

Biodiversity Net Gain Assessment

Markor, Eaves Hall Lane, West Bradford, Clitheroe

Introduction

The applicant appointed Etive Ecology Ltd. to undertake a Biodiversity Net Gain (BNG) Assessment on the existing property of Markor, Eaves Hall Lane. The site is centred on the National Grid Reference SD 73858 44866. The proposed scheme is to replace the existing residential building and construct a replacement dwelling, with associated landscaping and access.

The BNG Assessment used the Full Statutory BNG Metric (version: July 2025). Experienced ecologist Russell Grey (BSc, MCIEEM, CEnv) undertook the site visit on 19th May 2025 and subsequent BNG metric assessment.

On-Site BNG Baseline

The baseline habitats have been identified using the UKHab Classification. The site is located within an ecologically desirable location (adjacent to a designated site). The baseline site is summarised as follows:

- *Urban: developed land; sealed surface: 0.02ha (condition assessment N/A) = 0.0 Habitat Units.*
- *Urban: artificial unvegetated, unsealed surface: 0.04ha (condition assessment N/A) = 0.0 Habitat Units.*





Ecological Services & Solutions

- *Urban: vegetated garden*: 0.14ha (condition assessment N/A) = 0.31 Habitat Units.
- *Urban Trees*; 2 x large trees, 2 x medium trees and 1 x small tree, all in a Good Condition = 1.33 Habitat Units.



The **baseline BNG score for the site is 1.64 Habitat Units**. The mandatory 10% BNG target for the scheme is therefore 1.80 Habitat Units post-intervention.

On-Site BNG Post-Intervention (Revised)

Post-intervention, the site is proposed to comprise the following habitats as per the UKHab Classification:

- *Urban, developed land, sealed surface*: 0.07ha (condition assessment N/A) = 0.0 Habitat Units.
- *Urban: vegetated garden*: 0.13ha (condition assessment N/A) = 0.29 Habitat Units.
- *Urban Trees*; 2 x large trees, 2 x medium trees and 1 x small tree, all in a Good Condition = 1.33 Habitat Units.

The **post-intervention BNG score for the site is therefore 1.62 Habitat Units**.

Assessment

The post-intervention scores shown above represent a net change of -0.02 Habitat Units (-1.34%). This score fails to meet the mandatory BNG target of a 10% gain in baseline scores. Additionally, the habitat trading rules within the metric have not been satisfied, as there is a net loss in habitats of low distinctiveness.



**ETIVE
ECOLOGY**

Ecological Services & Solutions

To meet the mandatory BNG targets for the site based on the baseline scores, **0.19 Habitat Units need to be obtained.**

Recommendations

The proposed scheme limits the potential for on-site mitigation due to its residential nature. To achieve the required 10% net gain, it is recommended that the landowners **purchase off-site units from a registered Habitat Bank.** While it is technically possible to deliver the necessary BNG units on site, doing so would impose a long-term management obligation on the homeowner. On-site provision would also require a legally binding 30-year commitment, including ecological monitoring and maintenance. Therefore, purchasing BNG units from a recognised habitat bank offers a more practical and cost-effective alternative.

There are currently no habitat banks registered in the Lancashire County Council, but there is one within the Ribble Valley Borough Council area (BGS-170325001). Because of the spatial risk multiplier, it is recommended that units be purchased from this habitat bank; however, the applicant may consider purchasing units from an off-site provider outside the LPA or National Character Area (NCA) if they are priced significantly lower. The applicant understands the spatial risk multiplier and that purchasing units outside the LPA/NCA region would increase the number of units they must obtain.

It is anticipated that a pre-commencement condition will be attached to any subsequent planning approval notice, requiring the applicant to submit a revised version of the BNG Metric and Biodiversity Gain Plan, including details of the off-site units obtained and a justification for the number of units obtained, reflecting the spatial risk multiplier.

Conclusion

To meet the mandatory 10% BNG target, it is recommended that the unit deficit be acquired from a registered Habitat Bank rather than delivered on-site. This could be secured by way of a suitably worded pre-commencement condition. Alternatively, Statutory BNG Credits could be obtained from the UK Government.

Report Prepared by: Laura Clement-Evans

Report Reviewed by: Russell Grey

Report date: 27.01.26