Web: www.knightskyecology.co.uk
Email: info@knightskyecology.co.uk

TECHNICAL NOTE:
- **BIODIVERSITY NET GAIN STRATEGY**

SITE NAME & ADDRESS	Land to the north-east of Standen Hey Bungalow, Whalley Road, Pendleton, BB7 1PP
DEVELOPMENT PROPOSAL	Proposed camping pods
PLANNING REFERENCE	Not yet registered
DATE	28 September 2026

1 INTRODUCTION & BACKGROUND

Knight Sky Ecology Ltd was commissioned to provide ecological consultancy services to support the proposed development of camping pods on land off Whalley Road, Pendleton. The commission comprised the preparation of a Biodiversity Net Gain (BNG) strategy, 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); and
- UK Habitat Classification map – Post-development (Figure 2).

This technical note has been prepared to accompany the above information and provide an overview of the proposed BNG strategy.

In England, the primary legislation establishing the statutory framework for BNG is principally set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990. Schedule 7A was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021 and subsequently amended, including by the Levelling Up and Regeneration Act 2023. The statutory framework is supplemented by a number of secondary regulations and associated government guidance.

Under the statutory BNG framework, subject to specified exemptions and transitional provisions, planning permission is subject to a **statutory biodiversity gain condition.** The biodiversity gain objective is for development to achieve **at least a 10% increase in biodiversity value** relative to the pre-development biodiversity value of the on-site habitat. This can be achieved through a combination of on-site biodiversity gains, registered off-site biodiversity gains and, where the required gain cannot otherwise be achieved, statutory biodiversity credits.

The biodiversity gain condition is a post-permission, pre-commencement requirement; however, sufficient information should be provided at the planning application stage to demonstrate how the statutory biodiversity gain objective is capable of being achieved if planning permission is granted.

2 METHODS

The Biodiversity Metric, together with the pre- and post-development habitat maps, has been based on the red-line planning boundary provided by the agent. All land within the red line boundary is referred to as 'the site'.

The latest version of the Biodiversity Metric and User Guide (last updated June 2026) have been accessed from:
https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

Information for trees within the site has been obtained from:

- BS5837 Tree Survey - Land to the north-east of Standen Hey Bungalow, Whalley Road, Pendleton BB7 1PP (Lakeland Tree Consultancy, July 2026).

2.1 DESK STUDY

The Multi-Agency Geographic Information for the Countryside (MAGIC) mapping tool (Available from: https://magic.defra.gov.uk/) was used to search for ecological information contained within the following datasets:

- Statutory designated sites for nature conservation (e.g. Sites of Special Scientific Interest (SSSI)) including SSSI Impact Risk Zones - to assess for likely impacts on SSSI.
- Priority habitats (as listed within Section 41 of the Natural Environment and Rural Communities Act 2006) within a 250m radius.

Geospatial datasets for Biological Heritage Sites and the Lancashire Ecological Network were accessed from the LERN Environment Information Map[1]. The Lancashire Local Nature Recovery Strategy map[2] was also accessed.

Basic initial information about the site and surrounding area was also obtained from Google Earth and Ordnance Survey maps in order to provide further context to the site survey findings.

2.2 SITE SURVEY

General Walkover and Habitat Survey

A site walkover survey was undertaken on 11 September 2026 by Ryan Knight MCIEEM (Full Member of the Chartered Institute of Ecology and Environmental Management).

The purpose of the visit was to collect sufficient baseline ecological information to characterise the habitats present within the site and to identify any habitats or features of potential ecological significance. All habitats were described and mapped using UK Habitat Classification (UKHab) Version 2.1 definitions (UKHab Ltd, 2026).

[1] Accessed via:
https://experience.arcgis.com/experience/d429aa6435b849838af1d2cef68de43b#data_s=id%3AdataSource_3-0%3A376640
Accessed via:
[2] https://experience.arcgis.com/experience/92a5cd8951b84c65b9cd842f5ffc2333

3 RESULTS

3.1 BASELINE CONDITIONS

Nationally / Internationally Designated Sites

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Locally Designated Sites

The nearest Biological Heritage Site (BHS) comprises *Barrow Clough Wood.* This BHS is located 325m north of the site. It is designated for its ancient woodland habitat. There are no functional connections between the BHS and the proposed development.

Priority & Irreplaceable Habitats

No Priority or Irreplaceable Habitats were identified within the site through review of the relevant datasets on the MAGIC database. Hedgerows are not included within the Priority Habitat Inventory. No Priority Habitats were identified within 250 m of the site through the MAGIC database.

Lancashire Ecological Network

The site is within the woodland component of the Ecological Network.

Lancashire Local Nature Recovery Strategy (Lancashire LNRS)

The site is not within land targeted by the Lancashire LNRS.

Habitat Degradation

No habitat degradation was encountered.

Habitats

Photos which provide a general overview of the site and supporting data for the Biodiversity Metric are provided in Appendix A. Figure 1 in Appendix B provides an overview of the habitat baseline.

u1b6 – Other developed land – Secondary code 800 (Road)

The red line boundary for the site includes the access road which leads to Whalley Road.

g4 – Modified grassland

The proposed development area would be located within the corner of an agriculturally improved pasture field used for silage production and grazing. The sward was species poor, and comprised rye grass with a low number of forbs associated with such enriched conditions including frequent creeping buttercup with rare white clover, dandelion and broadleaved dock.

A large area of the field to the direct north-east of the proposed development would be set aside for the purposes of achieving net gain.

Trees

Two trees within the north-eastern hedgerow boundary would need to be removed to accommodate access. The trees are T3 (ash – 600 mm diameter) and T4 (holly – 400 mm diameter). T3 is dead and needs to be removed regardless of the development proposal.

As both trees within the hedgerow are proposed for removal, they have been assessed as individual trees for the purposes of the BNG strategy, in accordance with the Statutory Biodiversity Metric, rather than being accounted for solely as trees within the hedgerow habitat.

Although T3 is assessed to be in poor condition from an arboricultural perspective, its condition for the purposes of the Statutory Biodiversity Metric is assessed separately using the Metric's ecological condition criteria. T3 meets the criteria for moderate biodiversity condition and T4 is in good condition.

The combined biodiversity value of the two trees is 0.33 habitat units. Their required removal therefore results in a substantial deficit in the tree habitat component of the proposed development and creates certain difficulties in achieving the required biodiversity gain and satisfying the applicable trading rules.

The combined value of all habitats within the site is **1.91 habitat units.**

Hedgerows

H2a5 Species-rich native hedgerow with trees (Priority Habitat)

There are two hedgerows within the site (H1 and H2).

H1 is located along the access road and is dominated by hawthorn with frequent sycamore, occasional blackthorn and rare hazel, ash and elder (7 woody species in total). It contains several mature trees.

H2 is located on the boundary line between two fields and is dominated by hawthorn with abundant holly and rare dog rose, elder, blackthorn and sycamore. It contains one mature sycamore tree.

Both hedgerows are in a moderate condition. Himalayan balsam (*Impatiens glandulifera*), an invasive non-native species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), is present along the margins of both hedgerows.

The combined value of all hedgerows within the site is **1.86 hedgerow units.** A 34 m section of H1 is required to be removed to accommodate access and provide the required visibility splays.

3.2 HABITAT CREATION

Habitats

Figure 2 in Appendix B provides a UK Habitat Classification map of the site as proposed. The development layout includes the camping pods with ancillary storage facilities, access and parking.

During the project design stage, Knight Sky Ecology advised that the application was required to provide some set aside land within the development plans for BNG purposes. The loss of biodiversity value will be offset via the planting of native, broadleaved trees in a land parcel measuring 0.22 ha. These trees have been assigned to achieve a moderate condition. Whilst a low strategic significance has been assigned, the trees will provide a valuable feature in the intensively managed landscape and are within the woodland component of the ecological network.

Tree loss and modified grassland loss represents the main biodiversity impact. The trading rules for individual trees within the Biodiversity Metric are relatively rigid and as a result, difficult to compensate. Under UKHab guidance, individual trees are described as non-woodland habitats supporting trees at low density, with overall canopy cover below 25%.

Therefore, a total of 21 trees are included within the proposed layout plans for the development site and a further 37 trees are proposed to be planted within the land set aside for BNG.

This allows for a planting density of approximately 60m^2 per tree within the set aside land. The trees can also be distributed across the planting areas, increasing spatial separation between individual trees and helping to maintain low canopy cover. The proposed planting is intended to comprise individual trees distributed at low density rather than forming a continuous woodland canopy. The planting areas are therefore considered appropriate for classification within the individual-tree habitat category of the Biodiversity Metric.

With this planting, the combined value of the created habitats post-development would be **2.12 habitat units.**

Hedgerows

The proposals include the planting of 126 metres of hedgerow. In order to meet BNG trading rules, this hedgerow will have to be species-rich (i.e., contain at least four native hedgerow species) and contain trees which are allowed to grow out of the hedgerow. It would only be required to achieve a poor condition to provide the required net gain in biodiversity value of over 10%.

With this planting and assuming the poor condition, the combined value of the created habitats post-development would be **2.18 hedgerow units.**

4 EVALUATION AND SUMMARY

The development proposals will result in:

- a net gain of biodiversity value for habitats comprising **0.2 habitat units (10.59%).**
- a net gain of biodiversity value for hedgerows comprising **0.33 habitat units (17.54%).**

The development will therefore meet the biodiversity net gain condition for habitats and hedgerows as the 10% net gain would be achieved. The time to target condition of the trees is 27 years. The hedgerows will reach target condition in 10 years.

The information contained within this document and the Biodiversity Metric demonstrates that the mandatory BNG condition is more than capable of being discharged successfully at the site.

5 RECOMMENDATIONS

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 achieve the required 10% net gain as stated in the Biodiversity Metric.

HABITAT MANAGEMENT AND MONITORING PLAN

A Habitat Management and Monitoring Plan (HMMP) is recommended to set out the proposed tree and hedgerow species, planting specifications, and the establishment and long-term management measures required to ensure successful delivery of the habitat creation. The HMMP should detail the maintenance regime for the first five years, followed by the long-term safeguarding measures necessary to secure the habitat for the statutory 30-year period.

HIMALAYAN BALSAM

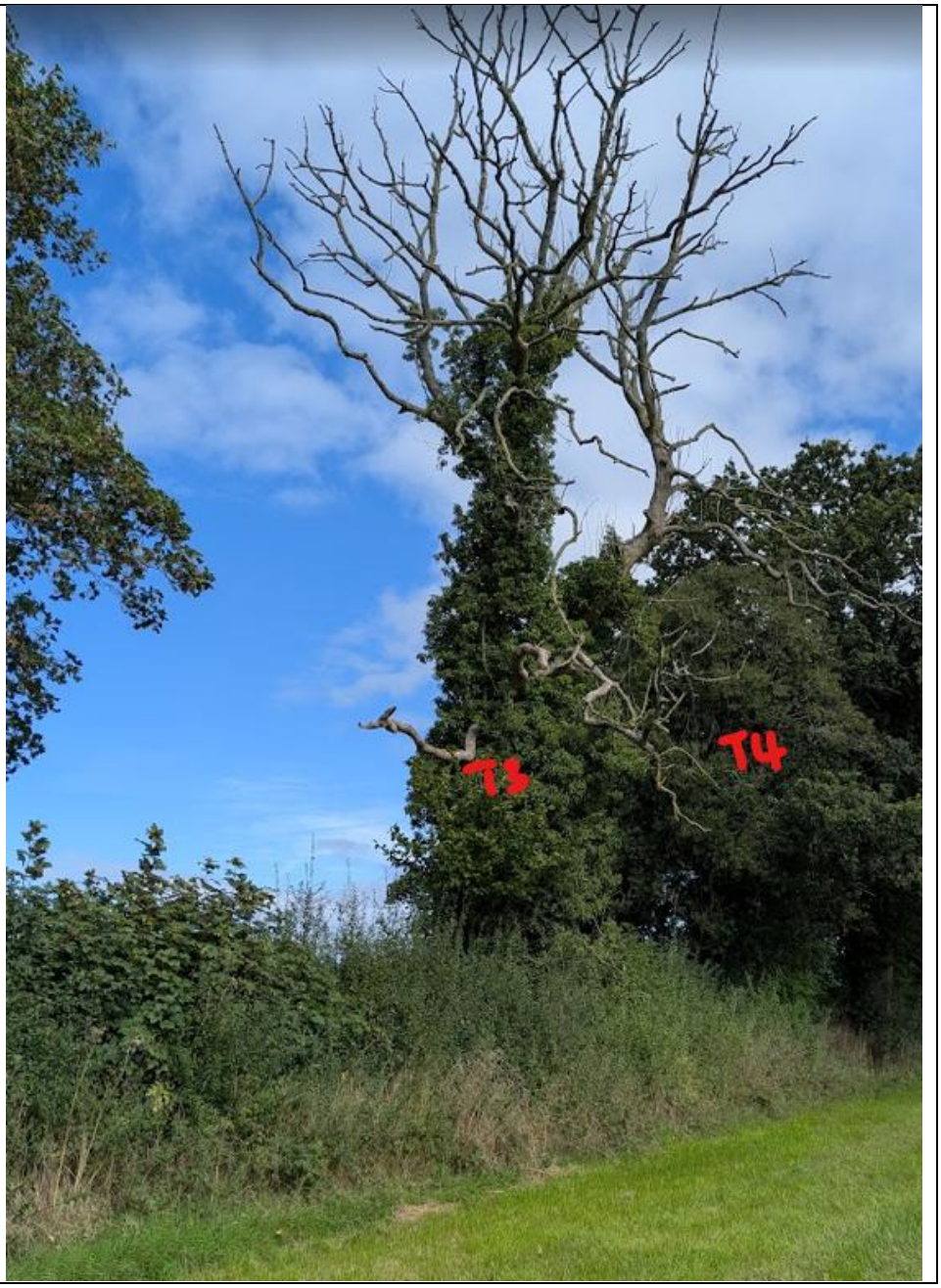
The proposed works are unlikely to result in the spread or transportation of Himalayan balsam off-site. Any works in areas where Himalayan balsam is present should be undertaken with appropriate care to avoid spreading viable plant material or seed to unaffected areas.

APPENDIX A: PHOTOS

Photo 1. View west across site.	
Photo 2. View south-east.	

Photos 3a – 3b. Views of Hedgerow H1.	 

Photos 4a – 4b Views of hedgerow H2.	 

Photo 5 **T 3 & T4**	

APPENDIX B: PHOTOS

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





Survey Information	
	Site boundary (7,634.3m^2)
UKHab Habitat Survey	
	g4 - Modified grassland (6,133.4m^2)
	u1b6 - Other developed land with 800 (1,500.9m^2)
	h2a5 - Species-rich native hedgerow with 11 (154.7m)
	32 - Scattered tree (2)

Secondary Codes:

11 - Hedgerow with trees
800 - Road

0 5 10 20 30 40
Metres

PROJECT TITLE

LAND TO THE NORTH EAST OF STANDEN HEY BUNGALOW, WHALLEY ROAD, PENDLETON

DRAWING TITLE

Figure 1: UK Habitat Classification Map (Baseline)

VER	DATE	REMARKS	Drawn	Checked
2.1	28/09/26	UKHab	MP	RK

DRAWING NUMBER:

KSEcology/StandenHey/UKHab

SCALE	PLOT SIZE	DATUM	PROJECTION
1:1,600	A3	OSGB	BNG

Source:
Ordnance Survey © Crown copyright 2026, All rights reserved.
Licence Number 100049837.

KNIGHT SKY ECOLOGY





Survey Information	
	Site boundary (7,634.3m^2)
UKHab Habitat Survey	
	g4 - Modified grassland (5,167.3m^2)
	u1b6 - Other developed land with 800 (1,985.6m^2)
	u1b6 - Other developed land (481.4m^2)
	h2a5 - Species-rich native hedgerow with 11 (120.7m)
	h2a5 - Species-rich native hedgerow with 11, new (126.7m)
	32 - Scattered tree, retained
	32 - Scattered tree, newly planted

Secondary Codes:

11 - Hedgerow with trees
800 - Road

0 5 10 20 30 40
Metres

PROJECT TITLE

LAND TO THE NORTH EAST OF STANDEN HEY BUNGALOW, WHALLEY ROAD, PENDLETON

DRAWING TITLE

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

VER	DATE	REMARKS	Drawn	Checked
2.2	29/09/26	Post-Development	MP	RK

DRAWING NUMBER:

KSEcology/StandenHey/Post-Development

SCALE	PLOT SIZE	DATUM	PROJECTION
1:1,600	A3	OSGB	BNG

Source:
Ordnance Survey © Crown copyright 2026, All rights reserved.
Licence Number 100049837.

KNIGHT SKY ECOLOGY