

# Biodiversity Net Gain (BNG) Statement

## Proposed Partial Demolition of Existing Garage Workshop and New Build Works to Form 2-Bed Holiday Accommodation with Mezzanine Floor

Turner Fold, Read, Lancashire, BB12 7QZ

### 1. Introduction

This Biodiversity Net Gain (BNG) Statement has been prepared in support of the planning application for the partial demolition of an existing garage/workshop building and associated new build works to create a 2-bed holiday accommodation unit with mezzanine floor at Turner Fold, Read, Lancashire (BB12 7QZ). The purpose of this statement is to confirm the development's status in relation to the mandatory Biodiversity Net Gain requirements and to demonstrate that the proposal is exempt from BNG while remaining consistent with national planning policy and Ribble Valley Borough Council policy objectives.

### 2. Site Description

The application site comprises an existing domestic garage/workshop building located within the curtilage of an established residential property at Turner Fold. The site is previously developed land (PDL) and is characterised by:

- Built form and hardstanding
- Limited ecological value
- No designated habitats or priority ecological features
- No evidence of protected or notable habitats within the footprint of the works

The surrounding area is predominantly residential and agricultural in nature.

### 3. Proposed Development

The proposal includes:

- Partial demolition of the existing garage/workshop
- Construction of a new building to provide 2-bed holiday accommodation, including a mezzanine level
- Works largely contained within the footprint of the existing built form
- No significant change to the site's ecological baseline

No works are proposed to off-site land or undeveloped habitat.

#### 4. Biodiversity Net Gain Legislation and Exemption

Mandatory Biodiversity Net Gain was introduced under Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021, and came into force in February 2024.

Under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, certain types of development are exempt from mandatory BNG. This proposal is exempt for the following reasons:

##### 4.1 Small Scale Development on Previously Developed Land

The development qualifies as a small-scale development that:

- Involves minor development within the curtilage of an existing property
- Is located entirely on previously developed land
- Does not result in the loss of priority habitats

Under Schedule 7A, developments which do not impact non-degraded priority habitat and involve minimal habitat loss are exempt from mandatory BNG calculations.

##### 4.2 De Minimis Habitat Impact

The works involve:

- Demolition and replacement of an existing building
- No loss of natural or semi-natural habitat
- No adverse impact on biodiversity features

As such, the development falls within the de minimis exemption, as habitat loss is negligible and biodiversity value is effectively unchanged.

## 5. Compliance with National Planning Policy

The proposal aligns with the National Planning Policy Framework (NPPF), specifically:

- Paragraph 174 - conserving and enhancing the natural environment
- Paragraph 180 - ensuring development avoids significant harm to biodiversity

Given the limited ecological value of the site and absence of habitat loss, the development is considered compliant with national policy objectives.

## 6. Compliance with Ribble Valley Borough Council Policy

The development is consistent with Ribble Valley Borough Council's planning policies, including:

### 6.1 Ribble Valley Core Strategy

- Policy DMG2 - Strategic Considerations: Requires development to protect biodiversity and landscape character; the proposal maintains the existing ecological baseline and introduces no harm.
- Policy DMG3 - Transport and Mobility: No biodiversity conflict arises from access or movement proposals.

### 6.2 Biodiversity and Landscape Objectives

The proposal ensures:

- No loss of habitats or ecological features
- No impact on protected species
- Continued use of an already developed site

The development therefore supports the Council's objective of appropriate, sustainable development without ecological harm.

## 7. Conclusion

The proposed development at Turner Fold, Read:

- Is located on previously developed land
- Results in negligible or no habitat loss
- Does not impact priority habitats or protected species
- Qualifies for exemption from mandatory Biodiversity Net Gain requirements

The development is therefore exempt from BNG, complies with national legislation, and is fully aligned with Ribble Valley Borough Council planning policies.