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Sunderland Peacock and Associates Ltd.

Hazelmere,
Pimlico Road,
Clitheroe,
Lancashire, BB7 2AG

Date: July 31st 2024

320240766P

For the attention of: Philip Cottier, BSc (Hons), MSc. MCIOB, MRICS, RICS Registered Valuer, Director.

Dear Philip,

Re: Biodiversity Net Gain (BNG): BARN AT VICARAGE FARM, OLD VICARAGE LANE, BASHALL EAVES, CLITHEROE, LANCASHIRE, BB7 3DB.

I can confirm that this application is exempt from requiring a BNG Metric calculation on the basis that <25m² of vegetation is affected / lost. There is no vegetative loss arising from the proposed works, the site comprises entirely of buildings and hardstanding.

<https://www.gov.uk/guidance/biodiversity-net-gain>

See following page for extract.

The biodiversity gain condition does not apply to the following types of development:

- **Temporary exemption for non-major development (until April 2024).** Development which is not defined as major development under [Article 2 Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) is exempt until 2 April 2024. The exemption will continue to apply to section 73 permissions where the original permission which the section 73 relates to was subject to this temporary exemption.
- **Householder development.** Development which is subject of a householder application as defined within [Article 2\(1\) of the Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#).
- **Development granted planning permission by a development order under section 59.** This includes permitted development rights.
- **Development subject to the de minimis exemption.** Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, or 5 metres of linear habitats such as hedgerows.
- **Self-build and custom build development.** Development which:
 - consists of no more than 9 dwellings, and
 - is carried out on a site which has an area no larger than 0.5 hectares, and
 - consists exclusively of dwellings which are self-build or custom housebuilding as defined in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015](#).
- **Urgent Crown development granted permission under section 293A of the Town and Country Planning Act 1990.**
- **Development of a biodiversity gain site.** Development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain condition which applies in relation to another development.
- **Development related to the high speed railway transport network.** Development forming part of, or ancillary to, the high speed railway transport network comprising connections between all or any of the places or parts of the transport network specified in [section 1\(2\) of the High Speed Rail \(Preparation\) Act 2013](#)

Paragraph: 003 Reference ID: 74-003-20240214

If you require clarification on any issue, please contact me at the above address.

Yours faithfully

Robert N. Leatham

Robert N. Leatham BSc (Hons), P.Dip. Countryside Management.