

READ DESIGN LTD
CHARTERED BUILDING SURVEYORS

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BIODIVERSITY NET GAIN STATEMENT
FOR THE PROPOSED CALF SHED AND
WELFARE BUILDING
AT MASON HOUSE FARM
BASHALL EAVES
CLITHEROE
FOR MR HARTLEY

REF:- 115

Date:- 28th April 2025

SITE DESCRIPTION

The site is located to the North West of Bashall Eaves. This statement forms part of the full planning application for the proposed Calf Shed and Welfare building which is situated between an existing building to the East and slurry pit to the West within the existing farmyard.

The biodiversity gain planning condition does not apply in relation to this development due to the proposals meeting the first and second conditions of the De Minimis Exemption.

“The first condition is that the development does not impact an onsite priority habitat.”

the proposed development will be onto a yard area currently laid to concrete and hardcore, so any priority habitat will not be impacted.

“The second condition is that the development impacts—

(a)less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and

(b)less than 5 metres in length of onsite linear habitat.”

In relation to (a), the existing site is made up of buildings/ yard/ hardstanding areas which have a value of zero, and therefore this criterion is met.

In relation to (b), the linear habitat onsite is not impacted by the proposals, therefore this criterion is met.





Images showing the existing yard area where the proposed building will be located, with a zero score in the biodiversity matrix.

CONCLUSION

In conclusion, for the reasons listed above the Biodiversity Net Gain planning condition does not apply to this application.

Louise Read
MRICS