

Biodiversity Net Gain Assessment

Site Address:

Edisford Playing Pitches, Edisford Road, Clitheroe, BB7 3LA

Client:

Adam Allen

Assessment Date:

11th March 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	05/02/2026
Proof	0.2	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	05/02/2026
Final	1.0	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	05/02/2026
Updated boundary	2.0	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	04/03/2026
Part 2 added	3.0	Katie Whitfield BSc (Hons) MSc, Consultant Ecologist	11/03/2026

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Arbtech cannot be held responsible for any project management failures, delays or unforeseen costs arising from failure to read and ensure understanding of the content with in, nor is Arbtech responsible for any adverse outcomes arising from failure to account for ecological advice given at any stage throughout the project collaboration.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is centred at National Grid Reference SD 72878 41297 and has an area of approximately 0.75ha. The site is characterised by modified grassland. The site is surrounded by residential and agricultural landscapes with several woodland copses and swathes in close proximity of the site. The wider landscape comprises more extensive residential and agricultural areas.

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

- ❖ Statutory BNG Metric – Edisford Playing Pitches, BB7 3LA – V1 (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan (Version 1)
- ❖ Preliminary Ecological Appraisal (PEA) - Edisford Playing Pitches, BB7 3LA – V2 (Arbtech Consulting Ltd., 2026)
- ❖ Tree Survey Report - Edisford Playing Pitches, BB7 3LA – V1 (Arbtech Consulting Ltd., 2026)

Executive Summary

- ❖ The current landscaping proposal generates a net loss of area-based habitat units (-84.83%) with unmet trading rules.
- ❖ In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 1.66 will need to be achieved. At present, there is a unit deficit of **1.43** units. These units can be made up of any low distinctiveness habitats or better to satisfy trading rules.
- ❖ Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units.
- ❖ The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	20 th January 2026
	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 28 th June 2018 and 21 st September 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.	
	Historical imagery < 28 Jun 2018 > > 1985 2000 2002 2003 	
	Historical imagery < 21 Sept 2025 > > 1985 2000 200 	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.	
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
	Modified grassland	Baseline and post-development	As per guidelines, baseline strategic significance values have been scored as low, due to the LNRS now being published. Retained grassland is also capped at low strategic significance due to its continued low value as well as the site not being noted as of particular importance within the LNRS.
	Developed land; sealed surface	Baseline and post-development	Sealed surfaces are of low value with the site not noted as a site of particular importance within the LNRS. As such sealed surfaces have low strategic significance.
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
Modified Grassland	0.7543	The majority of the site comprises modified grassland (Fig 1). 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. The outer edges of the grassland are less frequently mown and have a longer sward height (<20cm) Species present include perennial rye <i>Lolium perenne</i> (D), lesser celandine <i>Ficaria verna</i> (F), creeping buttercup <i>Ranunculus repens</i> (F), cock's foot <i>Dactylis glomerata</i> (O), common daisy <i>Bellis perennis</i> (O).	Poor: passes 4 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Modified grassland	0.1144	Retained sections of modified grassland. Anticipated to have increased areas of bare ground due to frequent pedestrian use of the proposed football pitch found adjacent to the grassland.	Poor: passes 3 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
Created (A-2)	Developed land; sealed surface	0.6399	Proposed 3G football pitch with associated access path and recess areas.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	

Change of Biodiversity Value

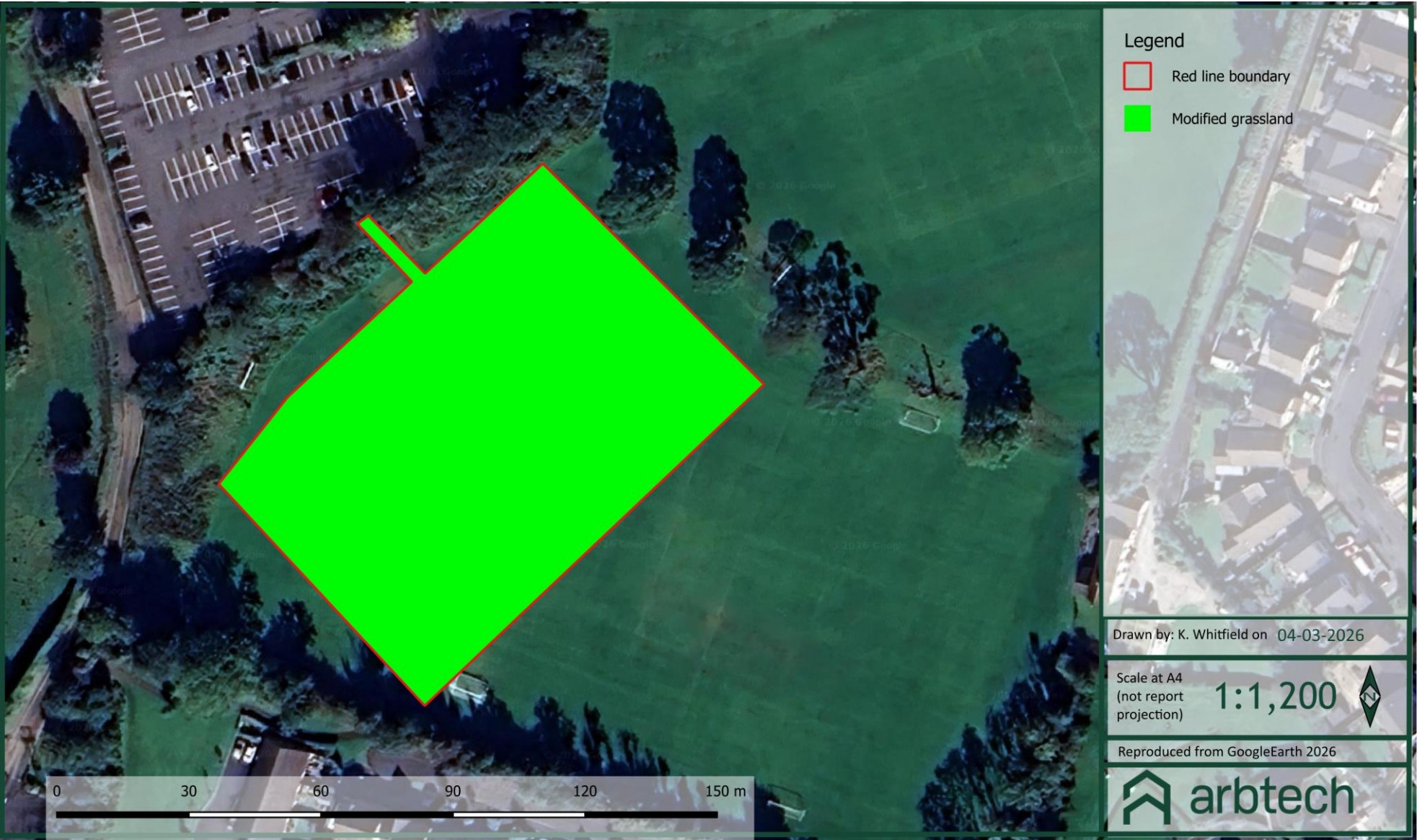
		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	1.51 ❖ Modified grassland of poor condition (1.51)	N/A	N/A
	Post-Development	0.23 ❖ Retained modified grassland of poor condition (0.23) ❖ Created sealed surfaces (0)		
	Overall Net Change	-1.28 -84.83%		

Results, Discussion, and Next Steps

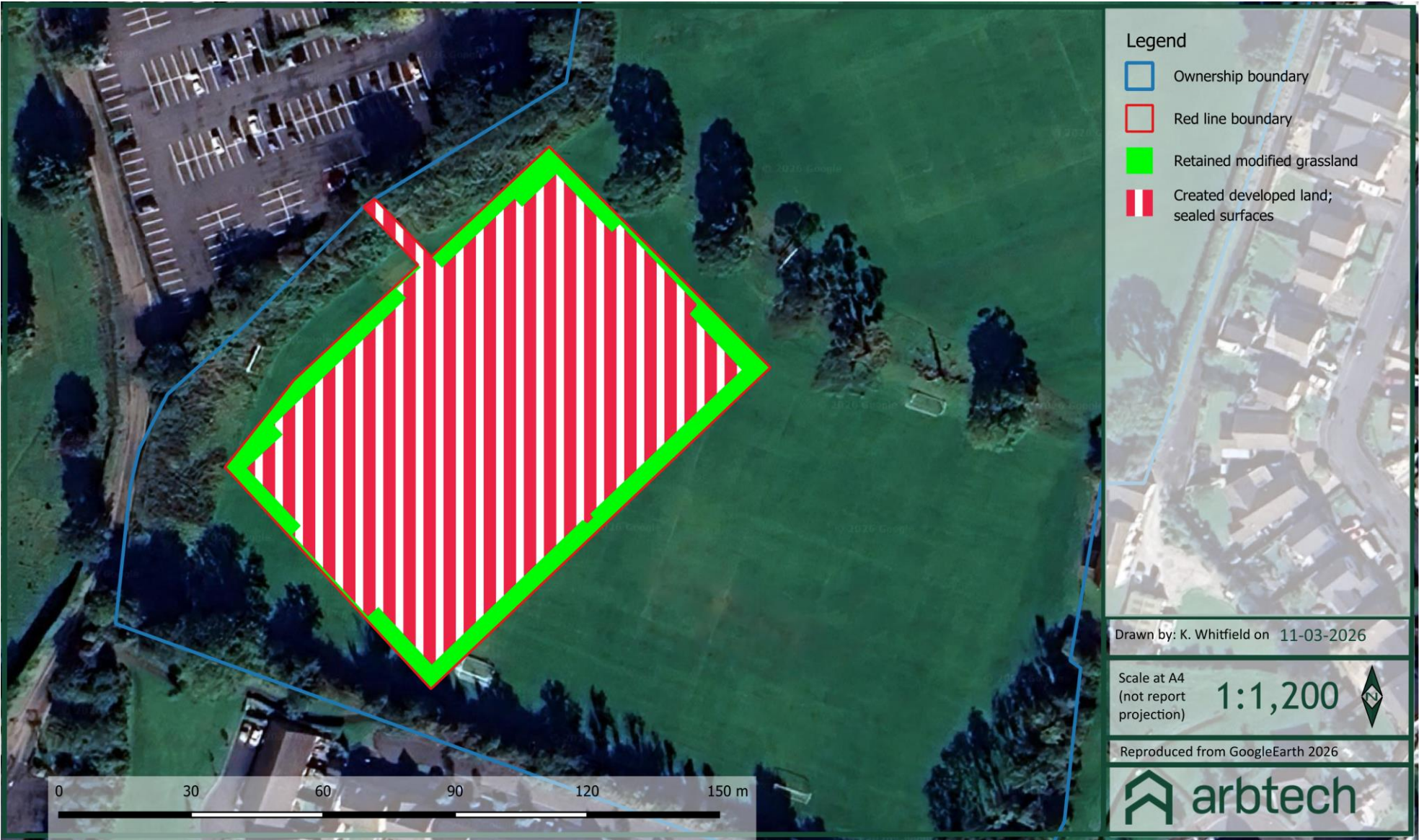
BNG Informative																		
Results	The current landscaping proposal generates a net loss of area-based habitat units (-84.83%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of modified grassland (low distinctiveness). With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024). In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 1.66 will need to be achieved. At present, there is a unit deficit of 1.43 units. These units can be made up of any low distinctiveness habitats or better to satisfy trading rules.																	
Recommendations and Next Steps	There is limited scope on site and this provision may not be possible to achieve on site (within the redline boundary) considering the size of the proposed development area and the limited amount of soft landscaping within the parcel. Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG. A summary as to what off-site units will be required is detailed in the table below. <table><tr><th></th><th>Distinctiveness</th><th>Broad Habitat Group</th><th>Habitat</th><th>Units Required</th></tr><tr><td rowspan="2">Area-Based</td><td>Low</td><td>Any</td><td>Any</td><td>1.43</td></tr><tr><td colspan="3">Total</td><td>1.43</td></tr></table>					Distinctiveness	Broad Habitat Group	Habitat	Units Required	Area-Based	Low	Any	Any	1.43	Total			1.43
	Distinctiveness	Broad Habitat Group	Habitat	Units Required														
Area-Based	Low	Any	Any	1.43														
	Total			1.43														

BNG Mitigation Hierarchy	
Avoidance	Impacts to modified grassland is necessary to facilitate the football pitch and as such cannot be avoided or minimised.
Minimisation	
Mitigation	The loss is to be offset via a financial contribution to a suitable habitat bank.
Offset	

Appendix 1: Baseline Habitat Plan

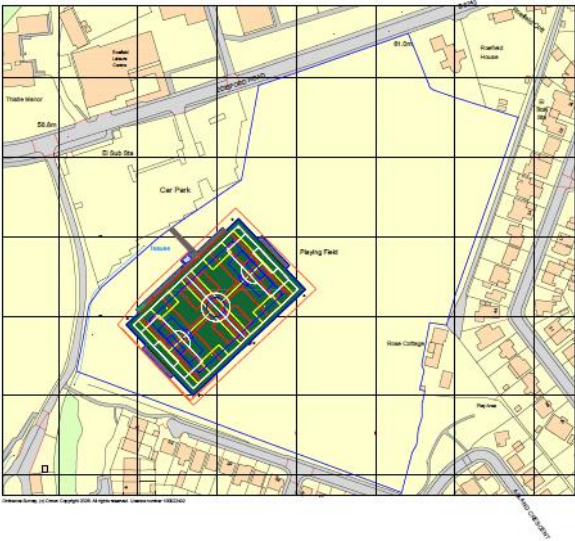


Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan

SITE PLAN



CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK
NO GUARANTEE CAN BE GIVEN THAT ALL DIMENSIONS HAVE BEEN SHOWN ON THE DRAWING
NO GUARANTEE CAN BE GIVEN TO THE ACCURACY AND COMPLETENESS OF ANY
TYPED DIMENSIONS EXCEPT REPRODUCING DIMENSIONS TO THE DRAWING AND NO
DIMENSIONS WILL BE ADJUSTED FOR ANY CORRECTIONS MADE DUE TO A LACK OF
ACCURACY IN ANY DIMENSIONS SHOWN ON THE DRAWING
NECESSARY DIMENSIONS SHOWN ON THE DRAWING PRIOR TO APPROVAL OF THE
DIMENSIONS AND THE DIMENSIONS WITH THE DIMENSIONS
DIMENSIONS SHOULD ALSO BE MADE TO HISTORICAL PLANS AND ALL BUT
DIMENSIONS
THIS DRAWING IS SUBJECT TO LAMBERTS LTD.

 APPLICATION SITE
AREA REQUIRED

 LAND AREA UNDER
OWNERSHIP OF CLIENT





LABOSPORT LTD
Unit 1, Spring Hill, Spring Hill, Newcastle, NE1 1JN
0191 275 1111
labosport.co.uk

THE FOOTBALL FOUNDATION

**G-234209 EDISFORD PLAYING PITCHES
SYNTHETIC TURF PITCH (STP) DEVELOPMENT**

SITE PLAN

PROJECT NO.	74	01
DATE	25.03.2021	
BY	25.03.2021	25.03.2021
SCALE	1:1000	

Appendix 4: Headline BNG Results

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-1.28	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-84.83%	Total net gain achieved is less than target set ▲
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.51	1.66	1.43
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Appendix 5a: 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.
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)	✓	
--	----------	---	--

Appendix 5b: Post-Development 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.
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).	N	Bare ground anticipated to be over 10% due to frequent pedestrian use of the proposed football pitch found adjacent to the habitat.
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			3
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)	✓	