



BIODIVERSITY NET GAIN (BNG) STRATEGY

SITE NAME & ADDRESS	Blackburn Rovers Academy, Brockhall Village, Old Langho, Blackburn, Lancashire, BB6 8BA
DEVELOPMENT PROPOSAL	Installation of stands and floodlights
PLANNING REFERENCE	Not yet registered
DATE	13 July 2026

1. INTRODUCTION & BACKGROUND

Knight Sky Ecology Ltd was commissioned to provide a BNG strategy for the proposed development at Blackburn Rovers Academy, Brockhall Village. The BNG strategy is supported by 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 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.

At the time of writing (July 2026), the proposal was not considered to be exempt from the statutory biodiversity gain condition.



2. METHODS

The latest versions of the Biodiversity Metric, Habitat Condition Assessments and User Guide (updated June 2026) were obtained from:

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

The baseline and post-development habitat maps (Figures 1 and 2) are based on plans provided by the agent. The site includes the area of proposed development and an area allocated to deliver net gain.

Habitat Assessment

A site walkover was undertaken on 8 July 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 [this link](#). The Lancashire LNRS has informed the assessment of strategic significance assigned within the Biodiversity Metric.

Priority & Irreplaceable Habitats

No priority or irreplaceable habitats were present in the site.

Habitat Degradation

None observed.

Habitats

Figure 1 in Appendix A provides an overview of the habitat baseline. The habitats within the site comprise areas of g4 Modified grassland. The proposed development area includes the west and east sidelines of the current training pitch. The sidelines are seeded with a robust perennial ryegrass mix.

The proposal has set aside a separate area of land south-east of the development area for the purposes of delivering biodiversity net gain. This land parcel comprises a managed area of modified grassland (ryegrass with occasional meadow grass) which contained a typical assemblage of common forbs including frequent white clover and dandelion, locally abundant broad-leaved plantain, and occasional broad-leaved dock, hogweed and cow parsley. There were no more than 5 plants per m² and overall, the habitat was assessed to be in poor condition.

The site is not within an area targeted by the Lancashire LNRS.

The combined value of the habitats is **0.22 units**.



Hedgerows

N/A

Watercourses

N/A

4. POST-DEVELOPMENT VALUES (HABITAT CREATION)

The post-development site is to include the new stands and floodlights. In order to achieve a 10% net gain in biodiversity value, the development would include the planting of seven native broad-leaved trees which, once established, are expected to achieve moderate condition within the Biodiversity Metric.

The post-development value of the habitats would be **0.24 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 (11.16%)**

The proposed development would therefore achieve the statutory minimum requirement of a 10% biodiversity net gain entirely on-site.

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

Habitat Management Plan

The site only needs to establish seven trees. It is recommended to submit a very concise Habitat Management Plan detailing how the trees 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 that will be implemented to deliver the required biodiversity net gain.



APPENDIX A: PHOTOS

Photo 1

Proposed location of stand.

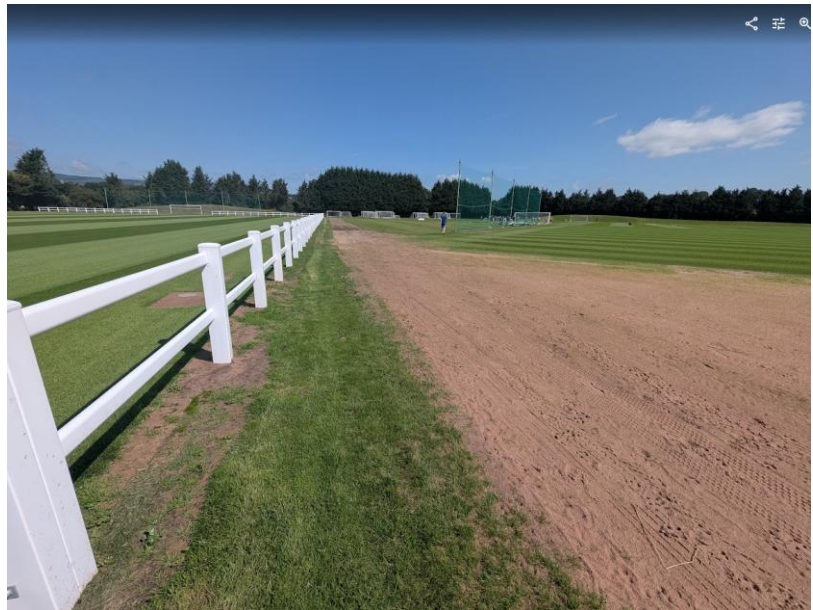


Photo 2.

West side of existing pitch.





Photos 3a – 3b

Proposed tree planting area.





APPENDIX B. FIGURES

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



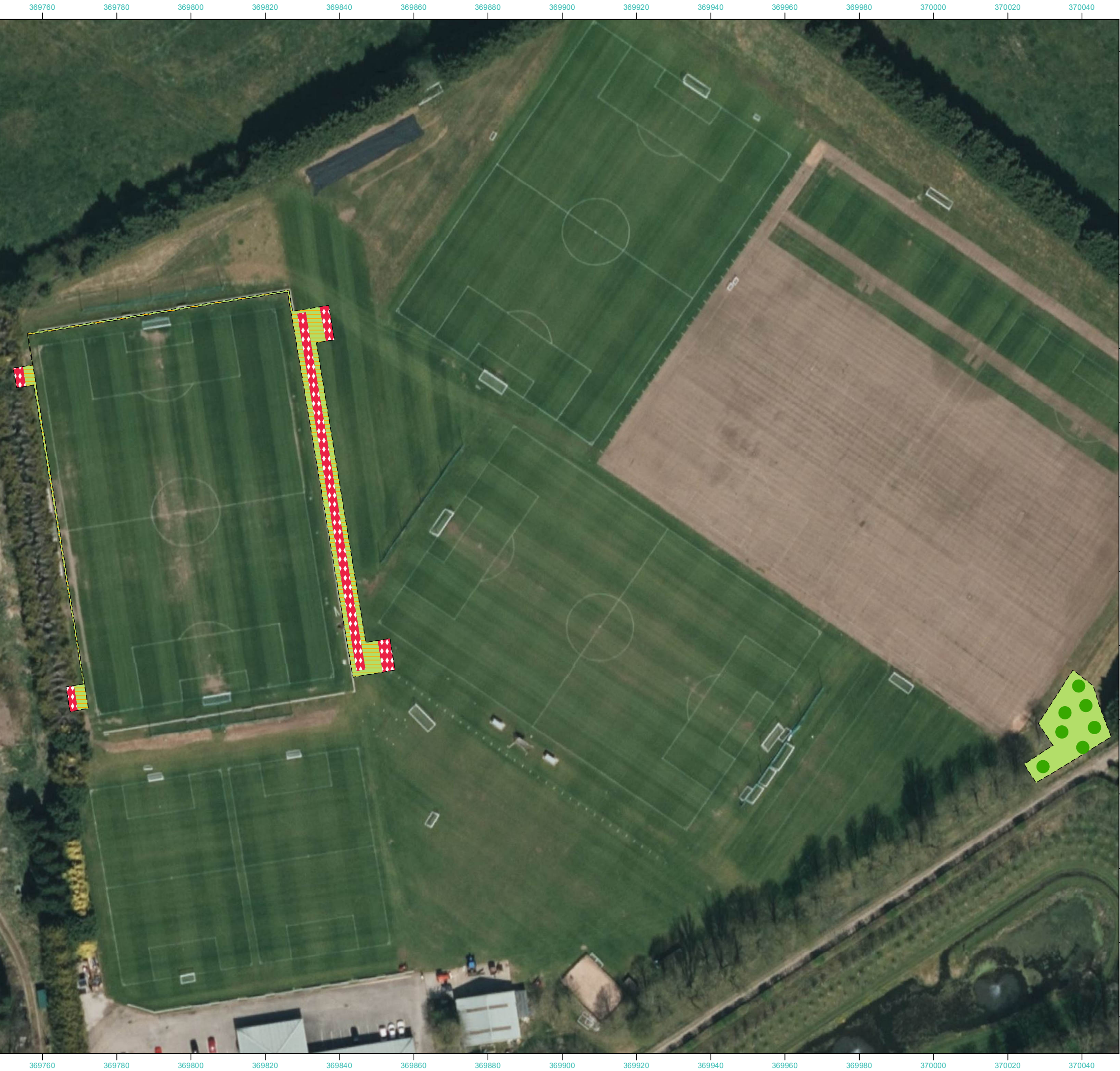
Survey Information	
	Site boundary (1,095.9m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (336.5m ²)
	g4 - Modified grassland with 820 (759.4m ²)

Secondary Codes:

820 - Natural sports pitches



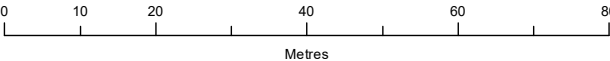
PROJECT TITLE				
BLACKBURN ROVERS TRAINING FACILITIES				
DRAWING TITLE				
Figure 1: UK Habitat Classification Map (Baseline)				
VER	DATE	REMARKS	Drawn	Checked
3.0	10/07/26	UKHab	MP	RK
DRAWING NUMBER:				
KSEcology/BlackburnRovers/UKHab				
SCALE	1:1,000	PLOT SIZE	A3	DATUM
		OSGB	PROJECTION	BNG
<i>Source:</i> Ordnance Survey © Crown copyright 2026. All rights reserved. Licence Number 100049837.			 KNIGHT SKY ECOLOGY	



Survey Information	
	Site boundary (1095.9m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (336.5m ²)
	g4 - Modified grassland with 820 (446.0m ²)
	u1b6 - Other developed land (313.4m ²)
	32 - Scattered tree, newly planted

Secondary Codes:

820 - Natural sports pitches



PROJECT TITLE							
BLACKBURN ROVERS TRAINING FACILITIES							
DRAWING TITLE							
Figure 2: UK Habitat Classification Map (Post-Development)							
VER	DATE	REMARKS	Drawn	Checked			
3.0	10/07/26	Post-Development	MP	RK			
DRAWING NUMBER:							
KSEcology/BlackburnRovers/Post-Development							
SCALE	1:1,000	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
Source: Ordnance Survey © Crown copyright 2026, All rights reserved. Licence Number 100049837.					 KNIGHT SKY ECOLOGY		