

# BIODIVERSITY NET GAIN - NON TECHNICAL SUMMARY

## Hallam Land Management Ltd

### Land South of Longsight Road, Langho

19<sup>th</sup> February 2026

#### Introduction

- 1.1 FPCR were commissioned by Hallam Land Management Ltd, to undertake a Biodiversity Net Gain (BNG) assessment to inform the submission of an appeal relating to the refused outline planning application (Ribble Valley Borough Council planning ref: 3/2025/0196) for the redevelopment of a Site at Longsight Road, Langho (central grid reference: SD 702 344).
- 1.2 The BNG assessment was informed by a UKHab Survey, detailed botanical survey and River Condition Assessment, which was used to robustly establish the pre-development biodiversity value of the Site.

#### Baseline

- 1.3 The vast majority of the site comprises medium distinctiveness grassland habitats. The central river corridor and the eastern section of the Site comprise habitats of higher biodiversity value, including very high distinctiveness lowland meadow grassland, high distinctiveness woodland and medium distinctiveness other neutral grassland in moderate and good condition. The western section of the site comprising of grasslands of low distinctiveness (modified grassland and other neutral grassland in poor condition).
- 1.4 Two "irreplaceable" habitats are present on the site:
  - W1 lowland mixed deciduous woodland is identified on the Ancient Woodland Inventory (revised completed counties).
  - A veteran Beech tree (T75) located within woodland W1.
- 1.5 The baseline surveys have determined that the Site has a baseline biodiversity value of 145.52 area habitat units, 6.41 watercourse units and 3.94 hedgerow units.

On-site baseline	<i>Area habitat units</i>	145.52
	<i>Hedgerow units</i>	3.94
	<i>Watercourse units</i>	6.41

- 1.6 Therefore, a total of 160.07 habitat units, 7.05 watercourse units and 4.33 hedgerow units will be required to deliver a 10% net gain.

#### Proposals

- 1.7 Proposals are for an Outline Application for the construction of up to 300 residential units with associated roads, parking, train station parking area, drainage, and areas of public open space. The onsite post-development habitats have been informed by the Illustrative Masterplan (333101612\_MR\_MP\_VW0101F), the Landscape Masterplan (P24-2318\_07B) and guided by ecological professional judgement.

**BNG Calculation**

- 1.8 Proposals have sought to avoid impacts to higher value habitats wherever possible, where impacts have been unavoidable, mitigation measures have been proposed to reduce these impacts, such as through habitat translocation of lowland meadow grassland. The scheme has also sought to enhance the biodiversity value of retained habitats and to create an appropriate mix of biodiverse habitats.
- 1.9 As a result of the above measures, the On-site post intervention scenario consists of 111.16 habitat units, 4.90 hedgerow units and 7.26 watercourse units. As such, On-site the development will result in a 23.61% loss in habitat units, but a 24.37% hedgerow gain and 13.3% watercourse gain.

On-site baseline	Area habitat units	145.52	
	Hedgerow units	3.94	
	Watercourse units	6.41	
On-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Area habitat units	111.16	
	Hedgerow units	4.90	
	Watercourse units	7.26	
On-site net change <small>(units &amp; percentage)</small>	Area habitat units	-34.35	-23.61%
	Hedgerow units	0.96	24.37%
	Watercourse units	0.85	13.30%

**Habitat Trading**

- 1.10 Within the metric a set of trading rules are applied, the aim of these rules is to ensure that any loss of habitat is replaced on a 'like for like' or 'like for better' distinctiveness basis.
- 1.11 Trading rules for Very High Distinctiveness Lowland Meadow habitat are satisfied within the Site as high-value lowland meadow habitat will be translocated and enhanced within the Site.
- 1.12 There will be a cumulative loss of medium distinctiveness grassland and lake broad habitat types. The proposed onsite enhancement of the higher distinctiveness lowland mixed deciduous woodland and the lowland meadow grassland have contributed to reducing this deficit, but to achieve a net gain of 10% and satisfy trading rules, an additional 51.73 units of medium distinctiveness grassland is required.

**Offsite Compensation**

- 1.13 To ensure the scheme not only meets but exceeds the required 10% Biodiversity Net Gain, the applicant has reserved the purchase of additional lowland meadow and other neutral grassland habitat units at Moreton Park Habitat Bank, located approximately 4km from the site.
- 1.14 This habitat bank is formally registered on the Biodiversity Gain Site Register (reference: BGS-300625002), meaning the habitat enhancements are legally secured.
- 1.15 Although on-site measures already address the trading rules for lowland meadow, the applicant has chosen to provide an additional 10.02 lowland meadow units from Moreton Park Habitat Bank. In addition, a further 42.02 neutral grassland units have been reserved beyond the minimum needed to meet the 10% requirement.
- 1.16 The baseline of the reserved area of Moreton Park is 23.05 habitat units, with the secured measures increasing habitat value to 75.08, which is an increase of 52.03 habitat units or 225.74%

Off-site baseline	<i>Area habitat units</i>	23.05	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
Off-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	<i>Area habitat units</i>	75.08	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
Off-site net change <small>(units &amp; percentage)</small>	<i>Area habitat units</i>	52.03	225.74%
	<i>Hedgerow units</i>	0.00	0.00%
	<i>Watercourse units</i>	0.00	0.00%

### Conclusion

- 1.17 Taking both on-site interventions and secured off-site habitat provision together, the development will deliver an overall biodiversity net gain of 12.15% habitat units, a 24.37% hedgerow gain and 13.3% watercourse gain exceeding the national 10% requirement.
- 1.18 In total, 163.19 habitat units will be delivered by the scheme, 111.16 of which are delivered on-site (68.12% of the total requirement) and 52.03 delivered offsite (31.88% of the total requirement).
- 1.19 All biodiversity trading rules are satisfied, irreplaceable habitats are retained and protected, and the on-site and off-site habitat improvements will be legally secured for the long term.

FINAL RESULTS		
Total net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	<i>Area habitat units</i>	17.68
	<i>Hedgerow units</i>	0.96
	<i>Watercourse units</i>	0.85
Total net % change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	<i>Area habitat units</i>	12.15%
	<i>Hedgerow units</i>	24.37%
	<i>Watercourse units</i>	13.30%
Trading rules satisfied?	Yes ✓	