



TECHNICAL NOTE: BIODIVERSITY NET GAIN (BNG) STRATEGY

SITE NAME & ADDRESS	Pewter House Farm, Carr Lane, Balderstone, BB2 7LN.
DEVELOPMENT PROPOSAL	Conversion of barn to residential use
PLANNING REFERENCE	Not yet registered
DATE	23 June 2026

1. INTRODUCTION

Knight Sky Ecology Ltd was commissioned to provide a BNG strategy for the proposed development at Pewter House Farm. 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 strategy and to set out how the BNG condition would be met.

The development will require the loss of an area of grassland for parking use. At the time of writing (June 2026), the proposal was not exempt from the BNG condition.



2. METHODS

The latest version of the Biodiversity Metric and User Guide (updated June 2026) has been accessed from:

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

Habitat Assessment

A site walkover was undertaken on 20 March and 11 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).

3. BASELINE VALUES

Lancashire Local Nature Recovery Strategy

The Lancashire Local Nature Recovery Strategy was reviewed and is available from - [Lancashire LNRS](#). The LNRS forms the basis for the justification of the strategic significance categories within the post-development values.

Priority & Irreplaceable Habitats

No priority or irreplaceable habitats were present in the site.

Habitat Degradation

No habitat degradation within the site boundary was identified.

Habitats

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

- u1b5 Buildings
- u1b6 Other Developed land
- g4 Modified grassland

Whilst the vast majority of the site has no biodiversity value, there is a grassland margin on the access road and a small area of grassland on the west boundary of a field that will be lost as a result of the development plans. The grassland margins contained rye grass, cocks-foot, creeping buttercup, broad-leaved dock, bramble, common nettle, raspberry, dandelion, and daffodil. The grassland is in poor condition.

The combined biodiversity value of the habitats within the site is **0.06 habitat units**.

Hedgerows

N/A



Watercourses

N/A

4. POST-DEVELOPMENT VALUES (HABITAT CREATION)

The post-development site is to include the converted barn, gardens and parking space. The provision of gardens on the former hardstanding areas would help achieve a net gain. However, in order to achieve a net gain of over 10%, the applicant has set aside a small area of land for the planting of one tree. This tree has been assigned a poor condition.

The post-development value would be **0.08 habitat units**.

5. CONCLUSIONS AND RECOMMENDATIONS

The Biodiversity Metric has calculated that the development proposal will result in **a net gain of 0.02 habitat units (20.29%)**.

The development will therefore meet the biodiversity net gain condition on-site as the 10% net gain would be achieved.

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

Habitat Management Plan

In addition to the creation of gardens, the site only needs to establish one tree (poor condition). It is recommended to submit a very concise Habitat Management Plan detailing how the tree will be established and managed.

Biodiversity Gain Plan

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 deliver the required 10% net gain as stated in this document.



APPENDIX A: PHOTOS

Photos 1a to 1c.

Various views of grassland within the site.

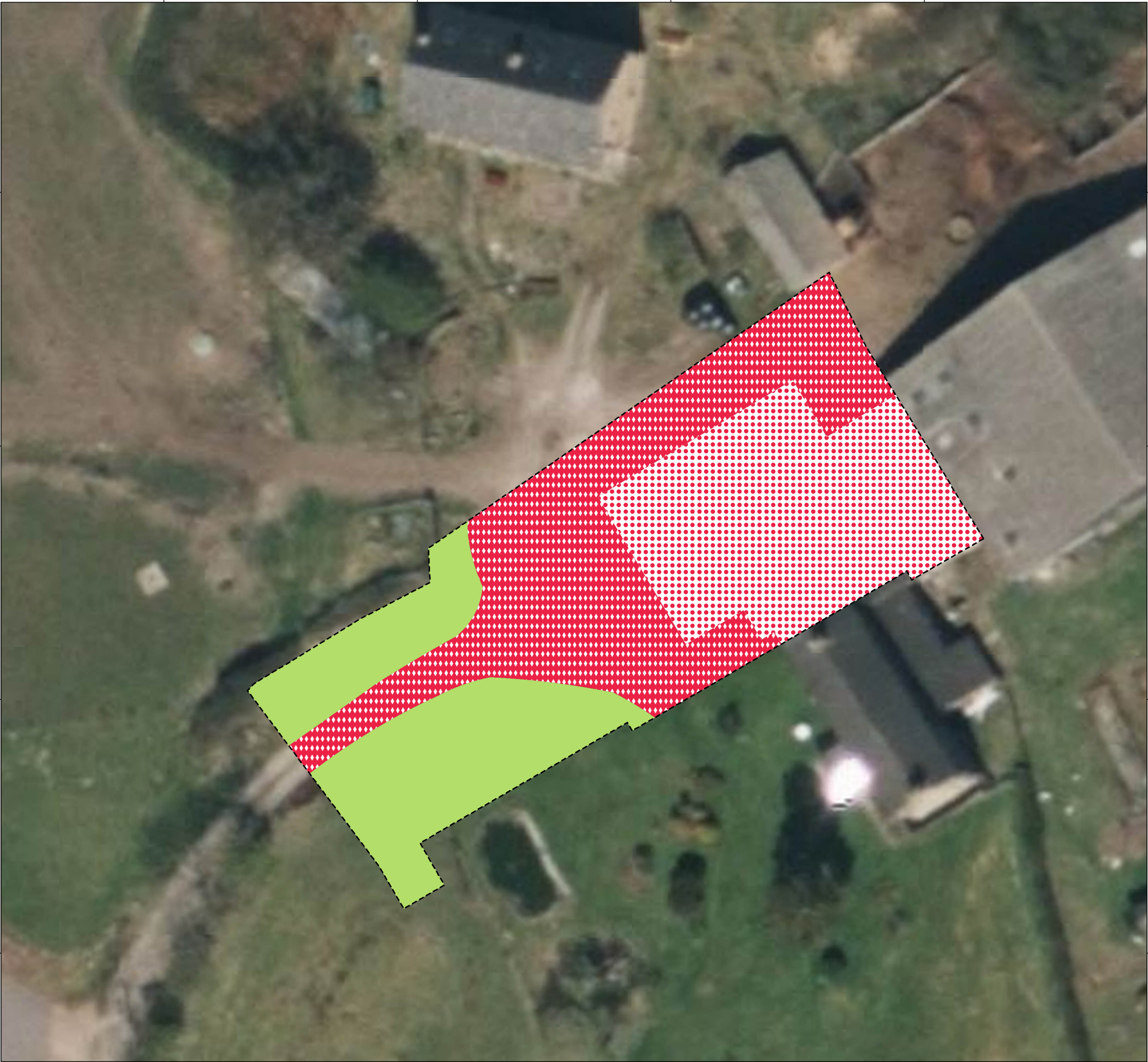






APPENDIX B. FIGURES

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



Survey Information	
	Site boundary (1,150.3m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (315.2m ²)
	u1b5 - Building (376.3m ²)
	u1b6 - Other developed land (458.8m ²)



PROJECT TITLE

PEWTER HOUSE FARM, BALDERSTONE

DRAWING TITLE

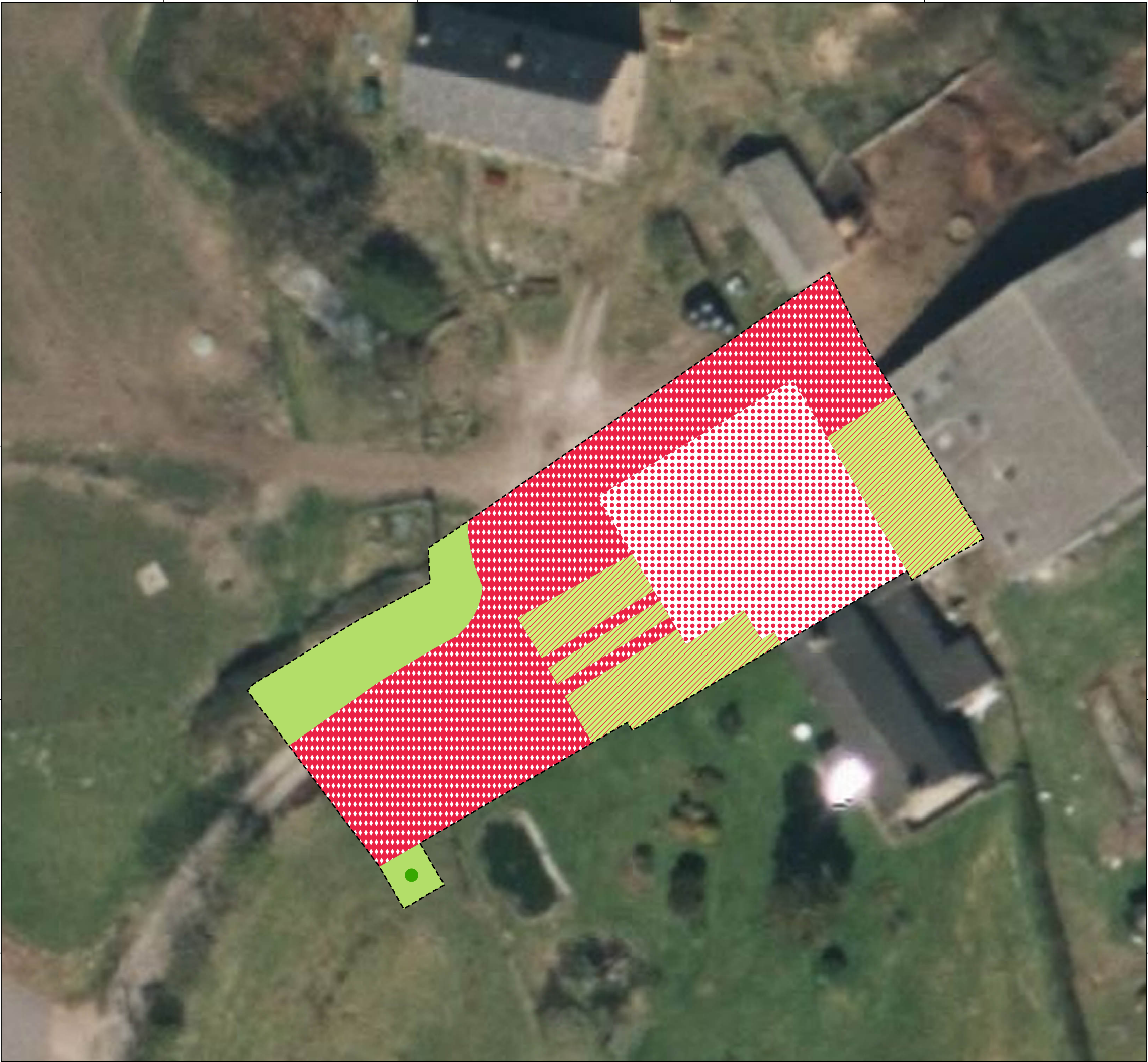
Figure 1: UK Habitat Classification Map (Baseline)

VER	DATE	REMARKS	Drawn	Checked
2.0	22/06/26	UKHab	MP	RK

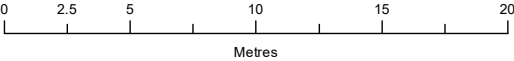
DRAWING NUMBER:

KSEcology/PewterHouseFarm/UKHab

SCALE	1:300	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
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Survey Information	
	Site boundary (1,150.3m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (121.0m ²)
	u1b5 - Building (291.2m ²)
	u1b6 - Other developed land (529.6m ²)
	828 - Vegetated garden (208.5m ²)
	32 - Scattered tree, newly planted



PROJECT TITLE				
PEWTER HOUSE FARM, BALDERSTONE				

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

VER	DATE	REMARKS	Drawn	Checked
2.0	22/06/26	Post-Development	MP	RK

DRAWING NUMBER:				
KSEcology/PewterHouseFarm/Post-Development				

SCALE	1:300	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
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