



ECOLOGY TECHNICAL NOTE

SITE NAME

Land north of Woodpecker House, Sawley

DEVELOPMENT PROPOSAL

Construction of a single storey short-term holiday let

PLANNING REFERENCE

Not known

ECOLOGY ASSESSMENT TYPE

BIODIVERSITY NET GAIN

DATE

25 May 2026

AUTHOR

Ryan Knight BSc (Hons) MCIEEM - Principal Ecologist

INTRODUCTION & BACKGROUND

Knight Sky Ecology was commissioned to provide a Statutory Biodiversity Metric calculation tool (hereafter referred to as 'the metric tool') for the proposed development on land to the north of Woodpecker House. This technical note has been produced to accompany the metric tool and provide an overview of the results.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A 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 biodiversity net gain, 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.

METHODS

The latest version of the metric tool, habitat condition assessment spreadsheet and User Guide (3 July 2025) were accessed from:

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

Desk Study & Site Data

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

- Land north of Woodpecker House, Sawley. Preliminary Ecological Appraisal (Knight Sky Ecology, May 2026). This report provides several photos of the site.



Tree data (i.e., tree nos. and sizes including diameter at breast height (DBH)) were taken from the following tree report:

- BS5837 Tree Survey. Land at Woodpecker House. Sawley BB7 4LF. May 2026. (Lakeland Tree Consultancy, 2026)

A site walkover was undertaken on **20th May 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).

RESULTS

BASELINE

Designated Sites

The proposed development is not located within 500m of any statutory designated sites. In addition, there are no such sites within 2km.

Priority Habitats (including Ancient Woodland and Other Irreplaceable Habitats)

The nearest priority habitats to the site are coastal and floodplain grazing marsh (80m west) and an area of deciduous woodland (130m south-east).

Lancashire Ecological Network

The site is not within the Lancashire Ecological Network.

Habitats

Figure 1 provides an overview of the habitat baseline as existing in May 2026.

The site area measures 1.660.9m² and comprises grassland (UKHab Classification – g3c other neutral grassland – secondary code 16 Tall forbs (poor condition)). The application site also includes the existing access (706.5m²)

Three hawthorn, one willow and one sycamore tree were located in the site boundary. All trees were small (DBH under 30cm). All have been assigned a moderate condition. This is a precautionary estimation in value. The combined biodiversity value of the existing habitats is **0.83 habitat units**. The habitats of measurable value that would be lost as a result of development comprise grassland (458.9m²) and three trees.

Hedgerows

There is a species rich hedgerow on the existing boundary. This hedgerow has a biodiversity value of **0.76 hedgerow units**. It is to be retained.

Watercourses

No watercourses were identified within the site or within 10m of the boundary.



ENHANCEMENTS

The retained grassland is to be enhanced to achieve a moderate condition via simple and achievable management measures.

CREATION

Habitats

Figure 2 provides a UK Habitat Classification map of the site as proposed. It has been based on the DWG (CAD) file provided from the agent.

The habitats to be created are: vegetated gardens and individual trees.

Trees

A total of eight planted (native) trees have been included in the habitat creation measures within the biodiversity metric tool. On the presumption that 8 trees would be planted, the combined value of the retained, enhanced and created habitats post-development would be **1 habitat unit**.

Hedgerows

Only 11.5m of species-rich native hedgerow is required to achieve at least a 10% net gain. There are several suitable locations on the site for planting a hedgerow and a provisional location has been earmarked as shown in Figure 2.

A 13.6m section of species rich native hedgerow (moderate condition) is included in the biodiversity metric tool.



SUMMARY

Provided that the development carries out the specified habitat enhancements and habitat creation as set out in this document, the development proposals will result in:

- a net gain of biodiversity value comprising **0.17 habitat units (20.53 %)**; and,
- a net gain of biodiversity value comprising **0.09 hedgerow units (12.02%)**.

The development will therefore meet the biodiversity net gain condition for habitats and hedgerows as the 10% net gain will be achieved.

The time to target condition of the enhanced neutral grassland is 10 years. It should be noted that simply clearing the entire neutral grassland area and creating new grassland would reduce the time to target condition to 5 years.

The time to target condition of the new hedgerow is 5 years and the trees 27 years.

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

RECOMMENDATIONS

Habitat Management and Monitoring Plan and Biodiversity Gain Plan

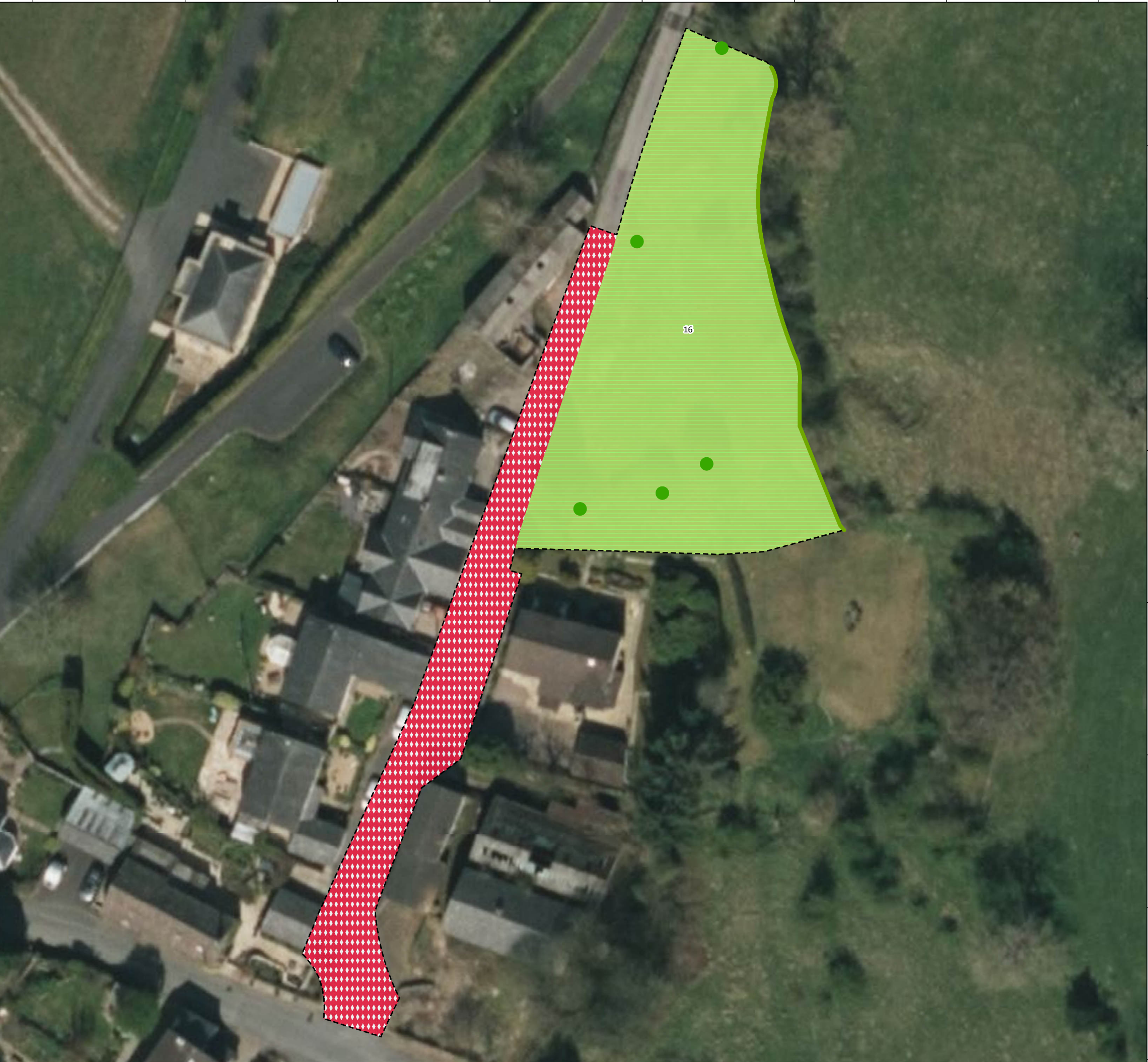
The post-development habitat creation can in certain terms be deemed ‘significant’ due to the enhancements of the grassland. It is for the local authority to decide how best to secure the proposed net gain at the site (e.g., via planning condition only or via a legal agreement).

It is recommended that a Habitat Management and Monitoring Plan is required. The proposed habitats 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.

FIGURES (NEXT PAGE)

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



Survey Information	
	Site boundary (2,367.4m ²)
UKHab Habitat Survey	
	g3c - Other neutral grassland (1,660.9m ²)
	u1b6 - Other developed land (706.5m ²)
	h2a5 - Species-rich native hedgerow (63.1m)
	32 - Scattered tree (5)

Secondary Codes:

16 - Tall forbs

0

2.5

5

10

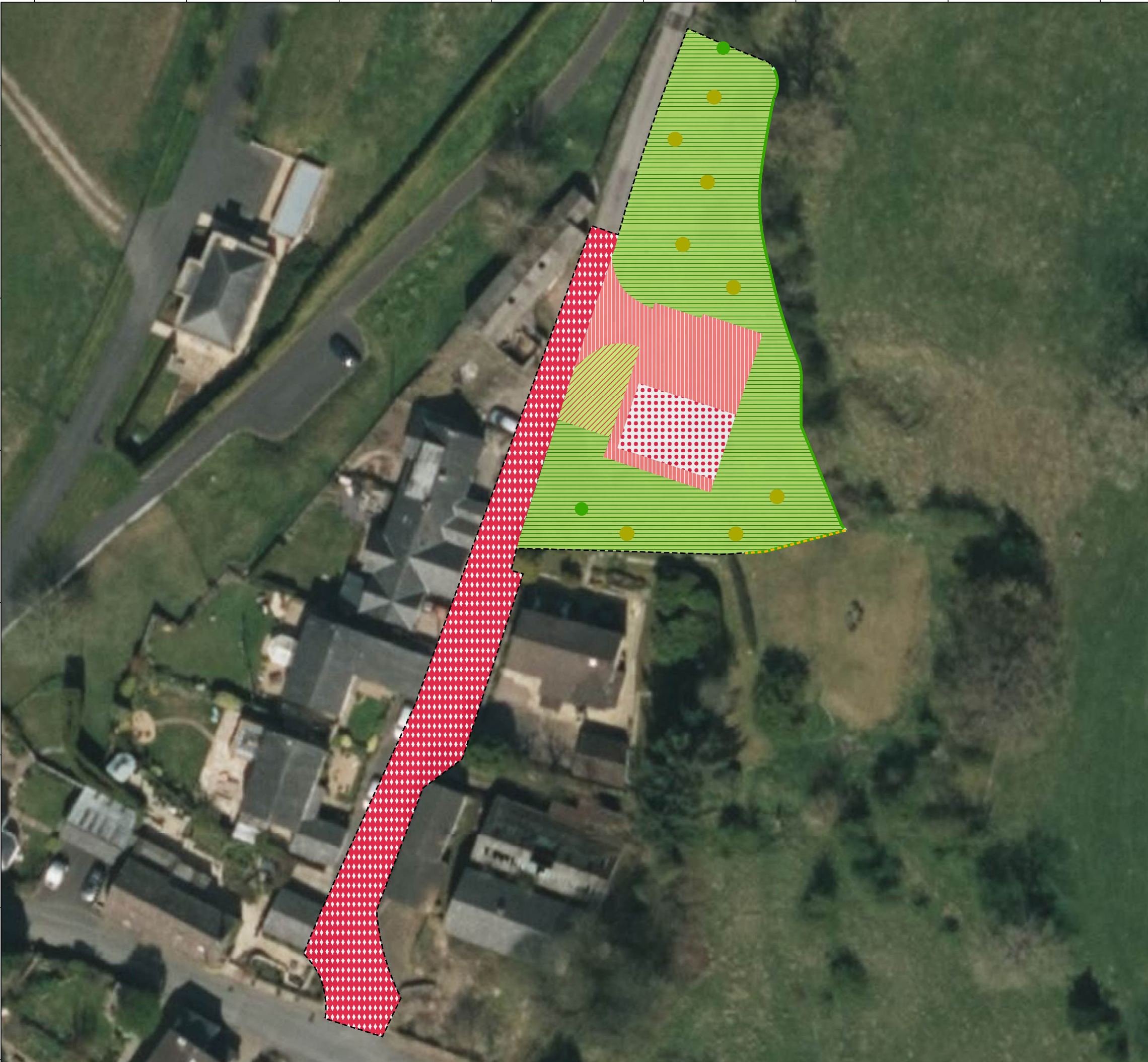
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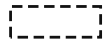
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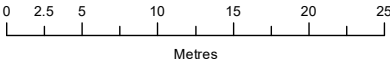
25

Metres

PROJECT TITLE							
LAND AT WOODPECKER HOUSE, SAWLEY							
DRAWING TITLE							
Figure 1: UK Habitat Classification Map (Baseline)							
VER	DATE	REMARKS	Drawn	Checked			
2.0	22/05/26	UKHab	MP	RK			
DRAWING NUMBER:							
KSEcology/WoodpeckerHouse/UKHab							
SCALE	1:500	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
Source: Ordnance Survey © Crown copyright 2026, All rights reserved. Licence Number 100049837.			KNIGHT SKY ECOLOGY				



Survey Information	
	Site boundary (2,367.4m ²)
UKHab Habitat Survey	
	g3c - Other neutral grassland (1,202.0m ²)
	u1b - Developed land; sealed surface (258.0m ²)
	u1b5 - Buildings (120.5m ²)
	u1b6 - Other developed land (706.5m ²)
	828 - Vegetated garden (80.4m ²)
	h2a5 - Species-rich native hedgerow (63.1m)
	h2a5 - Species-rich native hedgerow, newly planted (13.6m)
	32 - Scattered tree, retained (2)
	32 - Scattered tree, newly planted (8)



PROJECT TITLE							
LAND AT WOODPECKER HOUSE, SAWLEY							
DRAWING TITLE							
Figure 2 : UK Habitat Classification Map (Post-Development)							
VER	DATE	REMARKS	Drawn	Checked			
2.1	01/06/26	Post-Development	MP	RK			
DRAWING NUMBER:							
KSEcology/WoodpeckerHouse/Post-Development							
SCALE	1:500	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
Source: Ordnance Survey © Crown copyright 2026, All rights reserved. Licence Number 100049837.			 		KNIGHT SKY ECOLOGY		