



TECHNICAL NOTE: BIODIVERSITY NET GAIN (BNG) ASSESSMENT

SITE NAME & ADDRESS	Land at Greengore, Hill Lane, Hurst Green
DEVELOPMENT PROPOSAL	Proposed Agricultural Building
PLANNING REFERENCE	Not known
DATE	13 February 2025
AUTHOR	Ryan Knight BSc (Hons) MCIEEM - Principal Ecologist

INTRODUCTION & BACKGROUND

Knight Sky Ecology Ltd was commissioned to provide a Statutory Biodiversity Metric calculation tool (hereafter referred to as ‘the metric tool’) for the proposed development at Greengore. This technical note has been produced to accompany the metric tool and provide an overview of the results.

In England, the primary legislation for the statutory framework for biodiversity net gain (BNG) is principally set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990. This legislation was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021, and was amended by the Levelling Up and Regeneration Act 2023.

Under the statutory framework for BNG, subject to some exceptions, every planning permission is subject to a condition that the biodiversity gain objective is met (“the biodiversity gain condition”). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on-site habitat. This increase can be achieved through on-site biodiversity gains, registered off-site biodiversity gains or through statutory biodiversity credits.

METHODS

The latest version of the metric tool and User Guide (**23 July 2024**) have been accessed from: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

The metric tool along with the pre and post development habitat maps have been based on the red line planning boundary and proposed plans provided by the agent. All land within this boundary is referred to as ‘the site’.



DESK STUDY

The Multi-Agency Geographic Information for the Countryside (MAGIC) mapping tool (Available from: <https://magic.defra.gov.uk/>) was used to search for ecological information contained within the following datasets:

- Site of Special Scientific Interest (SSSI) Impact Risk Zones - to determine whether the proposal poses a risk to the notified features of any SSSI located within the wider area.
- Priority habitats (as listed within Section 41 of the Natural Environment and Rural Communities Act 2006) within a 500m radius. This also included certain priority habitats as referred to as 'irreplaceable'.

Mapping information for locally designated sites and Lancashire Ecological Network was obtained from the Nature Recovery Interactive Map accessed via:

<https://experience.arcgis.com/experience/d429aa6435b849838af1d2cef68de43b>

FIELD SURVEY

A site walkover was undertaken on 28th January 2025 by Ryan Knight MCIEEM (Full member of the Chartered Institute of Ecology and Environmental Management).

All habitats within the site were described and mapped using UK Habitat Classification (UKHab) Version 2 definitions (UKHab Ltd, 2023).

The site visit was undertaken outside the standard habitat survey season. However, the site habitats were relatively basic (modified grassland only) and no significant limitations to the assessment were encountered.

RESULTS

BASELINE

Habitat Degradation

No habitat degradation was encountered. The existing metal storage container units located within the site have not been accounted for (land assumed as modified grassland). It has been assumed that the relatively new access track into the field relates to the permitted development of the adjacent Greengore Farmhouse buildings.

Statutory Designated Sites

The proposed development is not located within 2km of any statutory sites and the development type does not trigger the need for an assessment of risks to any statutory sites located over this distance.

Non-Statutory Designated Sites

No locally designated sites are location within 500m.

Priority & Irreplaceable Habitats

There are no priority habitats including those listed as 'irreplaceable' within the site. There is a deciduous woodland (priority habitat) to the direct north, across Hill Lane. The development type does not pose any risk of impacts to this habitat.

Lancashire Ecological Network

The site is within the Lancashire Ecological Network (woodland network). Therefore, all habitats have been assigned a 'high strategic significance' within the metric tool.



Habitats

Photos which provide a general overview of the site and supporting data for the metric tool are provided in Appendix A. Figure 1 in Appendix B provides an overview of the habitat baseline as existing in January 2025.

The site area measures 572.9m² and comprises an existing field access track and a section of a pasture field used to graze sheep (UKHab category: g4 modified grassland). The grassland contained a typical mix of common productive grasses dominated by perennial rye grass. The grassland was very species-poor, containing creeping buttercup and broadleaved dock only.

There were two small rowan trees on the very edge of the site boundary and these trees have been included in the metric tool (assumed moderate condition).

The combined biodiversity value of the existing habitats is **0.21 habitat units**. A proportion of the grassland habitat would be lost as a result of the proposal.

Hedgerows

There are no hedgerows within the site boundary.

Watercourses

There are no watercourses on the site or within 10m.

ENHANCEMENTS

No enhancements are proposed.

CREATION

Habitats

Figure 2 in Appendix B provides a UK Habitat Classification map of the site as proposed. It has been based on the proposed layout provided from the agent. The proposals include the construction of the building and an access track.

The most feasible solution to achieve mandatory net gain within the site would be to plant broadleaved, native trees. These cannot be hedgerows or lines of trees. A minimum of 7 trees are required to be planted.

The combined value of the existing and created habitats post-development would be **0.23 habitat units**.

SUMMARY

The development proposals will result in:

- A net gain of biodiversity value for habitats comprising **0.02 habitat units (11.02%)**.

The development will therefore meet the biodiversity net gain condition for habitats as the 10% net gain would be achieved provided that the landscaping works (i.e., tree planting) are carried out in accordance with the specifications within this document. The time to target condition of the trees is 27 years.

In accordance with the habitat conditions and value in January 2025, all habitats to be affected are or low distinctiveness only (i.e., modified grassland). No designated sites, irreplaceable habitats, priority habitats or habitats of high distinctness will be affected.



The information within this document and the metric tool demonstrates that the mandatory BNG condition is more than capable of being discharged successfully at the site.

RECOMMENDATIONS

Post-consent Requirements & Recommendations

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan (BGP) to be submitted and approved by the planning authority to discharge the biodiversity gain condition prior to the commencement of development. The BGP should detail the measures undertaken to achieve the required 10% net gain as stated in the metric tool.

Further Commitments

The post-development habitat plan has been based on the layout plan designed by the agent with the addition of habitats which can be most feasibly be achieved within the site. This habitat plan is required to be supplemented with the design of a tree planting schedule and planting establishment and management measures.

A habitat management plan (proportionate to the very small scale of habitat enhancements) is recommended. The habitat created within the site would not represent significant net gain and once established, trees do not require long term monitoring.

APPENDIX A: PHOTOS

Photo 1.

View east over the proposed development site.





Photo 2.

Further view of site.



Photo 3.

Close view of modified grassland.





Photo 4.

Access track.







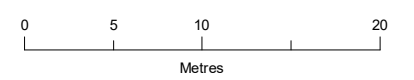


APPENDIX B: FIGURES (NEXT PAGE)

- **FIGURE 1. UK HABITAT CLASSIFICATION MAP (BASELINE)**
- **FIGURE 2. UK HABITAT CLASSIFICATION MAP (POST-DEVELOPMENT)**



Survey Information	
	Site boundary (692.8m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (572.9m ²)
	u1b6 - Other developed land (119.9m ²)
	32 - Scattered tree (2)



PROJECT TITLE
BUILDING AT GREENGORE, HURST GREEN

DRAWING TITLE
Figure 1: UK Habitat Classification Map (Baseline)

VER	DATE	REMARKS	Drawn	Checked
1.1	13/02/25	UKHab	MP	RK

DRAWING NUMBER:
 KSEcology/Greengore/UKHab

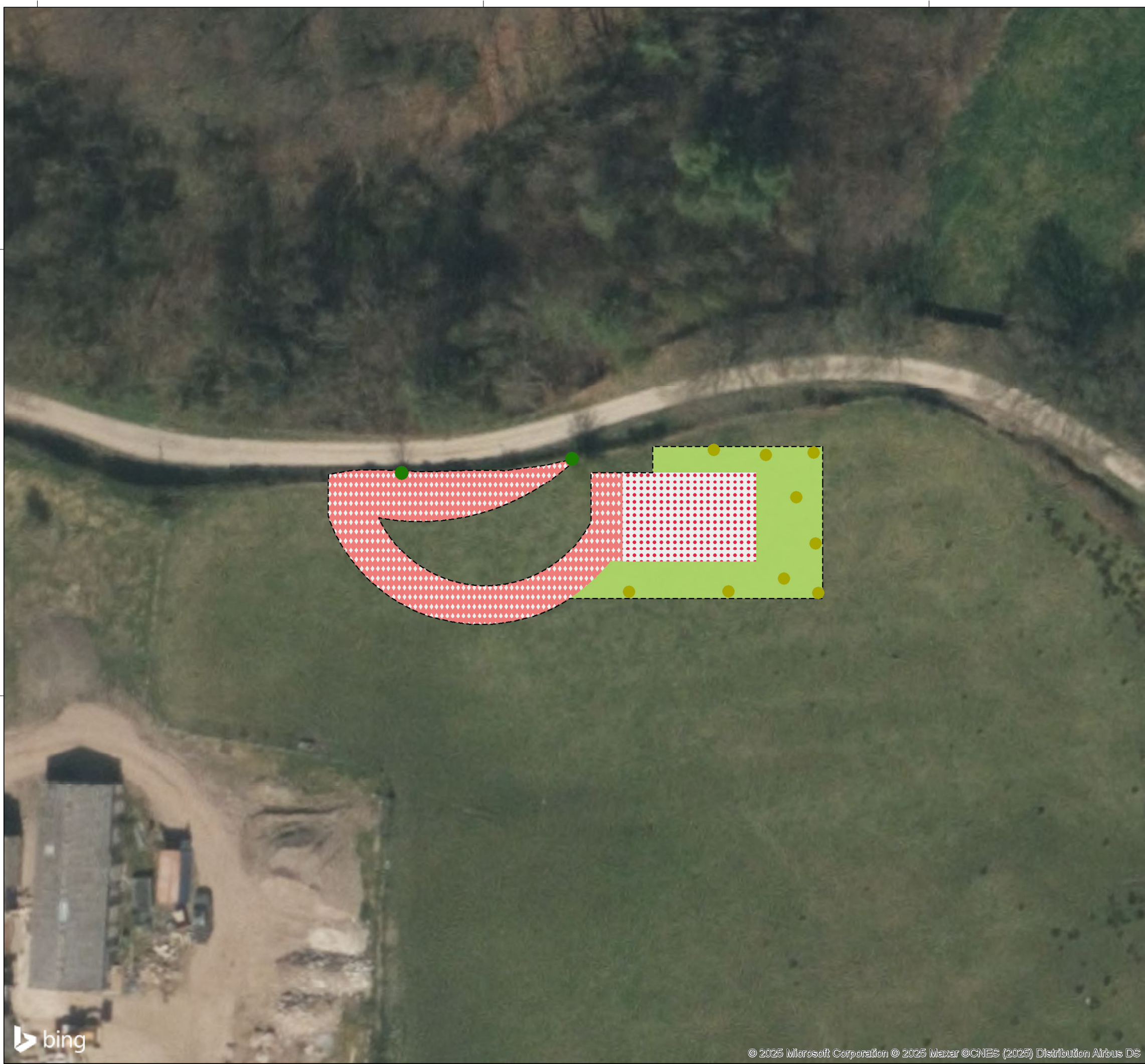
SCALE	1:425	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
-------	-------	-----------	----	-------	------	------------	-----

Source:
 Ordnance Survey © Crown copyright
 2025. All rights reserved.
 Licence Number 100049837.

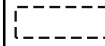



KNIGHT SKY ECOLOGY








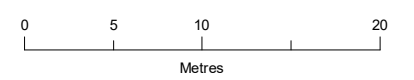


Survey Information

	Site boundary (692.8m ²)
---	--------------------------------------

UKHab Habitat Survey

	g4 - Modified grassland (236.1m ²)
	u1b5 - Building (150.0m ²)
	u1b6 - Other developed land (306.7m ²)
	32 - Scattered tree, retained (2)
	32 - Scattered tree, newly planted



PROJECT TITLE
BUILDING AT GREENGORE, HURST GREEN

DRAWING TITLE
Figure 2: UK Habitat Classification Map (Post-Development)

VER	DATE	REMARKS	Drawn	Checked
1.1	13/02/25	Post-Development	MP	RK

DRAWING NUMBER:
KSEcology/Greengore/Post-Development

SCALE	1:425	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
-------	-------	-----------	----	-------	------	------------	-----

Source:
Ordnance Survey © Crown copyright
2025. All rights reserved.
Licence Number 100049837.

