

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 CLUBHOUSE EXTENSION,  
AT READ CRICKET AND BOWLING CLUB,  
WHALLEY ROAD,  
READ,  
BB12 7PN

FOR READ CRICKET AND BOWLING CLUB

REF:- 174

Date:- 9<sup>th</sup> December 2025

## SITE DESCRIPTION

The site is located to the South of Whalley Road in the village of Read. The proposals involve a single storey extension to the rear of the existing clubhouse.

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 existing site is made up of buildings and tarmac areas which have a value of zero, and therefore this criterion is met.

In relation to (b), there is no linear habitat onsite, therefore this criterion is met.





Images above showing the existing building and tarmac area around it, with a zero score in the biodiversity matrix, where the proposed extension will be located.

## **CONCLUSION**

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

Louise Read  
MRICS