

Biodiversity Net Gain (BNG) – Report

Thornley Hall Farm, Thornley-with-Wheatley, Longridge PR3 2TN

For proposal to construct an agricultural storage facility with cover

RVBC Ref 3/2024/0877 FUL

02/10/2024

Introduction

This full planning application is submitted for a proposal to provide an access track and the necessary covered storage capacity for open yard rainwater runoff, wash water and diluted liquid manure from existing and approved agricultural yards, livestock buildings and facilities. The site is set well away from the road and can be constructed within the natural contours of the existing improved grassland so minimising impact. The proposed site is close to the existing farm buildings and accesses directly from the existing farm yard via the approved yard extension and access track. The necessary works are reasonably required for the existing agricultural business. The site was inspected on 30/09/2024.

BNG outline and figures

The site comprises modified grassland which is species poor and has no irreplaceable habitats on site.

There are no designated or sensitive sites within 500m of the proposal site.

There are no priority habitats on the site. The proposal does not have any impacts on distant priority sites.

The nearest is woodland 185m to the south west. There are no hedgerows on the site. There are no ponds or watercourses on the proposed development site or any close by.

The site area comprises 0.11 ha existing modified grassland of which 763sqm is to be constructed on and 337sqm is to be reseeded with similar grasses to the existing.

Small sites metric table for existing grassland (detailed summary and results shown at Appendix 1)

Site ref	Site land cover	Habitat Ref	Area sqm	Habitat units
Part field number SD6341 2028 red on attached plan	Modified Grassland	12	763	0.506

Net Gain proposal

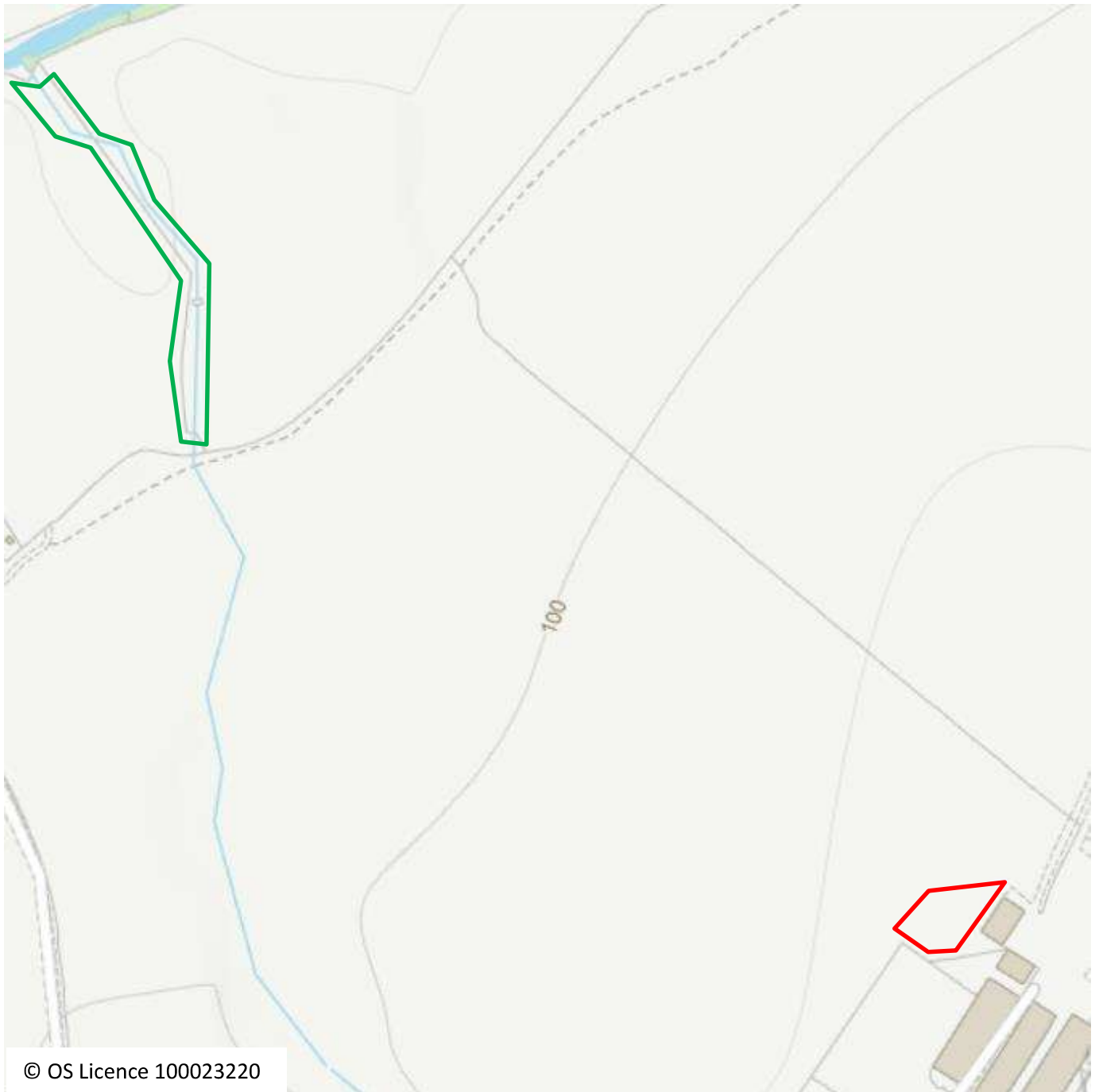
Site ref	Site land cover	New Habitat	Number	Species	Habitat units
Part field number SD6341 9348 green on attached plan	Modified Grassland	Native trees	23	Wild Cherry Field Maple Crab Apple	0.324
		Broadleaf Woodland	763 sqm	Sycamore Rowan Hawthorn	0.337

This shows a net gain of 61% being an increase in units of 0.309 units (after offsets) from 0.506 to 0.815units.

The 0.324 units will be created by planting the 23 trees and an area of 763 sqm broadleaf woodland will generate 0.337 units this are then adjusted in the metric for distinctiveness.

Plan 6 showing grassland site (red) and enhancement proposed woodland/tree planting (green)

Scale 1:1250



Conclusion

The BNG proposal shows a net gain of 61% being an increase in units of 0.309 units from 0.506 of grassland to 0.815 units of proposed native tree planting and broadleaf woodland. This is an increase which dramatically exceeds the minimum additional 10% required BNG. The applicant has demonstrated a significant commitment to a sensitive approach to the proposal which is required by the business, to enhance the local biodiversity and the wider environment.

Photo 1



Photo 2

