

BNG ASSESSMENT

Proposal:

Horse Walker & Multipurpose Agricultural Building.

Location:

Land at Portfield Farm Barn, Portfield Lane, Whalley, BB7 9DP

Applicant:

Mr. Stephen Barnes
Portfield Farm Barn
Portfield Lane
Whalley
BB7 9DP

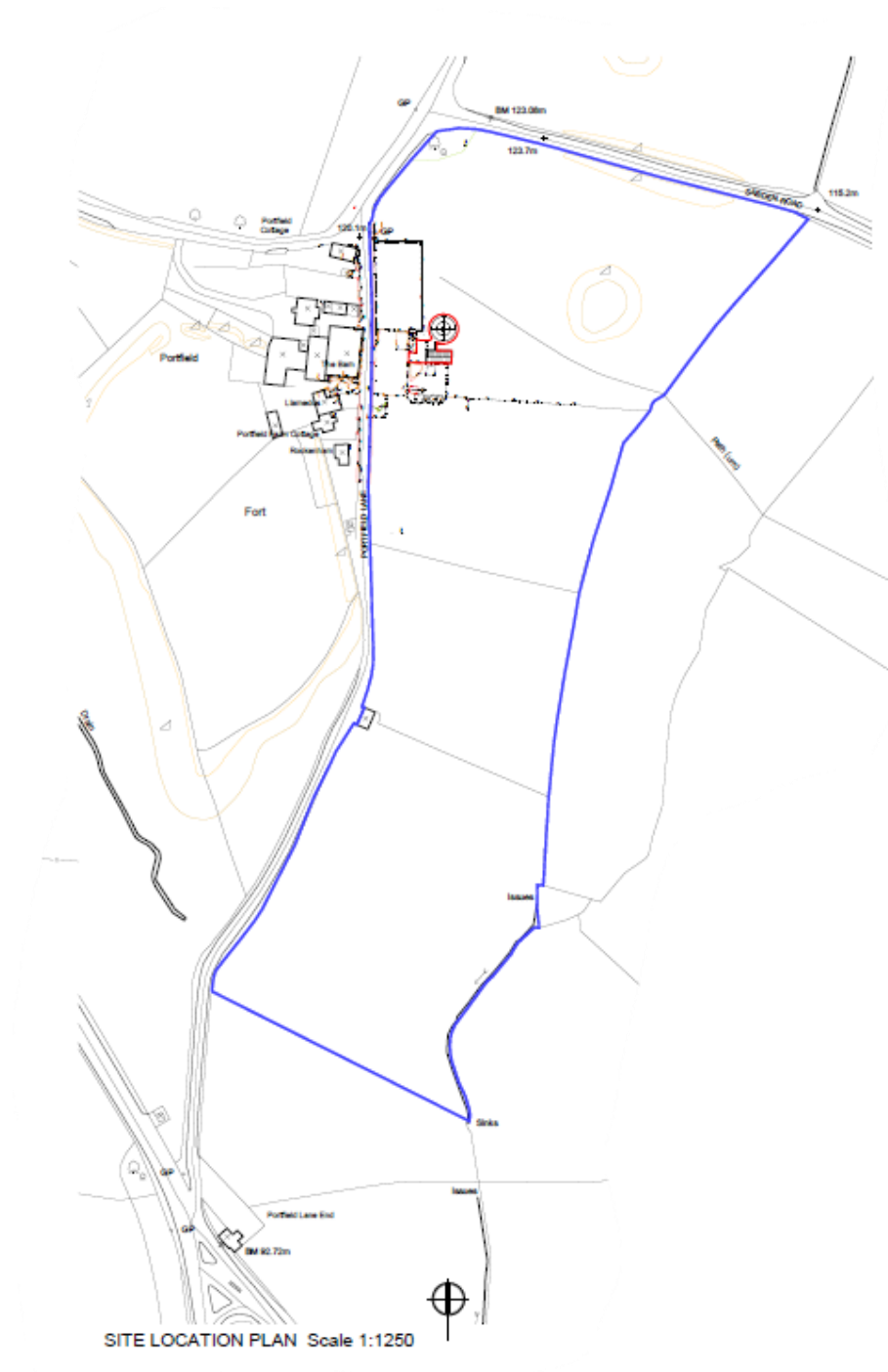
June 2026

Site Details

The application site lies to the east of Portfield Lane, Whalley, BB7 9DP.

The application site itself lies within an agricultural block of land extending to some 13.49 Acres (5.46 Hectares) of land which is owned by the applicant (shown at appendix 1 edged blue). The actual site is 370m².

The Applicant uses land for cropping of hay, haylage production and equestrian grazing.



Proposed Site Plan

Proposed Development

The proposed development comprises the erection of a horse walker and an associated storage building. There is an existing menage on the site together with an area of hardstanding used for parking of various machinery, vehicles, and horse boxes. There is also an existing area of amenity space linked to the Portfield Farm Barn, the applicant's home.

Baseline Habitats

A preliminary ecological appraisal including an assessment in accordance with the UKHab and condition assessments of the habitats present was carried out 21 March 2026.

Each of the habitats within the site has been assessed in accordance with the UKHab to determine each habitat type present. This has allowed a reliable classification of habitats in accordance with those used by the BNG Metric.

Post-Development Habitats

The post development habitats have been calculated using the Proposed Site Plan

Habitats and Assessment

Habitats have been assessed to determine whether they meet those described in UK Biodiversity Action Plan: Priority Habitat Descriptions (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

Each habitat has been assessed to determine whether they are 'irreplaceable habitat', defined in NPPF as 'Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity.

Relevant Guidance

Government advice on wildlife, as set out in the NPPF and associated government circulars has been taken into consideration.

Strategic Significance

The site does not lie within a Local Nature Recovery Strategy area, nor does the site have any statutory or non-statutory designation for nature conservation. For these reasons a strategic significance of 'Area / compensation not in local strategy / no local strategy' has been applied at the BNG Metric for the area habitat units.

Assessment of Baseline Habitats

The only habitat present within the application site is modified grassland for use as pastureland / grazing. The total area is 370m².

Post-Intervention Habitats

The client owns land surrounding the application site, though the actual application site cannot provide additional enhancement, there is satisfactory land area to provide enhancement within the clients ownership.

Results

The proposal is to provide 30m² of broadleaf woodland within the existing site area. This will be planted around the proposed site to provide screening to the new agricultural building. The planting will include a mix of native broadleaf trees.

The additional planting will provide at 54.54% net increase.

Site Name		Portfield Farm Barn
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Met ✓
Trading Rules		Trading Rules Satisfied ✓
Next steps		Check for input errors/rule breaks present in the metric ⚠
Baseline Units	Area habitat units	0.1480
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Area habitat units	0.2287
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Area habitat units	0.0807 ✓
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Area habitat units	54.54% ✓
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Area habitat units required to meet target		0.0000
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000