

BIODIVERSITY NET GAIN DESIGN STAGE ASSESSMENT

JUNE 2026

Land at The Nook

Land between Snodworth Road and York Lane,
Langho,
Blackburn,
BB6 8DR

**U R B A N
G R E E N**



QUALITY MANAGEMENT

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1 Executive Summary

- 1.1.1.1 Redwaters (Langho) Ltd is proposing to erect 6 no. residential dwellings (Use Class C3) and associated landscape and access works within a residential garden associated to the existing property of 'The Nook'. The proposal site (hereinafter referred to as 'the site') is identified as a garden in a non-built-up area outside the settlement of Langho, Blackburn.
- 1.1.1.2 Urban Green has been appointed to carry out a Biodiversity Net Gain Design Stage Assessment to support a full planning application for the development of the site.
- 1.1.1.3 This assessment was conducted using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units of the site for the proposed development.
- 1.1.1.4 The proposed development produces a net loss of 0.48 area habitat units (-44.40%). The trading rules have not been met for all habitat types present. Specifically, the loss of low distinctiveness vegetated garden and bare ground have not been mitigated for onsite.
- 1.1.1.5 The development does not achieve the required 10% BNG onsite; therefore, off-site mitigation will be necessary to meet local and national planning requirements.
- 1.1.1.6 As the potential for biodiversity has been maximised onsite, an additional 0.59 units (of area habitats) will need to be created through offsite mitigation to achieve a 10% net gain.

2 Introduction

2.1 Scope

- 2.1.1.1 Urban Green has been instructed by Redwaters (Langho) Ltd to carry out a Biodiversity Net Gain Assessment at the garden of The Nook in Langho, Blackburn (hereafter referred to as ‘the site’) and produce the findings in a report.
- 2.1.1.2 The client is proposing to erect 6 no. residential dwellings (Use Class C3) and associated landscape and access works within a residential garden associated to the existing property of ‘The Nook’.

2.2 Site Context

- 2.2.1.1 The site is located at National Grid Reference SD 70766 33632 and comprises a total area of approximately 0.63ha (Appendix 1).
- 2.2.1.2 The site is identified as a garden in a non-built-up area located outside the rural settlement of Langho, immediately surrounded by other dwellings to the north, east, and west. The centre of Langho village is located approximately 500m north-west of the site bounds. The wider environment is dominated by an agricultural landscape, comprising grazing pasture, with interspersed pockets of woodland, various golf courses, and a number of reservoirs present. Dean Clough Reservoir is situated closest to the site, located approximately 700m south.

2.3 Purpose of Report

- 2.3.1.1 The report has been produced to document the methods, results and conclusions of a Biodiversity Net Gain Design Stage Assessment that was undertaken on site. The advice herein is based on both desk and field-based studies and intends to fulfil the following purposes:
- Ensure the core principles of Biodiversity Net Gain including the mitigation hierarchy are applied;
 - Identify the baseline habitats present on site (pre-development), assess the condition and provide an indication of the ecological value of those habitats;
 - Identify the post development habitats present on site, assess the possible target condition and provide an indication of the likely importance of those habitats;
 - Calculate the overall change in biodiversity score from pre- to post-development habitats (measured as habitat units); and
 - Provide details of offsite mitigation; including the baseline and post intervention habitats for the offsite mitigation location.

2.4 Legislation and Policy

- 2.4.1.1 In England, a minimum of 10% BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (Appendix 2).
- 2.4.1.2 Ribble Valley Borough Council produced a Core Strategy for 2008-2028 which outlines a Local Plan for the Ribble Valley area.
- 2.4.1.3 The strategy does not directly address Biodiversity Net Gain but has planning policies relating to Biodiversity and Geodiversity.
- 2.4.1.4 **KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY states:**
- 2.4.1.5 Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle, be no net loss of biodiversity.
- 2.4.1.6 These sites include
- Sites of Special Scientific Interest (SSSIs)
 - Local Nature Reserves (LNRs)
 - Local Biological Heritage sites (CBHs)
 - Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)
 - Local Geodiversity Heritage Sites
 - Ancient Woodlands
 - Lancashire Biodiversity Action Plan priority habitats and species
 - European Directive on Protected Species and Habitats - Annexe 1 Habitats and Annexe II Species
 - Habitats and Species of Principal Importance in England

3 Methods

- 3.1.1.1 The Biodiversity Net Gain Assessment and Report follow the user guidance produced by Department for Environment, Food & Rural Affairs (2025a) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

3.2 Site Mapping

3.2.1 Existing Habitats

- 3.2.1.1 The site was subject to a field survey on the 29th January 2026. The weather conditions were 6°C, cloudy (6/8 oktas), wind speed 7 Beaufort scale.
- 3.2.1.2 Plant species were identified and recorded - flora species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and/or uncommon habitats, were searched for during the survey. Any invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019 were also searched for during the field survey.
- 3.2.1.3 Habitat types were identified and recorded using the Coreo habitat mapping application (V2.0) which utilises UKHab classifications (Butcher et al., 2023). Habitat types were based on the UKHab guidance provided and the assessor's best judgment while using these guidelines. Habitats were identified using primary codes and additional secondary codes have been used to record further information regarding various aspects of the site.
- 3.2.1.4 These habitats were subsequently mapped using ESRI ArcGIS Pro software, and habitat areas (ha) and lengths (km) were calculated for all habitats present. The baseline habitat map is displayed in Appendix 3. A summary of primary and secondary codes can be found in Appendix 4.

3.2.2 Post-Development Habitats

- 3.2.2.1 The proposed landscape plan was provided by Urban Green, 2026a (see Appendix 5) in PDF and DWG format, detailing planting mixes and the areas of the proposed habitats. These were used to categorise the proposed habitats to inform the assessment. The landscape plan has also been converted into a UKHab map using UKHab symbology and habitat classification (Appendix 6).

3.3 The Statutory Biodiversity Metric

- 3.3.1.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from the Department for Environment, Food & Rural Affairs, using data obtained from the field surveys.
- 3.3.1.2 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.
- 3.3.1.3 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location

and proximity to nearby ‘connecting’ features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

3.4 Habitat Scoring

3.4.1.1 The Statutory Biodiversity Metric supplies reference documents and user guides to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

3.4.2 Minimum Mapping Units (MMU)

3.4.2.1 The UKHab classification system can be applied at various levels – fine scale, suitable for smaller sites, and large scale, used for broader landscapes. The fine scale level, which acknowledges areas of minimum 25m² and lengths of 5m, is considered appropriate for this site.

3.4.3 Baseline Units

3.4.3.1 To assess the quality of a habitat, and therefore calculate the units scored, the Statutory Biodiversity Metric utilises three scoring factors detailed as follows:

3.4.3.2 Condition

3.4.3.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type (Department for Environment, Food & Rural Affairs, 2025b). These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition.

3.4.3.4 Condition assessment results for each habitat have been provided within the ‘user comments’ column of the associated Statutory Biodiversity Metric (Urban Green, 2026b).

3.4.3.5 Vegetative Survey Methodology

3.4.3.6 Species abundance was described using the DAFOR scale as shown in Table 1. Percentages are an approximate indication rather than a quantitative measure.

Table 1 – Key to Species Abundance

Code	Term	Description	Indicative Percentage Ranges
D	Dominant	Covers most of the area	>50%
A	Abundant	Very common throughout the area.	33 – 50%
F	Frequent	Common or with many individuals.	25 – 33%
O	Occasional	Occurs in several places but not throughout. Populations are not large.	10 – 25%
R	Rare	Occurs in low numbers in relation to size of area.	0.1 – 10%
“L” will be used to indicate abundance in a localised area, e.g. LA = Locally abundant			

3.4.3.7 Distinctiveness

- 3.4.3.8 The distinctiveness of each habitat is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat. Table 2 provides the basis of the distinctiveness assessment for area habitats.

Table 2 – Distinctiveness Assessment for Habitats

Distinctiveness Categories		
Category	Scores	Multiplier
Very High	8	Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action e.g. blanket bog.
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action e.g. lowland fens.
Medium	4	Semi-natural habitats not classed as a Priority Habitat.
Low	2	Habitat of low biodiversity value. Temporary grass and clover ley; intensive orchard; rhododendron scrub.
Very Low (hedgerows)	1	Lowest biodiversity value possible e.g. non-native and ornamental hedgerow
Very Low (area and watercourse)	0	Little or no biodiversity value e.g. hard standing or sealed surface.

3.4.3.9 Strategic Significance

- 3.4.3.10 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area 14 objectives and green infrastructure strategies (see Table 3).

Table 3 – Strategic Significance Assessment for Habitats

Strategic Significance Categories	
Category	Score
High strategic significance Identified in Local Nature Recovery Strategy (LNRS) and delivers specified priorities, or identified local plans as ecologically important	1.15
Medium strategic significance Where LNRS is not available, good potential but not in area defined in local policy – using professional judgment	1.1
Low Strategic Significance Definitions for high or medium not met, i.e., does not deliver specific priorities outlined in LNRS/local plans	1

3.4.4 Local Nature Recovery Strategy

- 3.4.4.1 The Lancashire Local Nature Recovery Strategy (LNRS) has been used to assess the strategic significance for this site.
- 3.4.4.2 The Lancashire Local Habitat Map does not identify the site as being an area of particular importance for biodiversity, although the northern most section of the site lies within an opportunity area for the restoration urban and woodland habitats.
- 3.4.4.3 As per the statutory metric guidance all baseline habitats have been allocated **low strategic significance**.
- 3.4.4.4 Habitats proposed onsite will also be allocated a **low strategic significance**, except for any urban or woodland habitats which meet the measure description within the LNRS. These habitats will be allocated **high strategic significance**.

3.4.5 Post-Development

- 3.4.5.1 Post-development habitats are subject to the same condition assessments as baseline habitats, based on information provided by the proposed landscape layout (Appendix 5).
- 3.4.5.2 Two additional factors are considered within post-development landscapes which are detailed below.
- 3.4.5.3 Temporal Multiplier
- 3.4.5.4 For post development habitat creation or enhancement, a risk multiplier will be automatically applied by the tool to account for the period of diminished ecological value while the habitat reaches the targeted post development condition. This time and therefore risk multiplier differs between habitat types, if the habitat is being created or enhanced and how the habitat is to be managed. The predetermined multiplier is based on the average time to meet targeted condition assuming good practice principles and appropriate management strategies are applied.
- 3.4.5.5 Difficulty Multipliers
- 3.4.5.6 A risk multiplier will be automatically applied by the tool to account the 'difficulty' of habitat-specific enhancement or creation. There are two separate difficulty multipliers assigned to each habitat, one for creation and one for enhancement/restoration, recognising that the technical challenges will not necessarily be the same for both.

3.5 Lifespan of Report

- 3.5.1.1 In accordance with CIEEM's Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM, 2019), the details of this report will remain valid for a period of **18 months** from the date of the survey (i.e. until **29th July 2027**). After this date, this assessment should be reviewed to determine whether any updated surveys are required.

3.6 Constraints to the Survey

- 3.6.1.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.
- 3.6.1.2 January is a suboptimal month for carrying out UKHab Habitat Surveys due to being outside of the optimal plant growing season. Therefore, it is likely that some plants are present on the site but were not evident at the time of the survey and were not recorded. This is not considered to be a significant constraint with regards to the general UKHab survey results as, due to the size and location of the site and limited extent of the habitats, it is considered very unlikely that any rare or priority plant species were missed.
- 3.6.1.3 Best possible effort was made during the mapping process to ensure that the habitat map accurately represents the area of habitats present on site. Some margin of error is possible due to the continuous and difficult to define nature of habitat boundaries, however this margin of error has been minimised using professional opinion of experienced ecologists and up to date aerial imagery. As such this is not expected to be a significant constraint and affect the overall Biodiversity Net Gain Calculation provided within this report.
- 3.6.1.4 The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

4 Pre-Development Habitat Assessment

- 4.1.1.1 Baseline habitats were assessed following the methodology outlined in Section 3 and is supported by data from the Preliminary Ecological Appraisal (Urban Green, 2026c).
- 4.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric.
- 4.1.1.3 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text, and the metric calculation illustrates the numerical data.
- 4.1.1.4 Photographs of the habitats present onsite are included in Appendix 7.

4.2 Area Habitats

4.2.1 1) Urban – Developed Land; Sealed Surface (u1b)

- 4.2.1.1 An access road runs through the site serving as a private driveway to a residential house (located outside of the development boundary) and connects to Snodworth Road to the west with York Road to the east.
- 4.2.1.2 Developed land is automatically allocated a condition score of **N/A** within the metric.

4.2.2 2) Urban – Vegetated Garden (u1 847 846 828 / u1 32 828)

- 4.2.2.1 The majority of the site comprises a residential garden associated with the existing property of the Nook that is used recreationally and managed privately for aesthetic purposes by the landowner. The majority of habitats present provide low ecological value and qualify as built-up areas and gardens under the UKHab definition.
- 4.2.2.2 The mosaic of habitats present includes areas of grassland, woodland, scrub, hedgerows, lines of trees, and two watercourses.
- 4.2.2.3 As the garden is regularly used and actively managed by the residents on site, signs of maintenance activities were present including brash piles and log piles from pruning activities.
- 4.2.2.4 Vegetated gardens are automatically allocated a condition score of **N/A** within the metric.

4.2.3 3) Grassland – Bare Ground (u 510)

- 4.2.3.1 A public footpath runs through the site along its northern boundary. This area falls outside of the area in use as a residential garden, however, is within development boundary.
- 4.2.3.2 The footpath is predominantly comprised of bare ground and boardwalks and is heavily shaded from oversailing vegetation and canopy cover.
- 4.2.3.3 This habitat has been assessed as **poor** condition.

5 Biodiversity Gain Hierarchy

- 5.1.1.1 The Biodiversity Gain Hierarchy forms part of the statutory framework for biodiversity net gain is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 5.1.1.2 The hierarchy sets out the following actions:
- Developments should aim to avoid any adverse impacts on habitats that have a medium, high or very high distinctiveness within the metric.
 - Where adverse impacts cannot be avoided, appropriate mitigation must be carried out, with the priority being the enhancement of other existing habitats.
 - Other mitigation measures include creation of new onsite habitats and purchase of biodiversity credits.
 - Failure to apply the Biodiversity Gain Hierarchy can result in the rejection of a planning application.
- 5.1.1.3 The landscape proposals have been used to identify habitats that will be enhanced, retained and lost as part of the development, which is summarised and justified in this section.

5.2 Lost Habitats

- 5.2.1.1 The habitats which will be lost onsite are summarised in Table 4. Justification for the loss and proposed mitigation measures are also provided.

Table 4 – Habitat loss and proposed mitigation

Habitat Type	Reason for Loss	Proposed Mitigation
Developed land; sealed surface	Hardstanding will be lost to accommodate for the development.	No mitigation required as developed land has negligible ecological value.
Vegetated garden	Vegetated gardens will be lost to accommodate the development and creation of new private gardens	New areas of vegetated garden are proposed to be created associated with the plots. However, these areas will not sufficiently mitigate for the loss of this habitat, and off-site units will need to be required.
Bare ground	A portion of bare ground will be lost to accommodate the development.	New areas of low distinctiveness habitat are proposed to be created. However, these areas will not sufficiently mitigate for the loss of this habitat, and off-site units will need to be required.

6 Pre-Development Habitat Summary

- 6.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the existing site habitats were calculated as well as the habitat units to be retained, lost and enhanced in site development.
- 6.1.1.2 The results of these calculations are presented in the Table 5.

Table 5 - Pre-Development Unit Summary

	On-site baseline	Retained	Lost	Enhanced
Area Habitat Units	1.08	0.00	1.08	0.00

7 Post-Development Habitat Assessment

- 7.1.1.1 Proposed habitats were assessed following the methodology outlined in Section 3.
- 7.1.1.2 Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric.
- 7.1.1.3 Habitats with comparable structure and condition assessment results have been grouped for simplicity. The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data.

7.2 Area Habitats

7.2.1 1) Urban – Developed Land; Sealed Surface

- 7.2.1.1 Hardstanding will be created across the site, functioning as housing, roads, pavements, driveways and patio areas.
- 7.2.1.2 Buildings and hardstanding are classified as ‘developed land; sealed surface’ which is automatically allocated a condition score of **N/A** within the metric.

7.2.2 2) Urban – Vegetated Garden

- 7.2.2.1 Front and back gardens and their associated vegetation, including turf and amenity grass, ornamental shrubs, urban trees and hedgerows, are classified under vegetated gardens.
- 7.2.2.2 Vegetated gardens are automatically allocated a condition score of **N/A** within the metric.

7.2.3 3) Urban – Artificial Unvegetated Unsealed Surface

- 7.2.3.1 A strip formed of hard bark mulch will be created along the northern boundary of the site. This will function as a public footpath that runs through the site along its northern boundary.
- 7.2.3.2 Artificial unvegetated unsealed surface is automatically allocated a condition score of **N/A** within the metric.

8 Post-Development Habitat Summary

8.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the retained, lost and proposed habitats were calculated.

8.1.1.2 The results of these calculations are presented in the Table 6.

Table 6 - Post Development Biodiversity Net Gain Calculation

		Habitat Unit Change					Net change in Biodiversity	
	On-site baseline	Retained	Lost	Enhanced	Created	On-site post development	Habitat units	%
Area Habitat Units	1.08	0.00	1.08	0.00	0.60	0.60	-0.48	-44.40%

8.1.1.3 The current landscape proposals for the development of the site produce a 0.48 unit (-44.40%) net loss in biodiversity for area habitats.

8.1.1.4 The trading rules were not satisfied by the landscape proposals as the loss of low distinctiveness vegetated gardens and bare ground have not been sufficiently mitigated for onsite.

8.1.1.5 The development does not achieve the required 10% BNG onsite; therefore, off-site mitigation will be necessary to meet local and national planning requirements.

8.1.1.6 As the potential for biodiversity has been maximised onsite, an additional 0.59 units (of area habitats) will need to be created through offsite mitigation to achieve a 10% net gain.

9 Offsite Mitigation

9.1 Requirements

- 9.1.1.1 Offsite mitigation will be required for this site – at least 0.59 area habitat units will be required to achieve the mandatory 10% net gain.
- 9.1.1.2 The trading rules were not satisfied for the onsite area habitats as the loss vegetated gardens and bare ground have not been sufficiently mitigated for onsite.
- 9.1.1.3 Requirements for offsite mitigation to ensure the trading rules are satisfied have been summarised in Table 7 below.

Table 7 – Offsite mitigation requirements

Habitat Type	Distinctiveness	Total Units Required	Habitat Required
Area habitats			
Vegetated garden	Low	0.42	Any low distinctiveness area habitat or any habitat of medium, high or very high distinctiveness.
Bare ground	Low	0.06	Any low distinctiveness area habitat or any habitat of medium, high or very high distinctiveness.
Area Habitats - Additional units required to achieve 10% BNG	Any	0.11	A habitat of any distinctiveness can be used.
Total		0.59	

9.2 Offsite Suppliers

- 9.2.1.1 The site falls within the Ribble Valley Borough Council Local Planning Authority (LPA) and the Lancashire Valleys National Character Area (NCA).
- 9.2.1.2 Offsite units will be secured via a local habitat bank, if available, through a Section 106 or conservation covenant agreement, once planning permission has been granted.
- 9.2.1.3 If no suitable local habitat banks are available, Statutory Credits may need to be purchased from Natural England.

10 References

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APPENDIX 1 - SITE CONTEXT

U R B A N
G R E E N



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Legend: Red Line Boundary		1 Kilometers		N		
Client:	Redwaters Langho Ltd	Issue:	01	Figure:	01	URBAN GREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk
Project:	The Nook	Scale @ A4			1:12,000	
Title:	Site Context	Approved by:	CL	Checked by:	TR	
Drawing Ref:	UG_3174_SITE_CONTEXT	Author:	CL	Date:	20/01/2026	

APPENDIX 2 - NATIONAL BIODIVERSITY NET GAIN LEGISLATION

Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') for biodiversity, compared to what is present onsite prior to development.

BNG is now a mandatory condition for any new development of land in England (specific exemptions apply), as of 12th February 2024. In order for planning permission to be granted, the development must be able to achieve at least a **10% net gain in biodiversity** for each type of habitat unit present (i.e., area habitats, linear hedgerow habitats and watercourse habitats) and meet the trading rules.

Where a 10% net gain cannot be achieved onsite, offsite mitigation will be necessary and must be carried out under a conservation covenant or planning obligation.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Schedule 14 the Environment Act (2021) states:

Overview

1 (1) This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

(2) Paragraphs 2 to 12 have effect for the purposes of this Schedule.

Biodiversity gain objective

2 (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.

(4) The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

The National Planning Policy Framework (NPPF, 2025) supports the requirements of the Environment Act:

Paragraph 187 of the NPPF states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and

incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Paragraph 192 of the NPPF states:

To protect and enhance biodiversity and geodiversity, plans should:

b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

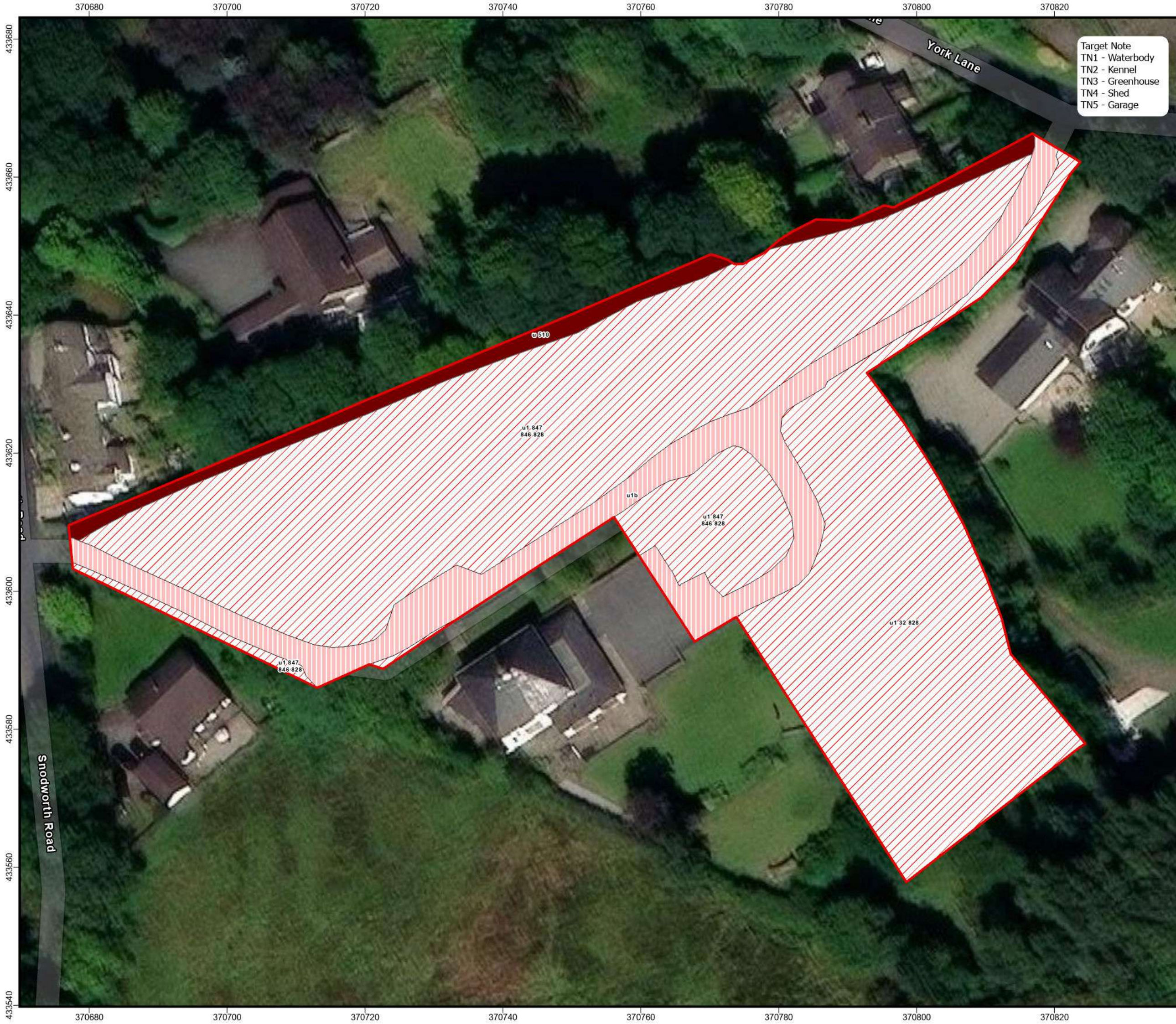
Paragraph 193 of the NPPF states:

When determining planning applications, local planning authorities should apply the following principles:

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

APPENDIX 3 - BASELINE UKHAB HABITAT MAP

U R B A N
G R E E N



U R B A N G R E E N

Legend

- Red Line Boundary
- Built-up areas and gardens
- Developed land - sealed surface
- Urban - Bare ground

0 5 10 20 Meters



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Client: Redwaters Langho Ltd		
Project: The Nook		
Title: UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: JH	Approved: WG
Project: UG3174	Scale @ A3: 1:500	Date: 02/02/2026
Dwg No: UG_3174_ECO_HM_01		Revision: 01

APPENDIX 4 - PRIMARY AND SECONDARY CODES

Primary Code	Definition
u	Urban
u1b	Developed land; sealed surface
u1	Built-up areas and gardens
Secondary code	Definition
32	Scattered trees
510	Bare ground
828	Vegetated garden
846	Flower bed
847	Introduced shrub

APPENDIX 5 - PROPOSED LANDSCAPE PLAN

U R B A N
G R E E N



KEY

- Redline Boundary**
- Watercourse**
- Hard Works**
- Vehicular HRA Surfacing**
Black colour.
To engineer specification & recommendation
 - Coloured Chip HRA Surfacing**
Black colour, with Buff chippings.
To engineer specification & recommendation
 - Indian Sandstone Paving**
To private paths and patios
 - Permeable Precast Concrete Block Paving**
To parking bays and private drives
Buff colour.
 - Cobble Setts**
To driveway edges and rumble strips
Buff colour.
 - Permeable Resin Bound Gravel Surfacing**
To feature junctions
Buff colour.
 - Bark Mulch**
To FRoW
 - Garden Cobbles**
To watercourse edges
 - Existing Fence**
To be retained
 - Timber Closeboard Fence**
1800mm high. With matching gates.
 - Timber Closeboard Fence**
1500mm high. With matching kissing gates.
 - Estate Railing**
1200mm high.
 - Brick Pillar**
With stone cap. Buff colour to match the buildings.
 - Existing wall**
Stone courses to match/ tie in with the new layout.
 - Timber Bridge**
Details TBC

Soft Works

- Existing Vegetation**
To be retained
- Proposed Tree Planting**
- Proposed Native Hedge Planting**
Native species mix.
- Proposed Ornamental Hedge Planting**
Native single species.
- Proposed Groundcover Planting**
Ornamental species mix.
- Proposed Ornamental Shrub Planting**
Ornamental shrub mix.
- Proposed Native Shrub Planting**
Native shrub mix.
- Proposed Mixed Scrub Planting**
Native scrub mix.
- Proposed Turf Grass**
To front gardens.
- Proposed Seeded Amenity Grass**
To back gardens.
- Proposed Wet Planting**
Seed mix. To swales and attenuation area.
- Proposed Marginal Planting**
Marginal plant mix. To open watercourse.

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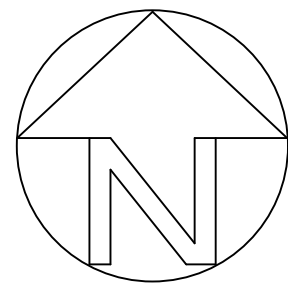
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Client: **REDWATERS
(LANGHO)**

Project: **THE NOOK,
LANGHO**

Title: **GENERAL ARRANGEMENT
PLAN**

Issue: **PLANNING**

Drawn: MA	Checked: SW	Approved: MK
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Project: UG3174	Scale @ A0: 1:200	Date: 06/05/26
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Dwg No: UG_3174_LAN_GA_DRW_01	Revision: P01
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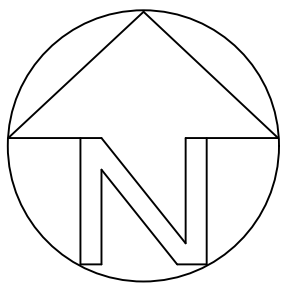


KEY

- Redline Boundary**
- Watercourse**
- Hard Works**
 - Vehicular HRA Surfacing**
Black colour.
To engineer specification & recommendation
 - Coloured Chip HRA Surfacing**
Black colour, with Buff chippings.
To engineer specification & recommendation
 - Indian Sandstone Paving**
To private paths and patios
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To parking bays and private drives
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 - Cobble Setts**
To driveway edges and rumble strips
Buff colour.
 - Permeable Resin Bound Gravel Surfacing**
To feature junctions
Buff colour.
 - Bark Mulch**
To PRoW
 - Garden Cobbles**
To watercourse edges
 - Existing Fence**
To be retained
 - Timber Closeboard Fence**
1800mm high. With matching gates.
 - Timber Closeboard Fence**
1500mm high. With matching kissing gates.
 - Estate Railing**
1200mm high.
 - Brick Pillar**
With stone cap. Buff colour to match the buildings.
 - Existing wall**
Stone courses to match/ tie in with the new layout.
 - Timber Bridge**
Details TBC

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Client:
**REDWATERS
(LANGHO)**

Project:
**THE NOOK,
LANGHO**

Title:
HARD LANDSCAPE PLAN

Issue:
PLANNING

Drawn:	MA	Checked:	SW	Approved:	MK
Project:	UG3174	Scale @ A0:	1:200	Date:	06/05/26
Dwg No:	UG_3174_LAN_GA_DRW_01	Revision:	P01		

Plant Schedule

QTY	UNIT CODE	PLANTNAME	STOCK	FORM	GRTH HEIGHT
Trees					
3 No.	ACECAM s	Acer campestre	B	STD	8-10cm
2 No.	ALN GLU ss	Alnus glutinosa	B	STD	10-12cm
7 No.	AMEROB xhs14	Amelanchier arborea 'Robin Hill'	RB	STD	14-16cm
2 No.	BET PBN hs	Betula pendula	RB	STD	12-14cm
1 No.	BET PUB hs	Betula pubescens	RB	STD	12-14cm
1 No.	LIQ STY xhs14	Liquidamber styraciflua	RB	STD	14-16cm
3 No.	PYRCHA xhs14	Pyrus calleryana 'Chanticleer'	B	STD	14-16cm

QTY	UNIT CODE	PLANTNAME	STOCK	SIZE
Hedges				
117 m	Fas Hedge Instant (20L)	Fagus sylvatica	C20L	150-175cm
351 No.	Plants spaced @3m in a Double Staggered Row			

PERCENT	QTY	UNIT	PLANTNAME	STOCK	SIZE
Hedge Mixes					
48m NATIVE HEDGE MIX A planted @6m in a Double Staggered Row					
30%	86 No.		Acer campestre	B Trans	80-100cm
15%	43 No.		Cornus sanguinea	B Trans	80-100cm
15%	43 No.		Corylus avellana	B Trans	80-100cm
15%	43 No.		Crataegus monogyna	B Trans	80-100cm
15%	43 No.		Prunus spinosa	B Trans	80-80cm
10%	29 No.		Rosa canina	c.2L	40-60cm

PERCENT	QTY	UNIT	PLANTNAME	STOCK	SIZE
Plant Mixes					
7m2 GROUND COVER MIX planted @9m2					
20%	13 No.		Liriope muscari	C2L	20-30cm
20%	13 No.		Hakonechloa macra 'Aureola'	C2L	20-30cm
15%	9 No.		Elyonurus fortunei 'Coloratus'	C2L	20-30cm
15%	9 No.		Pachysandra terminalis	C2L	20-30cm
10%	6 No.		Asarum europaeum	C2L	20-30cm
10%	6 No.		Lysimachia nummularia 'Aurea'	C2L	20-30cm
10%	6 No.		Verdsteinia ternata	C2L	20-30cm

Individual varieties to be planted in groups of approximately 7.

380m2 NATIVE GROUND COVER MIX 1 planted @4m2	20% 304 No.	Chamaemelum nobile	C2L	Full pot
	20% 304 No.	Galium odoratum	C2L	Full pot
	10% 152 No.	Meritha pulegiun	C2L	Full pot
	20% 304 No.	Origanum vulgare	C2L	Full pot
	10% 152 No.	Pulmonaria longifolia	C2L	Full pot
	10% 152 No.	Pulsatilla vulgaris	C2L	Full pot
	10% 152 No.	Thymus serpyllum	C2L	Full pot

Individual varieties to be planted in groups of approximately 3-5.

650m2 NATIVE SHRUB MIX 1 planted @1m centres	10% 65 No.	Viburnum opulus	B Trans	60-80cm
	10% 65 No.	Viburnum lantana	B Trans	60-80cm
	10% 65 No.	Cornus sanguinea	B Trans	60-80cm
	10% 65 No.	Rhamnus frangula	B Trans	60-80cm
	10% 65 No.	Rhamnus catharticus	B Trans	60-80cm
	10% 65 No.	Ugustrum vulgare	C3L	40-60cm
	10% 65 No.	Ulex europaeus	C3L	40-60cm
	10% 65 No.	Sambucus nigra	B Trans	60-80cm
	10% 65 No.	Corylus avellana	C3L	40-60cm
	5% 33 No.	Ilex aquifolium	C3L	40-60cm
	5% 33 No.	Taxus baccata	C3L	40-60cm

Individual varieties to be planted in groups of approximately 10.

88m2 LOW ORNAMENTAL SHRUB MIX planted @4m2	20% 70 No.	Buxus sempervirens 'Suffruticosa'	C2L	10-15cm
	20% 70 No.	Fuchsia 'Tom Thumb'	C2L	15-20cm
	20% 70 No.	Potentilla fruticosa 'Red Ace'	C3L	25-30cm
	20% 70 No.	Potentilla fruticosa 'Tangerine'	C3L	20-30cm
	10% 35 No.	Rhododendron 'Blue Danube'	C3L	25-30cm
	10% 35 No.	Rhododendron 'Mother's Day'	C3L	25-30cm

Individual varieties to be planted in groups of approximately 5.

54m2 MARGINAL SWALE MIX planted @4m2	10% 22 No.	Carex riparia	C0.5L	
	15% 32 No.	Callitha palustris	C0.5L	
	25% 54 No.	Juncus effusus	C0.5L	
	15% 32 No.	Lythrum salicaria	C0.5L	
	20% 43 No.	Iris pseudacorus	C0.5L	
	15% 32 No.	Alisma plantago-aquatica	C0.5L	

Individual varieties to be planted in groups of 7.

117m2 MARGINAL SWALE MIX planted @4m2	20% 94 No.	Filipendula ulmaria	C1L	
	20% 94 No.	Iris pseudacorus	C1L	
	20% 94 No.	Lythrum salicaria	C1L	
	10% 47 No.	Meritha aquatica	C1L	
	10% 47 No.	Sparganium erectum	C1L	
	10% 47 No.	Astilbe 'Fanal'	C1L	
	10% 47 No.	Echinacea purpurea	C1L	

Individual varieties to be planted in groups of approximately 5-7.

Notes and Abbreviations				
B	=	Bare root (bagged).		
C	=	Container (or pot) grown, followed by size of the container (or pot).		
FORM	=	Shape of tree as supplied by the nursery.		
QTY	=	Quantity		
RB	=	Rootballed (balled and wrapped).		
SIZE	=	Height or Spread of juvenile plant.		
Std	=	(clear stem) Standard.		
STOCK	=	Rbot condition/protection method eg Bare root.		
Trans	=	Transplant (or undercut seedling).		
- Refer to specification for further information.				
- All plants to be completely hardened off				
- Substitutions to be agreed with Landscape Architect.				

KEY

	Redline Boundary
	Watercourse
Soft Works	
	Existing Vegetation To be retained
	Proposed Tree Planting
	Proposed Native Hedge Planting Native species mix.
	Proposed Ornamental Hedge Planting Native single species.
	Proposed Groundcover Planting Ornamental species mix.
	Proposed Ornamental Shrub Planting Ornamental shrub mix.
	Proposed Native Shrub Planting Native shrub mix.
	Proposed Mixed Scrub Planting Native scrub mix.
	Proposed Turf Grass To front gardens.
	Proposed Seeded Amenity Grass To back gardens.
	Proposed Wet Planting Seed mix. To swales and attenuation area.
	Proposed Marginal Planting Marginal plant mix. To open watercourse.

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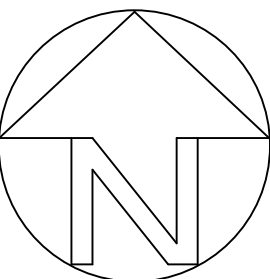
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Client:

**REDWATERS
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Project:

**THE NOOK,
LANGHO**

Title:

SOFT LANDSCAPE PLAN

Issue:

PLANNING

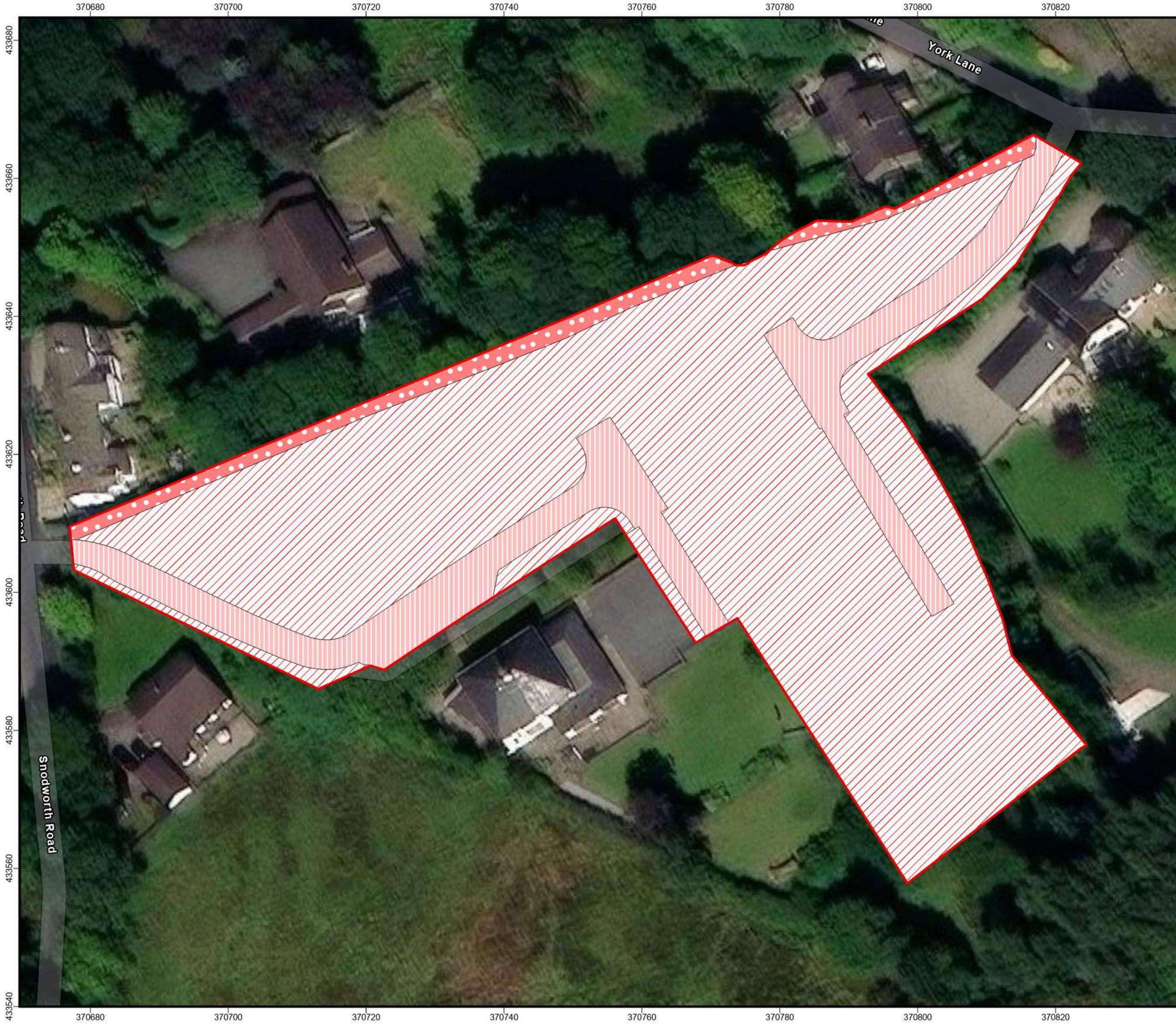
Drawn: **MA** Checked: **SW** Approved: **MK**

Project: **UG3174** Scale @ A0: **1:200** Date: **06/05/26**

Dwg No: **UG_3174_LAN_GA_DRW_01** Revision: **P01**

APPENDIX 6 - POST- DEVELOPMENT UKHAB HABITAT MAP

U R B A N
G R E E N



U R B A N G R E E N

Legend

- Red Line Boundary
- Bare ground
- Built up areas and gardens
- Developed land sealed surface

N



0 5 10 20 Meters



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Client: Redwaters Langho Ltd		
Project: The Nook		
Title: Post Development UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: OB	Approved: OB
Project: UG3174	Scale @ A3: 1:500	Date: 08/05/2026
Dwg No: UG_3174_BNG_PDHM_01	Revision: 01	

APPENDIX 7 - PHOTOGRAPHS OF THE SITE

U R B A N
G R E E N



Photograph 1: Vegetated garden



Photograph 2: Developed land; sealed surface