PENNINE ecological

BIODIVERSITY NET GAIN ASSESSMENT

LAND NEAR EAVES HALL,
WEST BRADFORD, LANCASHIRE

APRIL 2026

Chartered Institute of Ecology and Environmental Management

25 YEARS

Arboricultural ASSOCIATION Professional Member

Biodiversity Net Gain Assessment

Land near Eaves Hall,
West Bradford, Lancashire

A report for

Bowland Inns & Hotels Limited,
Holmes Mill,
Greenacre Street,
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EXECUTIVE SUMMARY

PENNINE Ecological were commissioned to undertake a Biodiversity Net Gain assessment of the land near Eaves Hall, West Bradford, Lancashire. The assessment is required to support an application for the construction of 15 eco lodges.

The assessment includes the use of Natural England's/Defra's Statutory Biodiversity Metric Calculation Tool (version 1.0.4 published in July 2025) to determine whether the proposals would result in a biodiversity net gain or loss. The assessment was completed using standard methodologies and there was no deviation from the recognised guidance.

The baseline habitats recorded on site are of low and very low distinctiveness and have a baseline habitat value of 3.45. The total number of habitat units lost (before mitigation) is 2.03.

The proposed habitats include the new eco lodges with associated pathways (developed land), enhanced grassland areas, newly created species rich grassland areas, and 19no. individual trees.

The current proposals would result in a + 10.95 % habitat net gain. The habitat trading rules have been satisfied.

	Habitat Units	Habitat Units % Change
On-site Baseline	3.45	-
On-site Post-intervention	3.83	-
On-site Net Change	+ 0.38	+ 10.95 %
Trading Rules Satisfied	Yes	

This report and supporting documentation provides the LPA with sufficient evidence that this proposal can achieve the required 10% net gain in line with local and national policies.

1. INTRODUCTION

1.1 BACKGROUND

PENNINE Ecological were commissioned to undertake a Biodiversity Net Gain (BNG) assessment of the land near Eaves Hall, West Bradford, Lancashire (hereafter referred to as 'the site'). Appendix A, Figure 1 provides the site's red line application boundary and the results of the UKHabs survey.

The assessment has been undertaken to support an application for the installation of 15no. 'eco lodges' with associated car parking, pathways and soft landscaping.

1.2 PURPOSE OF THIS REPORT AND BNG BACKGROUND

As of 12th February 2024 BNG became mandatory (unless exempt) under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10% unless otherwise agreed with the relevant Local Authority.

The BNG assessment is required at this site due to the anticipated loss of low distinctiveness habitats. The BNG assessment has been undertaken to determine whether or not the proposal demonstrates an overall net gain or loss of biodiversity, in line with the current National Planning Policy Framework, 2021.

Through site selection and layout, applicants should avoid or reduce any negative impact on biodiversity. They must deliver at least 10% BNG (unless agreed otherwise with the Local Authority), as measured by the statutory biodiversity metric. There are three ways an applicant can achieve BNG.

1. They can create biodiversity on-site (within the red line boundary of a proposal site).

2. If the applicant cannot achieve all of their BNG on-site, they can deliver through a mixture of on-site and off-site. Applicants can either make off-site biodiversity gains on their own land outside the proposal site, or buy off-site biodiversity units on the market.

3. If the applicant cannot achieve on or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort. The government will use the revenue to invest in habitat creation in England.

1.3 SITE LOCATION

The site is located within the field parcel north of Eaves Hall off Moor Lane, West Bradford, Lancashire, BB7 3JG. The sites grid reference is SD 73674 44977.

Figure 1.1: Site Location and red line boundary

2. METHODOLOGY

2.1 UK HABITAT CLASSIFICATION BASELINE SURVEY

For a BNG assessment to be completed a UK Habitat Classification (UKHabs) Survey (UKHab Ltd, 2023) has to be undertaken of the site's baseline habitats. The UKHabs surveys, and habitat condition assessments were undertaken by Luke Pilling in March 2026. This BNG assessment has also been undertaken by Luke Pilling The survey results and report have been reviewed by Patrick Letham (refer to Section 2.3).

2.2 BIODIVERSITY METRIC CALCULATOR TOOL

All habitats recorded within the footprint of the site during the field survey were included in the Biodiversity Metric Calculation Tool (version 1.0.4 published in July 2025). The statutory biodiversity metric is a way of measuring biodiversity value for the purposes of BNG.

This metric calculation has been undertaken following the standard methodology (DEFRA, 2025) and in accordance with CIEEM good practice guidelines (CIEEM, 2019).

2.2.1 Strategic Significance

The Local Nature Recovery Strategy (LNRS) for Lancashire has been published[1]. As the LNRS has been published, all baseline habitats have a strategic significance of low. The strategic significance for each proposed habitat parcel on site was determined using the guidance table below (DEFRA, 2025).

[1] https://experience.arcgis.com/experience/92a5cd8951b84c65b9cd842f5ffc2333/page/Habitat-Map

Table 7 Strategic significance categories applied to post-development interventions where a LNRS has been published.

Category	Score	Description
High (Formally identified in local strategy)	1.15	This category can only be applied to post development interventions when: • the location of the habitat parcel has been mapped in the Local Habitat Map[4] as an area where a potential measure has been proposed to help deliver the priorities of that LNRS; and • the proposed intervention is consistent[5] with the mapped potential measure in the LNRS for the habitat parcel You should record that you have applied the published LNRS in your gain plan.
Medium (Location ecologically desirable but not in local strategy)	1.10	This category cannot be applied.
Low (Area / compensation not in local strategy)	1	Where the definitions for high strategic significance are not met. Even if your project is in an area mapped with a potential measure, if the proposed intervention is not consistent with a potential measure proposed by the LNRS for that location, you should record strategic significance as low.

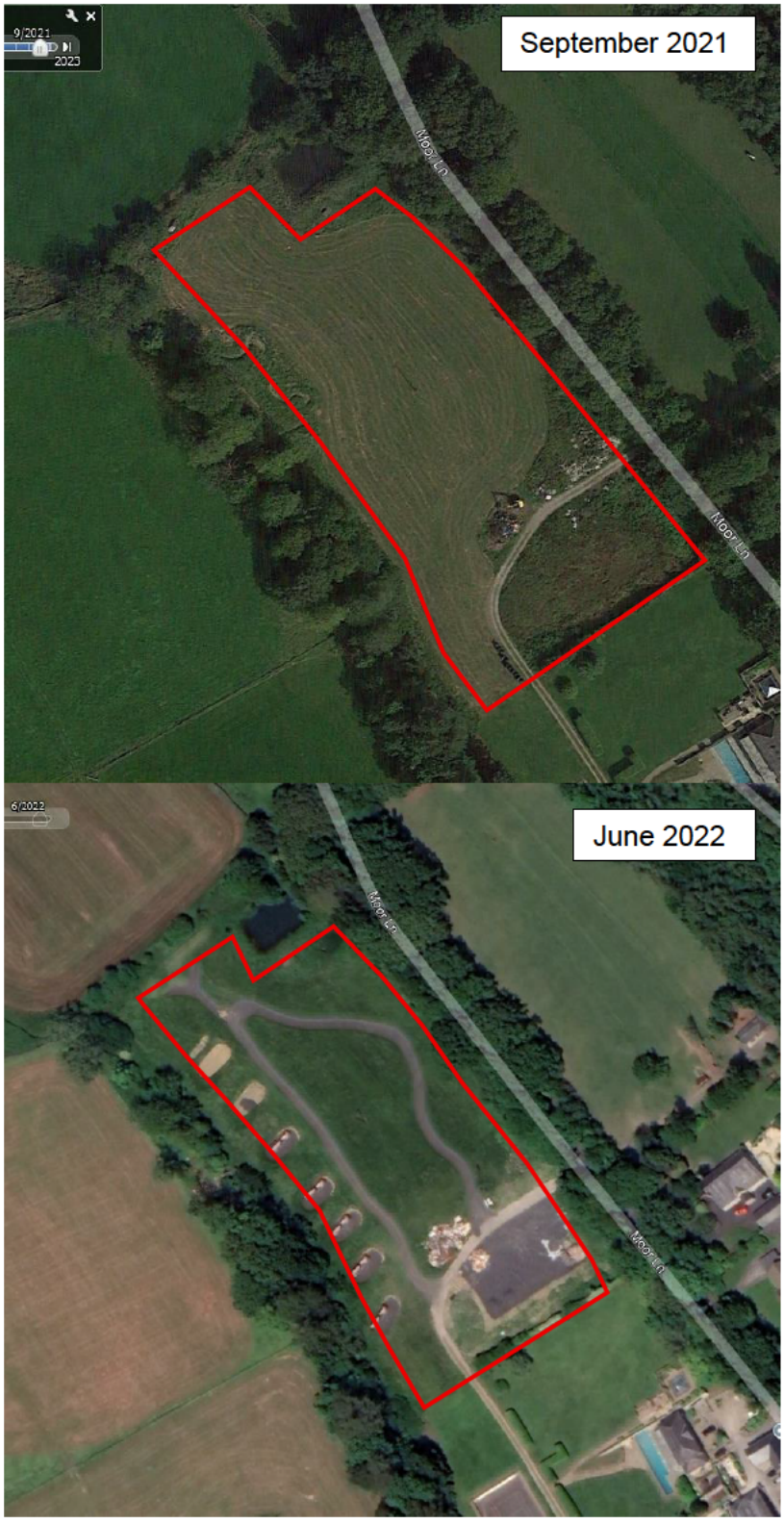
2.3 HABITAT DEGRADATION

Habitat degradation is defined as a habitat which has been cleared, destroyed, or degraded on a site since 30th January 2020 and is not in accordance with a planning permission.

Upon surveying the site in April 2026, it was identified that areas of u1c artificial substrate had been installed into the grassland. Through the use of aerial imagery, it can be seen that the artificial substrate was laid between September 2021 and June 2022. It has been confirmed with the applicant that this was not lawful as the pre-commencement planning conditions had not been discharged.

Figure 3.1 shows a google earth image from September 2021 and June 2022 which shows the degraded area within the redline boundary area. No Google street view is available for the site.

Figure 2.1: Aerial imagery of the site in September 2021 and June 2022



In order to account for the degradation, the statutory biodiversity metric was carried out using the 'pre-degradation' habitat type (modified grassland) with the habitat conditions completed through the use of historical maps (aerial imagery).

2.4 SURVEYOR EXPERIENCE

This surveyor and BNG assessment has been undertaken Patrick Leatham. Patrick is a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and has over 14 years' experience in ecological survey and evaluation. The report has also been reviewed by Patrick. Key skills include the following.

Key skills include the following;

- Over 14 years completing Extended Phase 1 Habitat Survey / UKHabs Survey and River Corridor Surveys on both small planning applications and Nationally Significant Infrastructure Projects (NSIPs).
- Proficient field botanist, including some difficult plant groups.
- MoRPh rivers certified ecologist able to undertake river condition assessments for BNG.

2.5 LIMITATIONS

The survey was undertaken on 13/04/2026 which is a suitable time for habitat surveys. All the habitats within the survey area have been defined / classified accurately and sufficiently assessed. All parts of the site were accessible.

There are considered to be no survey constraints, and an appropriate assessment of the habitats associated with this site has been completed.

3. BIODIVERSITY NET GAIN ASSESSMENT RESULTS

The following section details the baseline habitats, along with habitats to be created, enhanced and retained within the proposal site (where applicable).

3.1 HABITATS BASELINE

The habitats recorded on-site were of the following distinctiveness';

- Low – Modified grassland and Ruderal/Ephemeral
- Very low –Artificial unvegetated; unsealed surface.

3.1.1 Strategic Significance

The strategic significance applied to all habitats at baseline is low (area not in local strategy).

There is a Local Nature Recovery Strategy (LNRS) established for Lancashire (Lancashire's Local Nature Recovery Strategy), however, the site does not lie within any current priority measure areas. The habitat creation and enhancement strategic significance is therefore low.

3.1.2 Habitat Baseline Results Summary

In total, the baseline habitats surveyed have a total habitat value of 3.45 habitat units.

A summary of the baseline habitat information is shown in Table 3.1 below.

Table 3.1: Summary of the Baseline Habitats and Habitat Value

Broad Habitat	Habitat Type	Habitat Area (ha)	Distinctiveness	Condition	Total Habitat Units (Ecological Baseline)	Retained - units	Enhanced – units	Units Lost (before mitigation)
Grassland	Modified grassland	1.0659	Low	Poor	2.13	0.00	1.42	0.00
Sparsely vegetated land	Ruderal/Ephemeral	0.2199	Low	Good	1.32	0.00	0.00	0.00
Urban	Artificial unvegetated, unsealed surface	0.0893	V.Low	N/A - Other	0.00	0.00	0.00	0.06
TOTAL		**1.38ha**			**3.45**	**0.00**	**1.42**	**2.03**

3.2 HABITATS CREATED AND ENHANCED

The habitats to be created on site (Table 3.2) are of the following distinctiveness':

- Medium; Other neutral grassland, rural tree.
- Low; Bioswale
- Very low; Developed land; sealed surface, artificial unsealed surface.

In addition, areas of modified grassland will be enhanced from poor condition to moderate condition.

The total number of habitat units delivered is 3.82 (1.41 created and 2.41 enhanced).

The habitats and their respective areas, distinctiveness, condition etc. are included in Table 3.2 below.

Table 3.2: Summary of the On-Site Habitat Creation and Habitat Value

Broad Habitat	Habitat	Habitat Area (ha)	Distinctiveness	Condition	Habitat Units Delivered
Urban	Artificial unvegetated, unsealed surface	0.1922	V.Low	N/A - Other	0.00
Urban	Developed land; sealed surface	0.0865	V.Low	N/A - Other	0.00
Grassland	Other neutral grassland	0.275	Medium	Poor	1.02
Individual trees	Rural tree	0.1018	Medium	Moderate	0.31
Urban	Bioswale	0.0306	Low	Moderate	0.08
Enhanced					
Grassland	Modified grassland	1.0659	Low	Poor > Moderate	2.41
TOTAL		**1.65ha***			**3.82**

**Tree area not included within habitat area as tree area is calculated on canopy biomass rather than footprint.*

4. CONCLUSION

4.1 CONCLUSION AND BNG ASSESSMENT RESULTS

The following section summarises the Biodiversity Net Gain assessment results.

Baseline habitats of low distinctiveness were assessed as being present within the site in March 2026.

The proposal design has ensured the mitigation hierarchy has been followed. Consultation with Pennine ecological has been ongoing throughout the design stage to minimise impacts to biodiversity.

- Avoiding impacts on notable habitats: There are no notable habitats on site. Through discussion with the applicant and Pennine Ecological, the red line boundary was revised to omit any trees and watercourses from the site. This would ensure notable habitats were retained.

- Minimise impacts on site: The proposal will affect habitats of low distinctiveness. There are very limited impacts on site from the proposals as large proportions of the grassland will be retained or enhanced.

- Restoring habitats on site: There are no notable habitats on site. The proposals include the enhancement of large proportions of the grassland. Tree planting is proposed around the field parcel, ensuring 10% gain is achieved on site.

The current proposals would generate a +10.95 % habitat net gain. The habitat trading rules have been satisfied (see Tables 4.1 and 4.2 below).

Table 4.1: Summary of the Biodiversity Net Gain Results

	Habitat Units	Habitat Units % Change
On-site Baseline	3.45	-
On-site Post-intervention	3.83	-
On-site Net Change	+ 0.38	+ 10.95 %
Trading Rules Satisfied	Yes	

Table 4.2: Extract of BNG Headline Results

On-site baseline	*Area habitat units*	3.45	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	3.83	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Area habitat units*	0.38	10.95%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Area habitat units*	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.38	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.38	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.38	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	10.95%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	3.45	3.80	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

5. BNG PROPOSALS

This report and supporting documentation provides the LPA with sufficient evidence that this proposal can achieve the required 10% net gain in line with local and national policies.

To ensure the habitat creation is secured, implemented and protected, a Habitat Management and Maintenance Plan (HMMP), along with supporting figures, is recommended. The HMMP will provide the details of the habitat proposals, planting specifications and future monitoring and management requirements. The HMMP will cover areas shown in Appendix A, Figure 2.

The HMMP can be provided as a planning condition to a granted application.

REFERENCES

CIEEM (2019). *Biodiversity net gain. Good practice principles for development; a practical guide*. CIRIA publications

Department for Environment, Food and Rural Affairs (DEFRA) (2025). The Statutory Biodiversity Metric - User Guide. Last updated: July 2025

UKHabs Ltd (2023). *UK Habitat Classification Version 2.01* (at https://www.ukhab.org)

Appendix A - Figures

Figure 1: Baseline Habitats Map

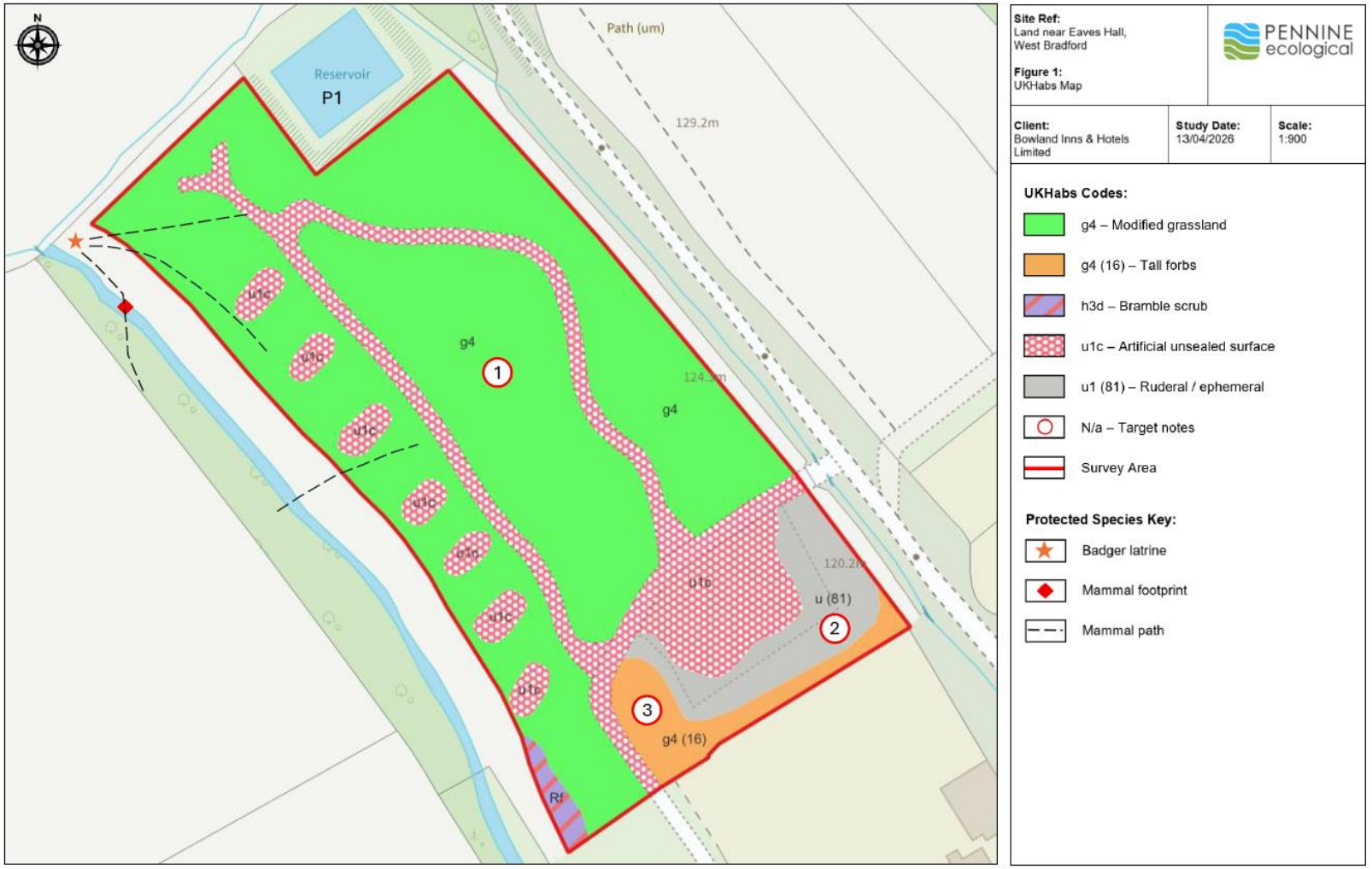


Figure 2: Proposed Site Plan (Stanton Andrews, 2026)