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Baseline Biodiversity Net Gain Assessment

Site Address:

Mardale Rd, Longridge, Preston PR3 3EU

Client:

Ribble Valley Borough Council

Assessment Date:

6th February 2026

Project:

This report is prepared to inform a planning application with the Ribble Valley Borough Council. The proposal is described as:

'3G football pitch with access pathway to car park'

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **[BNG Methodology and Legislation – 2025](#)**.

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	06/02/2026
Proof	0.2	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	06/02/2026
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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a proposed development plan in **Appendix 2**, headline BNG results in **Appendix 3**, and condition assessments in **Appendix 4**.

The site is centred at National Grid Reference SD 59600 36100 and has an area of approximately 0.77ha. The site is characterised by sealed surfaces and modified grassland. The site is surrounded by residential and agricultural landscapes with several small woodland swathes in close proximity of the site. The wider landscape comprises more extensive agricultural fields with several reservoirs interspersed within.


This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric – Mardale Road PR3 3EU – v1 (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan (Version 2)
- ❖ Preliminary Ecological Appraisal (PEA) - Mardale Road PR3 3EU – v1 (Arbtech Consulting Ltd., 2026)
- ❖ Tree Survey Report - Mardale Road PR3 3EU – v1 (Arbtech Consulting Ltd., 2026)

Executive Summary

- ❖ The site generates 1.49 area-based habitat units in its baseline. To achieve a minimum +10% uplift, a minimum of 1.64 area-based habitat units are required.
- ❖ A post-development BNG assessment must be undertaken to discern the net change of biodiversity value as a result of the proposed development.
- ❖ There is good scope on site to achieve the required net gain.
- ❖ Recommendations to achieve a 10% are outlined below:
 - ❖ Planting individual trees within the site.
 - ❖ Enhancement of modified grassland within the site.

Introduction

BNG Informative	
	<p>Date reflected by BNG calculations: 20th January 2026</p>
	<p>The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 28th June 2018 and 24th April 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.</p>
<p>Habitat Degradation Statement</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
<p>Irreplaceable Habitat Statement</p>	<p>No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.</p>

Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.		
BNG Target Uplift	+10%		
National Character Area (NCA)	33 – Bowland Fringe and Pendle Hill		
Strategic Significance	Lancashire County Council Local Nature Recovery Strategy (LNRS): ❖ Local Nature Recovery Strategy 2026 - Lancashire County Council		
	Habitat	Baseline / Post-Development	Justification
	Developed land; sealed surface	Baseline	As per guidelines, baseline strategic significance values have been scored as low, due to the LNRS now being published.
	Modified grassland	Baseline	As per guidelines, baseline strategic significance values have been scored as low, due to the LNRS now being published.
Limitations			
There were no specific limitations to the assessment.			

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Developed land; sealed surface	0.0265	The north section of the site comprises tarmac hardstanding and is used as a car park.	<i>Poor: passes 4 of 7 criteria excluding essential criterion A.</i> Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
Modified grassland	0.7464	The remaining area within the development boundary comprises modified grassland (Fig.2). The grassland is frequently mown and has a uniform short sward height (~10cm). Large sections of the grassland are used for playing sports and there is evident physical damage to sections of grass which are frequently utilised. Species present include perennial rye <i>Lolium perenne</i> (D), lesser celandine <i>Ficaria verna</i> (O), creeping buttercup <i>Ranunculus repens</i> (O), common daisy <i>Bellis perennis</i> (O).	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	

Change of Biodiversity Value

Area-Based	Habitat Type	Biodiversity Units Generated
	Sealed & Unsealed Surface	0
	Modified grassland	1.49
	Total	1.49

Results, Discussion, and Next Steps

BNG Informative	
Results and Next Steps	<p>The site generates 1.49 area-based habitat units in its baseline. To achieve a minimum +10% uplift, a minimum of 1.64 area-based habitat units are required.</p> <p>A post-development BNG assessment must be undertaken to discern the net change of biodiversity value as a result of the proposed development.</p>
General recommendations	<p>Trading rules are foreseen to be a constraint: the removal of modified grassland must be made up for on a like-for-like or like-for-better basis. In other words, unless sufficient amounts of low distinctiveness habitats or above are proposed, the site will generate a trading error for the loss of these habitat types.</p> <p>There is good scope on site to achieve the required net gain.</p> <p>Recommendations to reach a 10% uplift on-site include:</p> <ul style="list-style-type: none"> • Planting individual trees within the site. The below recommendations will achieve a condition score of “moderate”. <ul style="list-style-type: none"> ○ Tree species planted will be of native origin, or at the very least, appropriate with the local landscape. Any non-native species planted must comprise <30% off all trees planted on site. ○ Trees planted on site will require protection from damage caused by human activity, including poor management and vandalism. ○ Trees should be planted in areas with enough space for the canopy growth to reach a minimum of 75% of its expected area, relative to the age, height and species of the tree, allowing the canopy to oversail at least 20% of the ground vegetation beneath. Additionally, these trees will not be subject to regular pruning. ○ Species considered suitable for planting include English oak, hazel, rowan, hawthorn, blackthorn, birch, willow, spindle, elm, wild cherry, ash. • Creation of modified grassland within the site. The below recommendations will achieve a condition score of “good”. <ul style="list-style-type: none"> ○ Modified grassland will contain 6-8 vascular plant species per m², including at least 2 forbs. ○ Management will be required to prevent non-target dominant plant species taking over the habitat parcel, as well as to ensure a varied sward height is maintained and bare ground is reseeded.

	<ul style="list-style-type: none"> ○ Management of this habitat parcel will be required to ensure the target condition is achieved. As such, access to the habitat parcel must be achieved from the road or similar, without encroaching on any private gardens, for external management to take place. ○ Modified grassland must not contain any invasive non-native species, as listed on Schedule 9 of the Wildlife and Countryside Act (1981). ○ Species to consider for planting include Yorkshire fog, creeping bent, red fescue, perennial ryegrass, cocksfoot, meadow buttercup, creeping buttercup, white campion, red campion, dandelion, chickweed, ox-eye daisy, willowherb, white clover, red clover, ragwort, ribwort plantain, broadleaved dock, smooth hawksbeard, herb robert, cleavers, germander speedwell, cow parsley, birdsfoot trefoil etc.
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Appendix 1: Baseline Habitat Plan



Appendix 2: Proposed Development Plan

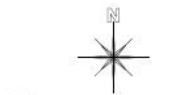
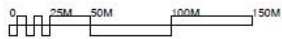
SITE PLAN

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS.
 NO GUARANTEE CAN BE GIVEN THAT ALL DIMENSIONS ARE CORRECT FOR THE DRAWING.
 NO GUARANTEE CAN BE GIVEN FOR THE ACCURACY AND COMPLETION OF ANY SERVICES PROVIDED INCLUDING UTILITIES OR THE SHOWN AND NO LIABILITY WILL BE ACCEPTED FOR ANY OTHER THAN THE ABOVE TO THE WORKS ACTUALLY IN HAND PROVIDED PROVIDED ACCORDING TO DRAWINGS.
 ALL DIMENSIONS SHOWN ARE MEASURED TO CENTRE UNLESS OTHERWISE STATED.
 DIMENSIONS SHOWN IN RED ARE TO BE CONSIDERED AS THE FINAL DIMENSIONS.
 DIMENSIONS SHOWN IN BLUE ARE TO BE CONSIDERED AS THE FINAL DIMENSIONS.
 THE DRAWING IS SUBJECT TO LANDROCKET LTD.

- APPLICATION SITE AREA REQUIRED
- LAND AREA UNDER OWNERSHIP OF CLIENT



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THE FOOTBALL FOUNDATION BRIAN HOLDEN MEMORIAL SYNTHETIC TURF PITCH (STP) DEVELOPMENT	
SITE PLAN	
Scale	1:500
Drawn by	02
Checked by	02
Date	25-06-2025 (0-234211) 01

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Appendix 3: Headline BNG Results

FINAL RESULTS					
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>			-1.49	
	<i>Hedgerow units</i>			0.00	
	<i>Watercourse units</i>			0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>			-100.00%	Total net gain achieved is less than target set ▲
	<i>Hedgerow units</i>			0.00%	
	<i>Watercourse units</i>			0.00%	
Trading rules satisfied?		No - Check Trading Summaries ▲			
Area created must match area lost for both onsite and offsite ▲					
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
<i>Area habitat units</i>	10.00%	1.49	1.64	1.64	
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Appendix 4: Baseline Habitat Condition Assessment Sheets

Modified Grassland; assessed using ‘Grasslands Low Distinctiveness’ habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Less than 6 vascular plant species per m ² .
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Sward height is uniform (~10cm)
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Scrub present for <20% of habitat parcel.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	Physical damage present in more than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Bare ground cover between 1% and 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			N
Number of criteria passed			4
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Passes 6 or 7 of 7 criteria including passing essential criterion A		Good (3)	
Passes 4 or 5 of 7 criteria including passing essential criterion A		Moderate (2)	

Passes 0, 1, 2 or 3 of 7 criteria; OR
4, 5 or 6 of criteria but failing criterion A

Poor (1)

