



## TECHNICAL NOTE: BIODIVERSITY NET GAIN (BNG) ASSESSMENT

<b>SITE NAME &amp; ADDRESS</b>	Land at Myre Fold House, Longsight Road, Clayton-Le-Dale BB2 7JA
<b>DEVELOPMENT PROPOSAL</b>	Proposed building.
<b>DATE</b>	5 December 2025

### 1. INTRODUCTION

Knight Sky Ecology Ltd was commissioned to provide ecological services to support the proposed development on land at Myre Fold House. The commission included a Biodiversity Net Gain (BNG) assessment which included the following documents:

- The Statutory Biodiversity Metric calculation tool (hereafter referred to as ‘the metric tool’)
- Habitat Condition Assessment
- UK Habitat Classification map – Baseline (Figure 1)
- UK Habitat Classification map – Post-development (Figure 2)

This technical note has been produced to accompany the above listed information and provide an overview of the BNG assessment results.

The site was subject to a previous application for a similar development in late 2024 (ref. 3/2024/0838). This application was refused. One of the reasons for refusal was insufficient information regarding BNG.

In England, the primary legislation for the statutory framework for 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.

### 2. METHODS

#### Site Survey

##### General Walkover and Habitat Survey

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

The aim of the site visit was to gather sufficient baseline information of the habitats within the site and to identify any habitats or features of potential ecological significance. All habitats within the site were



described and mapped using UK Habitat Classification (UKHab) Version 2 definitions (UKHab Ltd, 2023). In addition, the site visit included a search for incidental evidence of protected or notable species and an assessment of the site's potential to support protected or notable species.

### 3. RESULTS

#### Habitat Degradation

Within Schedule 14 of the Environment Act 2021, which sets out the biodiversity gain condition for development, measures are included that allow planning authorities to recognise any habitat degradation and to take the earlier habitat state as the baseline for the purposes of BNG.

#### Baseline Conditions and Value (Pre-site survey)

It can be confirmed that habitat degradation had occurred within the site. Based on Google Earth imagery, the proposed development site comprised a vegetated earth bund. Plate 1 provides an image of the site from 2023. This bund has since been cleared and now comprises a stone substrate. The area contained colonising grasses along with ruderal and short ephemeral species.

It was somewhat difficult to accurately assess the biodiversity value of this area retrospectively. Based on Google Earth images from 2020 to 2023 and Google Streetview images from 2011 (Plate 2), the land was most likely to be classified as *g4 modified grassland (with 16 tall forbs)*. This grassland was also very likely to be in poor condition.

Based on aerial imagery, there also appeared to be colonising trees in 2023 (likely willow sp.). These trees were not present in 2011 and therefore it is reasonable to assume that the trees were young.

Only trees with a diameter at breast height (DBH) of over 7.5cm are included in the metric tool. It is difficult to estimate whether these trees were over 7.5cm and classed as small trees. However, a precautionary principal has been adopted and 2 small trees (moderate condition) have been included in the baseline value.

The retrospective value of the site from 6<sup>th</sup> May 2023 is 0.22 habitat units.

**Plates 3.1 & 3.2**

**Plate 3.1**

Image of proposed development site from 6<sup>th</sup> May 2023



**Plate 3.2**

Image of site from 2011.



**Habitat Creation**

Figure 2 in Appendix B provides a UK Habitat Classification map of the site as proposed. In order to achieve the mandatory net gain, the applicant has set aside a parcel of land in the field to the north to plant trees. A total of 15 trees are required to be planted (assumed moderate condition).

With these trees, the biodiversity value of the site would be 0.26 habitat units.

**Other Ecological Considerations**

The assessment can confirm that no designated sites, irreplaceable habitats, priority habitats or habitats of medium or high distinctness will be impacted. The site is not within an ecological network. The development site is within the garden of the house and is not suitable to support protected or notable species of fauna (e.g., nesting birds, bats badgers etc).



#### 4. EVALUATION AND SUMMARY

The development proposals will deliver a net gain in biodiversity value for habitats comprising 0.03 habitat units (14.9%).

The development will therefore meet the biodiversity net gain condition for habitats as the 10% net gain would be achieved. The time to target condition of the trees is 27 years.

**The information contained within this document and the metric tool demonstrates that the mandatory BNG condition can be discharged successfully at the site.**

#### RECOMMENDATIONS

##### **BNG - 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.

A habitat management plan (proportionate to the scale of habitat enhancements) is recommended.

#### APPENDIX A: PHOTOS

**Photo 1.**

View north-east from corner of the site.



**Photo 2.**

View south-west over the site.



**Photo 3.**

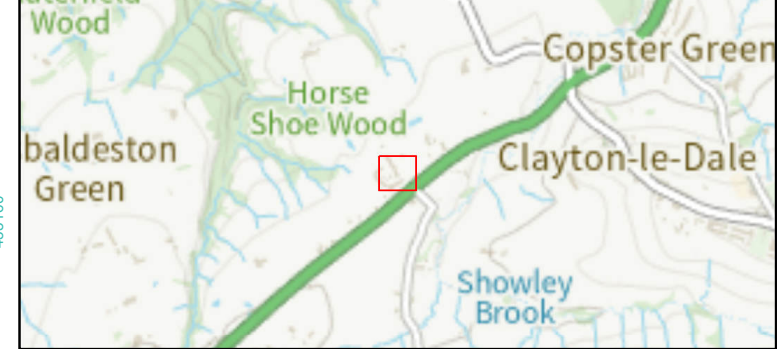
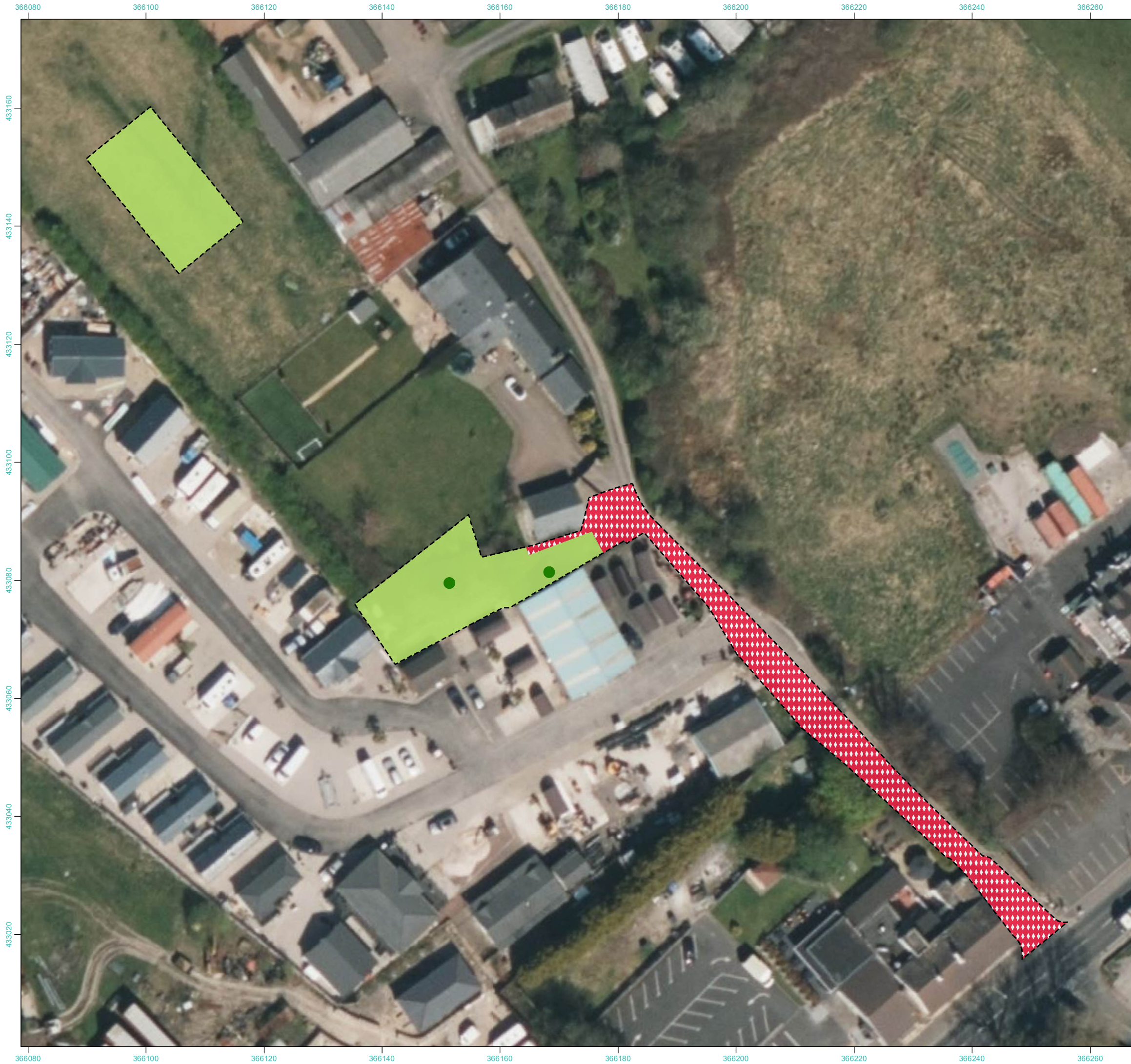
Area proposed for tree planting.







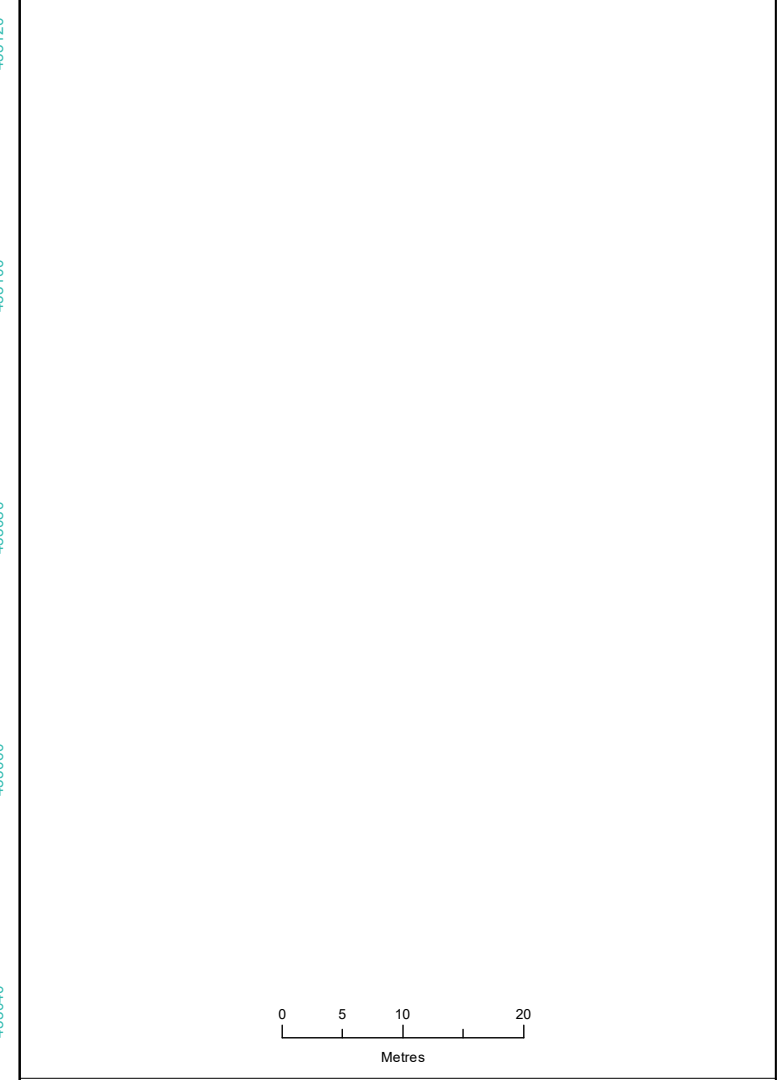
**APPENDIX B: FIGURES (NEXT PAGE)**

**FIGURE 1. UK HABITAT CLASSIFICATION MAP (BASELINE)**

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



Survey Information	
	Site boundary (1,399.7m <sup>2</sup> )
UKHab Habitat Survey	
	g4 - Modified grassland (793.5m <sup>2</sup> )
	u1b6 - Other developed land (606.2m <sup>2</sup> )
	32 - Scattered tree (2)



PROJECT TITLE  
**MYRE FOLD HOUSE, CLAYTON-LE-DALE**

DRAWING TITLE  
**Figure 1: UK Habitat Classification Map (Pre-Development)**

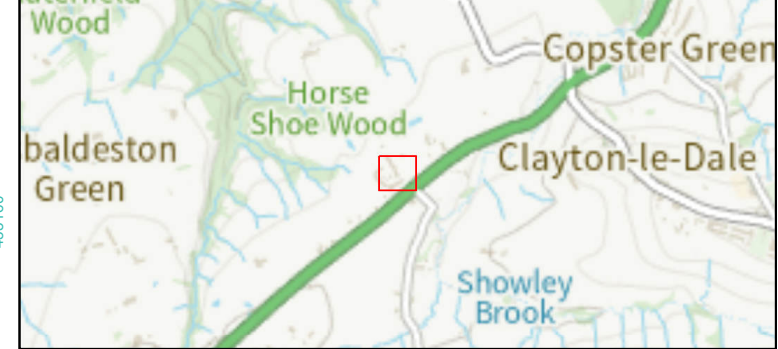
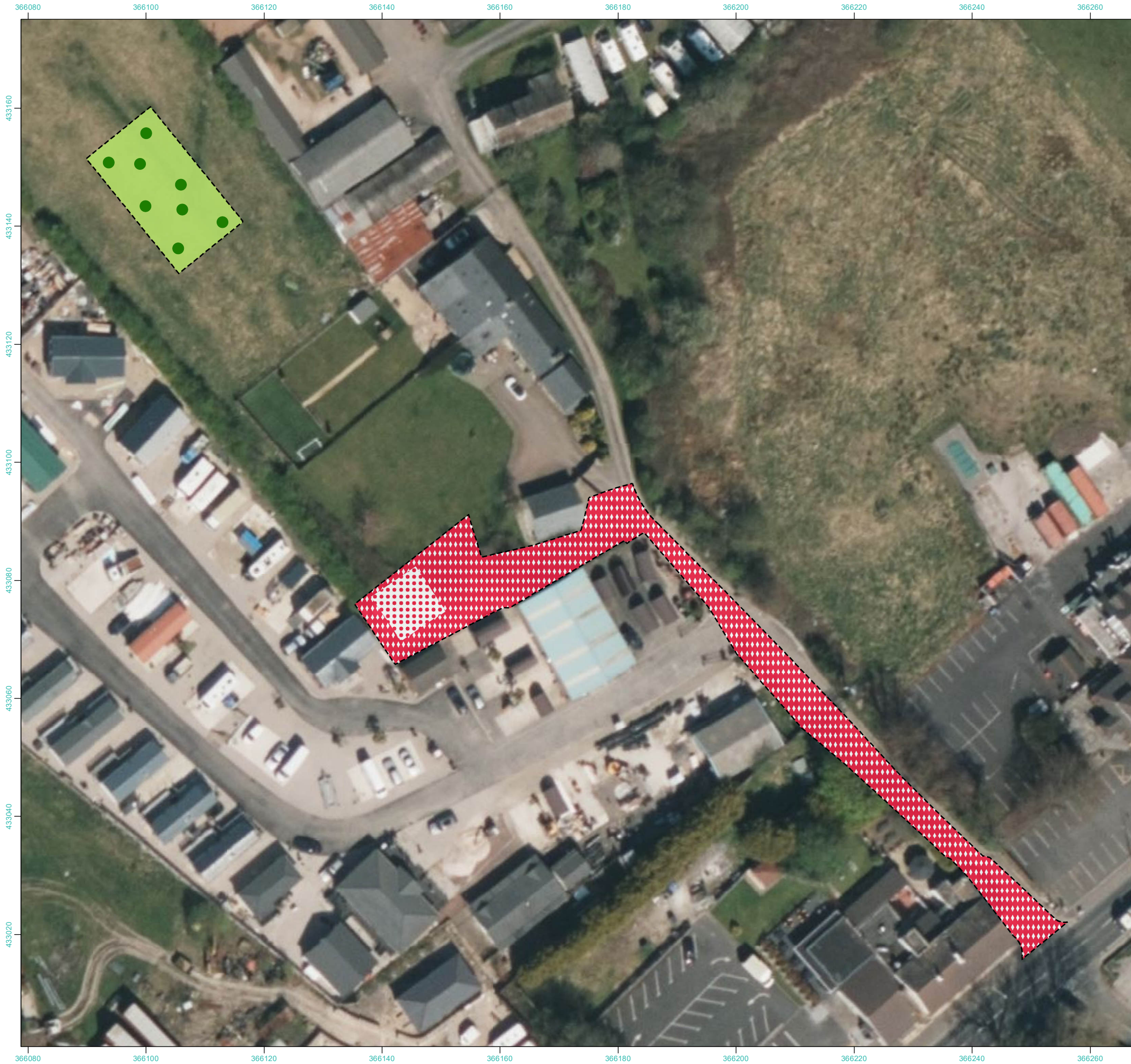
VER	DATE	REMARKS	Drawn	Checked
1.0	04/12/25	Pre-Development	MP	RK






DRAWING NUMBER:  
 KSEcology/MyreFold/Pre-Development

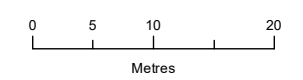
SCALE	1:625	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
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Survey Information	
	Site boundary (1,399.7m <sup>2</sup> )
UKHab Habitat Survey	
	g4 - Modified grassland (350.0m <sup>2</sup> )
	u1b5 - Building (83.5m <sup>2</sup> )
	u1b6 - Other developed land (966.2m <sup>2</sup> )
	32 - Scattered tree, newly planted



PROJECT TITLE  
**MYRE FOLD HOUSE, CLAYTON-LE-DALE**

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

VER	DATE	REMARKS	Drawn	Checked
1.0	04/12/25	Post-Development	MP	RK

DRAWING NUMBER:  
 KSEcology/MyreFold/Post-Development

SCALE	1:625	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
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