



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

<b>SITE NAME &amp; ADDRESS</b>	Foxfields Country Hotel, Whalley Rd, Billington, Clitheroe BB7 9H
<b>DEVELOPMENT PROPOSAL</b>	Proposed construction of 3no. ancillary leisure and recreational buildings at the site.
<b>PLANNING REFERENCE</b>	Not yet registered
<b>DATE</b>	24 April 2026

### 1. INTRODUCTION

Knight Sky Ecology Ltd was commissioned to provide a BNG strategy for the proposed development at Foxfields Country Hotel. The BNG strategy includes the submission of the following documents:

- The Statutory Biodiversity Metric calculation tool (hereafter referred to as 'the Biodiversity Metric')
- Habitat condition assessment
- UK Habitat Classification map – Baseline (Figure 1)
- UK Habitat Classification map – Post-development (Figure 2)

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.

This document has been produced to provide an overview of the BNG assessment and to provide a clear approach to how the BNG condition would be met. It is recommended that this document is read in conjunction with the Preliminary Ecological Report for the site (Knight Sky Ecology, 2026).



## 2. METHODS

The latest version of the Biodiversity Metric and User Guide (3 July 2025) have been accessed from:

<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

### Habitat Assessment

A site walkover was undertaken on 23<sup>rd</sup> March 2026 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).

## 3. BASELINE VALUES

### Lancashire Local Nature Recovery Strategy

The Lancashire Local Nature Recovery Strategy has been published and is available from [Lancashire LNRS](#). All habitats within the baseline have been assigned a low strategic significance.

### Priority Habitats

No priority habitats are present within the site.

### Habitat Degradation

No habitat degradation was identified.

### Habitats

Figure 1 in Appendix A provides an overview of the habitat baseline. The habitats within the site comprised:

- u1b6 - Other developed land
- g4 - Modified grassland (poor condition)

The combined biodiversity value of the habitats within the site is **0.21 units**. The development will result in the loss of modified grassland habitat.

### Hedgerows

There are no hedgerows within the site.

### Watercourses

There are no watercourses within the site or within a 10m radius.



#### **4. POST-DEVELOPMENT VALUES (HABITAT CREATION)**

Figure 2 in Appendix A provides an overview of the proposed post-development habitats within the site. The proposed development boundary includes the construction of the units with associated access paths.

In order to meet mandatory BNG requirements, the application site has set aside land for tree planting purposes. A total of 10 trees are included in the Biodiversity Metric, assigned to achieve moderate condition. The post-development value would be **0.24 habitat units**.

#### **5. CONCLUSIONS AND RECOMMENDATIONS**

The Biodiversity Metric has calculated that the development proposals will result in:

- **a net gain of 0.03 habitat units (15.89%)**

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 within this document demonstrates that the mandatory BNG condition is capable of being discharged successfully at the site.**

##### **Habitat Management Plan and Biodiversity Gain Plan**

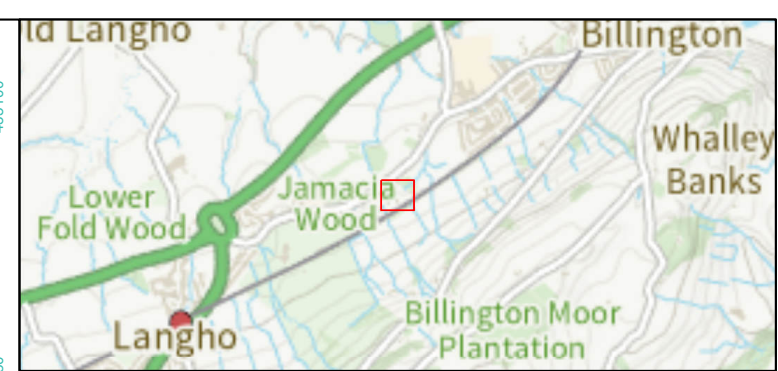
Knight Sky Ecology does not consider the proposed net gain within the site as 'significant'. However, it is recommended that a Habitat Management Plan is required for the proposed trees. The trees are required to be managed for at least 30 years in line with legislation.




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 this document.

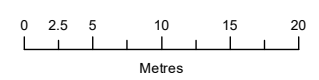


## **APPENDIX A: FIGURES (NEXT PAGE)**

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



Survey Information	
	Site boundary (1,380.7m <sup>2</sup> )
UKHab Habitat Survey	
	g4 - Modified grassland (1,032.5m <sup>2</sup> )
	u1b6 - Other developed land (348.2m <sup>2</sup> )



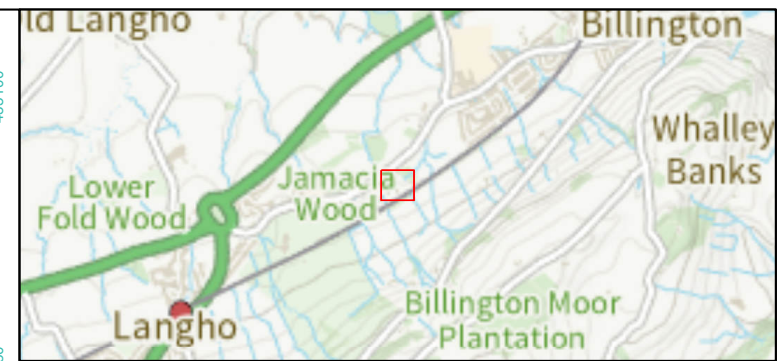
PROJECT TITLE  
**FOXFIELDS COUNTRY HOTEL, BILLINGTON**

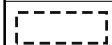




DRAWING TITLE  
**Figure 1: UK Habitat Classification Map (Baseline)**

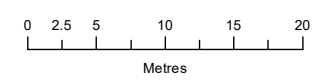
VER	DATE	REMARKS	Drawn	Checked
1.0	23/04/26	UKHab	MP	RK

DRAWING NUMBER:  
 KSEcology/Foxfields/UKHab

SCALE	1:550	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
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Survey Information	
	Site boundary (1,380.7m <sup>2</sup> )
UKHab Habitat Survey	
	g4 - Modified grassland (574.4m <sup>2</sup> )
	u1b5 - Building (354.9m <sup>2</sup> )
	u1b6 - Other developed land (451.4m <sup>2</sup> )
	32 - Scattered tree



PROJECT TITLE  
**FOXFIELDS COUNTRY HOTEL, BILLINGTON**

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

VER	DATE	REMARKS	Drawn	Checked
1.0	23/04/26	Post-Development	MP	RK

DRAWING NUMBER:  
 KSEcology/Foxfields/Post-Development

SCALE	1:550	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
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