

## **Biodiversity Gain Plan (BNG Plan) 28/02/2025**

### **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 (approved 20/11/2024)**

### **Introduction**

This Biodiversity Gain Plan for the approved full planning application is submitted for approval by the local planning authority (Ribble Valley Borough Council). The approved proposal included Biodiversity Net Gain for the area of land to mitigate that taken up by the proposal for 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 development 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 area set out in this Biodiversity Gain Plan for the Biodiversity Net Gain is shown in edged green on the attached plan. The site was inspected on 30/09/2024 and with the Biodiversity Gain Plan provision on the same land holding within the same ownership.

### **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 modified grassland.

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 Plan proposal**

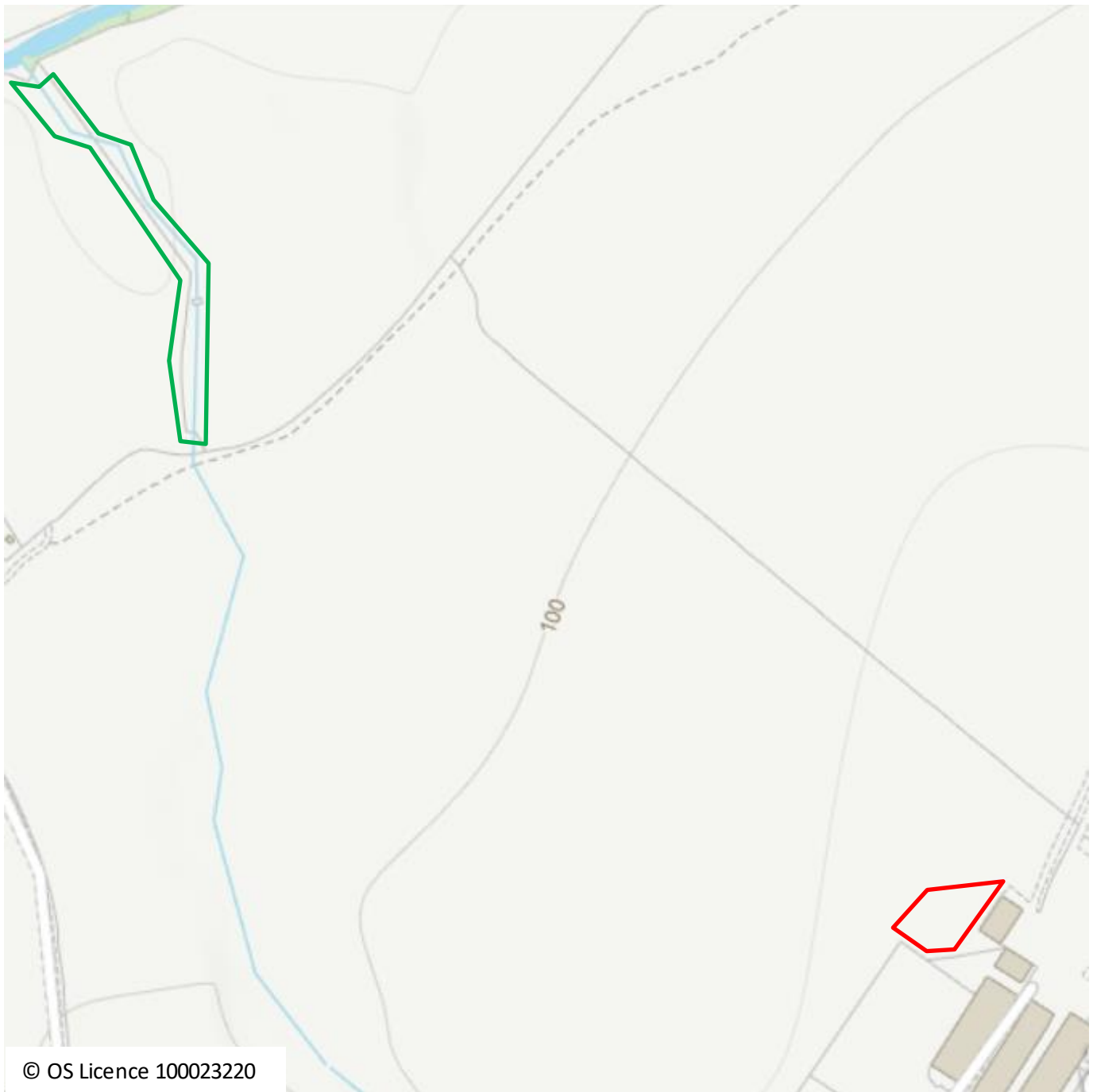
Site ref	Site land cover	New Habitat	Number	Species	Habitat units
Part field number SD6341 9348 green on attached plan	Modified Grassland	Native trees	23	Wild Cherry Field Maple Crab Apple	0.324
		Broadleaf Woodland	763 sqm	Sycamore Rowan Hawthorn	0.337

This shows a net gain of 61% being an increase in units of 0.309 units (after offsets) from 0.506 to 0.815units to be provided on site on the same holding/ownership for a minimum of thirty years.

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 which is then adjusted in the metric for distinctiveness.

**Plan 6 showing grassland site (red) and Biodiversity Gain Plan area woodland/tree planting (green)**

Scale 1:1250



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## **Technical details of Tree Planting Scheme**

Wild Cherry (*Prunus avium*) 10 planted at no less than 5m spacing  
Field Maple (*Acer campestre*) 4 planted at no less than 7m spacing  
Crab Apple (*Malus sylvestris*) 10 planted at no less than 6m spacing

Sycamore (*Acer pseudo-platanus*) 5 planted at no less than 7m spacing  
Rowan (*Sorbus aucuparia*) 2 planted at no less than 7m spacing  
Hawthorn (*Crataegus monogyna*) 3 planted at no less than 7m spacing

The planting area on the holding will be fenced with galvanised stock wire netting and two strands of barbed wire on timber posts and strainers. The trees will be planted with high individual tree guards and stakes to prevent damage by rabbits and deer. The owners confirm their intent to continue the ownership of the planting area and the continued responsibility for retention and maintenance for a period of over thirty years. Annual monitoring will take place with any necessary weeding, replanting, and replacement tree guards being carried out during the first five years from planting. Thereafter the monitoring will continue with actions taken every five years to secure the planting scheme for a minimum of thirty years from the completion of the works on the development site.

## **Conclusion**

This BNG Plan 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.

This BNG Plan confirms the pre-development value, the post development on-site value, there is no proposed offsite gain, there is no proposal to purchase offsite credits. This BNG Plan confirms other matters including the fencing, planting and maintenance plan by the applicants (owners) for at least 30 years post completion of the development which will include the annual monitoring, annual maintenance for the first five years and five yearly thereafter.

This Biodiversity Net Gain Plan has been prepared to discharge the Statutory Condition and therefore Planning Condition 5 of the Planning Permission Decision Notice (3/2024/0877) dated 15<sup>th</sup> January 2025 including all of the points set out in the Note 6 BNG Informative. An application has been submitted to RVBC to seek the discharge of Condition 5 (and by implication the Statutory Condition) which includes a copy of this Biodiversity Gain Plan.

BNG Small Sites Metric (24-07-2024 edition) Headline Results

Site Name	Thornley Hall Farm
Sheet Name	Headline Results

**Headline Results**

Headline	BNG Targets Met ✓
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Trading Rules	Trading Rules Satisfied ✓
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Next steps	Check for input errors/rule breaks present in the metric ☒
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Baseline Units	<i>Habitat units</i>	0.5060
	<i>Hedgerow units</i>	Zero Units Baseline
	<i>Watercourse units</i>	Zero Units Baseline

Post-development Units	<i>Habitat units</i>	0.8152
	<i>Hedgerow units</i>	0.0000
	<i>Watercourse units</i>	0.0000

Total net unit change	<i>Habitat units</i>	0.3092
	<i>Hedgerow units</i>	0.0000
	<i>Watercourse units</i>	0.0000

Total net % change	<i>Habitat units</i>	61.11%	#NAME?
	<i>Hedgerow units</i>	% target not appropriate	
	<i>Watercourse units</i>	% target not appropriate	

Habitats units required to meet target	0.0000
Hedgerow units required to meet target	0.0000
Watercourse units required to meet target	0.0000