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**BIODIVERSITY NET GAIN (GAIN) STATEMENT**  
**IN RESPECT OF A FULL PLANNING APPLICATION FOR THE**  
**ERECTION OF AN AGRICULTURAL STORAGE BUILDING**

**AT**

**HOULKERS BARN, WHINS LANE, READ, BB12 7RB**

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**Our Client:** Mr M Pollard  
**Our Ref:** Pol/886/3722/FP  
**Date:** April 2026



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## **Introduction**

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

## **Site Overview**

The application site is at Houlikers Barn located to the south of Whins Road, situated north of the village of Read and to the west of the town of Padiham. The site is currently comprised entirely of hardstanding surfaces, currently used for storage purposes and the parking of vehicles. As such, it does not support any significant ecological or biodiversity value. The site's existing condition does not provide suitable habitats for native flora or fauna.

## **Exemption from Biodiversity Net Gain Requirement:**

Given the existing hardstanding nature of the site, which provides no natural habitat or biodiversity features, the site qualifies as an **exempt site** from the mandatory Biodiversity Net Gain (BNG) requirements under paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990. The absence of any baseline ecological value on the site means that no measurable biodiversity loss occurs in its current state, and therefore, a net gain is not applicable based on existing conditions.

## **Conclusion:**

As the site currently contains only hardstanding with no biodiversity value, it is exempt from Biodiversity Net Gain requirements.