

Biodiversity Net Gain and Habitat Management Plan

**Leagram Mill Farm,
Dinkling Green Lane,
Leagram,
PR3 2QS**

05.11.2025.



**Report prepared by:
Dave Anderson
Batworker.com
Dave@Batworker.com
07894 338290**

Summary

This report has been commissioned to support a residential development involving conversion of existing buildings at Leagram Mill Barn, Dinkling Green Lane, Leagram, Preston, PR3 2QS.

A preliminary ecological assessment of the site, was carried out on 10th June 2025 as part of a preliminary bat roost assessment survey.

No priority habitats were identified on site.

Habitats on site consisted of modified grassland, tall forbs such as nettle, unsealed surfaces, and gappy species poor hedgerow.

The site can be considered of low conservation value.

	A	B	C	Formula Bar	D	E	F
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
26							

Baseline Units	Area habitat units	0.4148	
	Hedgerow units	0.1268	
	Watercourse units	Zero Units Baseline	
Post-development Units	Area habitat units	0.7133	
	Hedgerow units	0.1810	
	Watercourse units	0.0000	
Total net unit change	Area habitat units	0.2986	✓
	Hedgerow units	0.0542	✓
	Watercourse units	0.0000	
Total net % change	Area habitat units	71.99%	✓
	Hedgerow units	42.73%	✓
	Watercourse units	% target not appropriate	

Baseline BNG was calculated as 0.4148 habitat units, with an additional 0.1810 hedgerow units (*Leagram Mill Farm The_Small_Sites_Metric_1.2.3.xlsm*)

The habitat management aims to deliver a 71% increase in biodiversity via tree and hedgerow native species planting, resulting in 0.2986 habitat units and 0.0542 hedgerow units.

Method.

A walkover survey of the site was carried out on 10th June to assess and map existing habitats on site.

Habitats were classified in accordance with The UK Habitat Classification Version 2.0 (UKHab Ltd 2023).

This was followed up by a desk study using Google Maps satellite imagery and a Magic.gov.uk data search.

The survey consisted of an assessment of existing habitats, including their size, condition, distinctiveness, and strategic significance.

BNG was assessed using the Small Sites Metric, a statutory metric tool to calculate the pre-development and post-development biodiversity value of the site to ensure a measurable minimum 10% improvement.

Survey Personnel.

Personnel on surveys included: David Anderson, an experienced ecologist and bat researcher with 25+ years experience of fieldwork and bat ecology, a founder member of the East Lancashire Bat Group and 'Batworker.com', formerly a Natural History Curator and manager of the East Lancashire Biological Records Centre. (Natural England licence No:2015-15784-CLS-CLS, Conservation, Science and Education). Sarah Dunham an experienced bat surveyor.

Limitations.

Access to all areas of the site was possible and good visual inspection at ground level was possible. The survey was carried out at a time of year considered appropriate for assessing flora and habitats present.



Existing Habitats.



Post Development Habitats.

The site consists of 1036.88m² of modified grassland with some tall forbs such as nettle present, together with existing buildings and developed land in the form of hardstanding.

The development will result in the removal of a 15.8m length of gappy species poor hedgerow.

It is proposed that post development planting of the front gardens, supplemented by new native species hedgerow and tree plating will deliver suitable biodiversity enhancements along the site boundary.

This will provide linear features suitable for foraging bats and nesting and foraging opportunities for birds.

Formula Bar			
	A	B	C
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			

Baseline Units	Area habitat units	0.4148	
	Hedgerow units	0.1268	
	Watercourse units	Zero Units Baseline	
Post-development Units	Area habitat units	0.7133	
	Hedgerow units	0.1810	
	Watercourse units	0.0000	
Total net unit change	Area habitat units	0.2986	✓
	Hedgerow units	0.0542	✓
	Watercourse units	0.0000	
Total net % change	Area habitat units	71.99%	✓
	Hedgerow units	42.73%	✓
	Watercourse units	% target not appropriate	

Biodiversity Net Gain Plan.

The planting scheme will consist of six Pedunculate Oak (*Quercus robur*) planted along the northern boundary of the site as marked in green on the above plan.

Trees should be pit planted a minimum of 2 metres apart.

A native hedgerow (marked in brown) will be planted along the north eastern, and north west boundaries of the site.

The hedgerow will consist of a native species mix to provide foraging potential for insects and birds will follow the following recommendations.

Hawthorn	<i>Crataegus monogyna</i>	50%
Blackthorn	<i>Prunus spinosa</i>	20%
Holly	<i>Ilex aquifolium</i>	20%
Elder	<i>Sambucus nigra</i>	10%

Hedgerow planting will consist of small plants (under 1.2m) planted to a density of 7 plants per metre, in two rows 25cm apart with plants at approximately 50 cm in each row.

Hedge planting areas to be mulched with minimum 50mm settled depth medium graded ornamental bark mulch to suppress weeds.

Timing

All standard trees and hedgerow planting should take place during the first planting season (between November and May) post completion of groundworks and construction.

Methodology

Tree Planting

All tree planting to be in accordance with BS8545:2014

- Tree pits, to be square in plan, excavated to a minimum size of 600mm larger than the rootball. Base of pit to be slightly domed.
- Tree pit size: 1200mm x 1200mm, depth as per rootball*
- Tree pit backfill to reflect soil profile
- 1.2m dia. watering 'dishes' to be formed around the base of each tree, to hold water directly over rootball during watering.
- Trees to be double staked, with a low cross bar, fixed with rubber tree ties and rubber pad.

Work Schedule

Maintenance visits will typically be undertaken bi-monthly for the first year, and then four times a year in subsequent years for the first five years.

The primary maintenance objectives are:

- Watering trees, and hedgerow areas as necessary to ensure vigorous and successful establishment during the early years after planting.
- Keeping planting areas free from weeds. All planted / mulched areas shall be hand weeded or treated with a non-residual herbicide as appropriate / required.
- Fertilising of tree pits, hedge and shrub / ground cover areas (only), annually in spring using a suitable organic slow release fertiliser.
- General pruning and trimming to ensure plants develop appropriately according to their species.
- Checking and adjusting all tree stakes and ties at every maintenance visit during the first one to two years after planting. Removal of stakes and ties once trees are securely established (guide 12 - 18 months after planting).
- Replacing plants that fail where required, with the approved species, (within 5 years of planting as a minimum).

All planting will be inspected annually in late summer. Any dead, dying or diseased plants shall be removed and replanted according to the approved plan in the following planting season (November-March).