments
Urban tree	0.0285	Medium	Poor	Area/compensation not in local strategy/ no local strategy	10	0.08	7no. heavy standard trees (4 silver birch and 3 rowan) along the front roadside of the business park.
Mixed scrub	0.01	Medium	Poor		1	0.04	100m2 mixed scrub planting along the front roadside of the business park. Typical planted species include; hawthorn, hazel, field maple, holly).

*Biodiversity Net Gain Assessment  
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Habitat	Area (Ha)	Distinctiveness	Condition	Strategic Significance	Standard Time to Target Condition (Years)	Habitat Units Delivered	Assessment Comments
Modified grassland	0.0066	Low	Poor		1	0.01	Remainder of soft landscape area along the front roadside of the business park to be reinstated with amenity grass mix.
Developed land; sealed surface	0.25	V.Low	N/A - Other		0	0.00	Developed land includes hard standing and buildings.
<b>TOTAL</b>	<b>0.27</b>					<b>0.13</b>	

### 3. BNG CONCLUSION

The current proposals would result in an overall habitat net gain and all habitat trading rules have been met. The headline results taken from the BNG assessment (Pennine Ecological, 2024a), can be found below.

**Table 3.1: Summary of BNG Assessment taken from BNG calculation tool headline results.**

On-site baseline	Habitat units	0.05			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	0.13			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site net change <small>(units &amp; percentage)</small>	Habitat units	0.09	185.15%		
	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 <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site net change <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 <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	0.09			
	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			
<b>FINAL RESULTS</b>					
Total net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	0.09			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Total net % change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	185.15%			
	Hedgerow units	0.00%			
	Watercourse units	0.00%			
Trading rules satisfied?	Yes ✓				
<b>Unit Type</b>	<b>Target</b>	<b>Baseline Units</b>	<b>Units Required</b>	<b>Unit Deficit</b>	
Habitat units	10.00%	0.05	0.05	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

## **4. BNG PROPOSAL**

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The current proposals will provide a measurable net gain. The development must ensure that the proposals outlined in the proposed site plan and landscape plan (Appendix A, Figure 2) are implemented to ensure a net gain.

To ensure the landscaping is implemented a Habitat Monitoring and Management Plan (HMMP) should be provided which will include planting proposals and future monitoring and management of the site.

The HMMP can be addressed as part of the planning conditions for this application.

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## REFERENCES

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Baker, J. Hoskin, R. Butterworth, T. (2019). Biodiversity Net Gain. Good practice principles for development. Part A: A practical guide.

Department for Environment, Food & Rural Affairs (DEFRA) (2023) - *The Statutory Biodiversity Metric: User Guide (draft)*. Date: July 2024.

Pennine ecological (2024a) Ramsgreave Business Park -  
The\_Statutory\_Biodiversity\_Metric\_Calculation\_Tool\_-\_Macro\_enabled\_tool\_23.07

Pennine ecological (2024b) Ramsgreave Business Park, Blackburn -  
Statutory\_Biodiversity\_Metric\_Condition\_Assessments23.07.24

Scales Architecture. Re-development site, Ramsgreave Business Park – Proposed Site Plan and Landscaping (Drawing No: 187-06 Rev D).

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## Appendix A: Figures

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Figure 1: Existing Habitat Plan

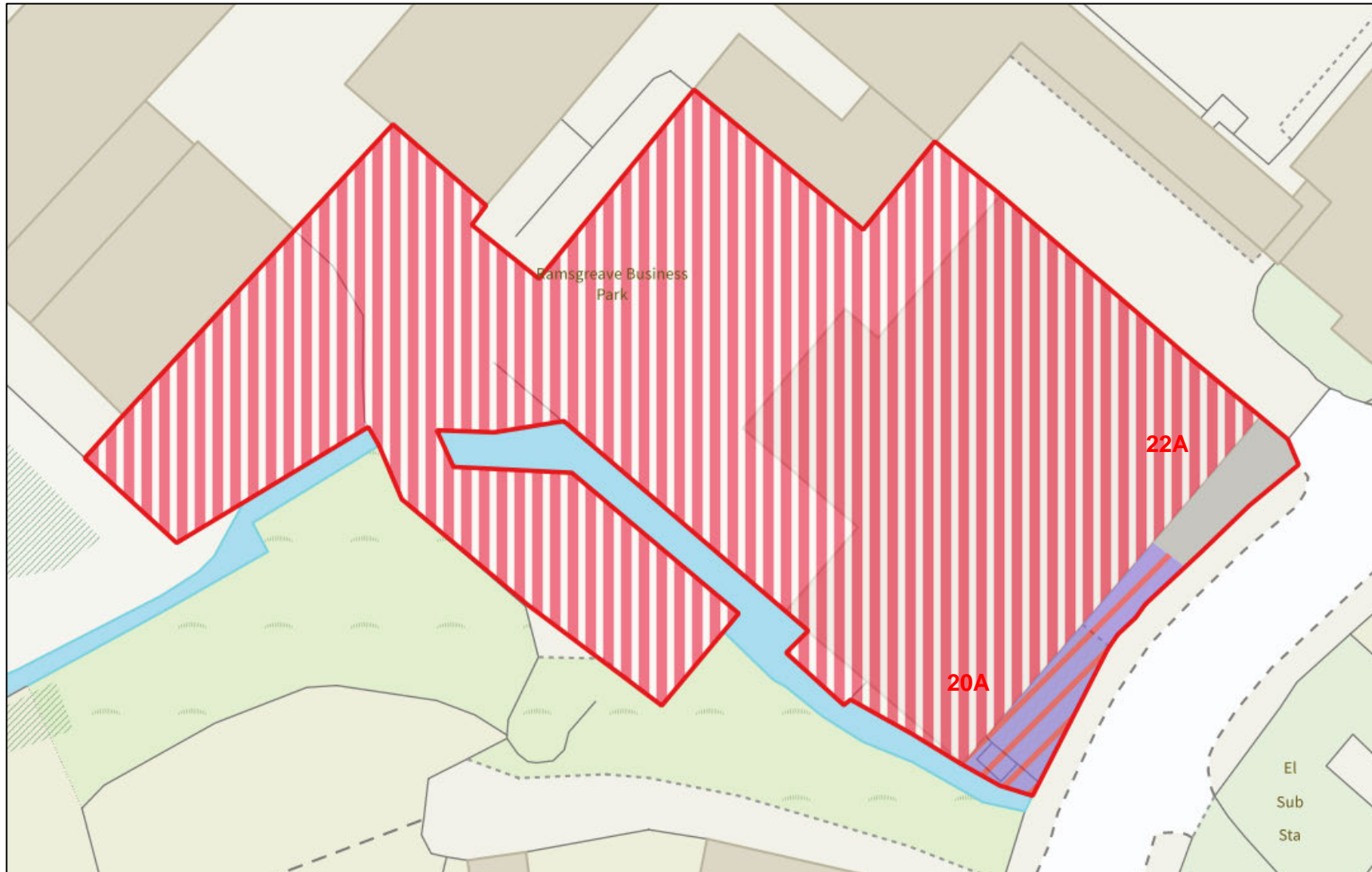
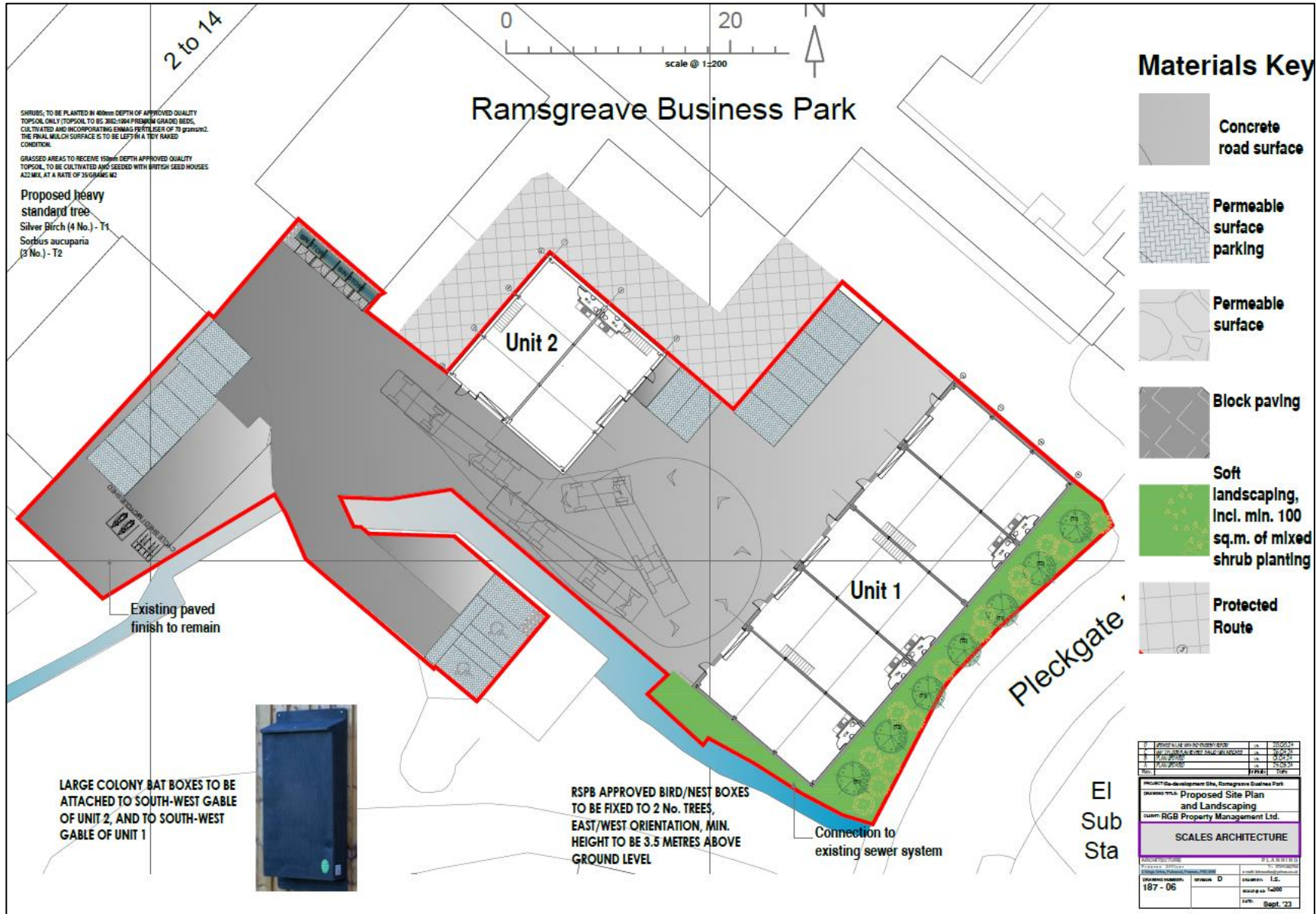


Figure 2: Proposed Site Plan and Landscape Plan



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## Appendix B: Site Photographs

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**Photograph 1: Ruderal/ephemeral growing on u1c artificial substrate.**



**Photograph 3: Mixed scrub comprising willow and bramble.**



**Photograph 2: Overview of only habitats present within the site, along Pleckgate Road.**



**Photograph 4: Remainder of site is hard standing and buildings.**