

READ DESIGN LTD
CHARTERED BUILDING SURVEYORS

Unit 1 Victoria Mill, Watt Street, Sabden,
Clitheroe, Lancashire, BB7 9ED

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BIODIVERSITY NET GAIN STATEMENT
FOR THE PROPOSED REINSTATEMENT
OF THE PREVIOUSLY APPROVED ENTRANCE
AT PHASE I
MITTON ROAD BUSINESS PARK
MITTON ROAD
WHALLEY
FOR A.I LAND LTD

REF:- 102

Date:- 26th August 2025

SITE DESCRIPTION

The site is located to the East of Mitton Road, Whalley. This statement forms part of the full planning application for the proposed reinstatement of the existing approved entrance to the Phase I development and erection of 2 no timber fences between Phase I and Phases II/III.

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.”

there is not an onsite priority habitat, so this condition is met.

“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 ground adjacent to the existing entrance is lawn grass/ pavement/ domestic hedgerow. The grass that will be removed to form the new entrance is less than 25 square meters; and therefore, this criterion is met.

In relation to (b), the linear habitat (hedgerow) that needs to be removed as part of the works is 2.8m which is less than the 5 linear meter threshold, therefore this criterion is met.



Image above showing the existing entrance.

CONCLUSION

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

Louise Read
MRICS