

Biodiversity Net Gain (BNG) Statement

This Biodiversity Net Gain Statement is submitted in support of a full planning application for the proposed Horse Riding School at the Former Site of Priesthows, Butterwick Road, Messingham, DN17 3PA.

Executive Summary:

This proposal is designed to deliver a minimum net gain of +10% in biodiversity, in accordance with the Environment Act 2021. The development prioritises on-site habitat enhancement, with off-site contingency available if required, ensuring full statutory compliance, long-term ecological stewardship, and meaningful environmental benefit to the rural landscape.

Site: Former Site of Priesthows, Butterwick Road, Messingham, DN17 3PA

Proposed Development: Horse Riding School – stables, indoor/outdoor arenas, barns, dwelling & student accommodation

Applicant: Mr Marius Skarbalius

Date: January 2025

Introduction

This Biodiversity Net Gain (BNG) Statement has been prepared in accordance with the Environment Act 2021 and the statutory requirement for a minimum +10% measurable biodiversity net gain. It accompanies the full planning application to North Lincolnshire Council for the development of an equestrian riding school and associated residential accommodation.

The assessment is based on an initial understanding of existing site conditions and will be supported by the formal statutory BNG Metric (Natural England Statutory Biodiversity Metric v4.0) following an ecological survey.

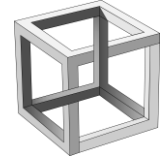
Baseline Site Conditions (Pre-Development)

The site is currently:

- Open greenfield / former agricultural land
- Enclosed by existing hedgerows (notably the southern boundary)
- No evidence of built development or hardstanding
- Rural ecological context with potential for low to moderate baseline biodiversity value

Preliminary assumptions (awaiting formal ecologist survey):

- Predominantly modified grassland (likely moderate distinctiveness)
- Existing native hedgerow habitat along the boundary
- No identified statutory ecology designations on site



Proposed Post-Development Enhancements

The proposal has been designed to support a net biodiversity gain through:

- Retention and enhancement of southern hedgerow (minimum 30-year management)
- New native hedgerow and tree planting along new boundaries and access points
- Creation of species-rich grassland margins around arenas, paddocks and access zones
- Sustainable surface water drainage strategy (SuDS) with opportunities for wetland-type habitat
- Use of permeable surfaces and non-intrusive rural construction

BNG Compliance Strategy

The development will follow the national BNG hierarchy:

1. Avoid harm to existing valuable habitats (existing hedgerow retained in full)
2. Minimise impact – compact and logical layout with minimal hard surface sprawl
3. Enhance on-site biodiversity – native planting, wildflower belts, structured landscape strategy
4. Deliver a minimum of +10% biodiversity net gain using the statutory metric v4.0

All post-development habitats will have a secured 30-year Habitat Management and Monitoring Plan.

Next Steps / Ecological Survey Requirement

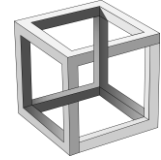
A qualified ecologist will:

- Conduct a formal habitat survey for statutory metric input
- Complete BNG Statutory Metric Excel (baseline + post-intervention)
- Provide final quantitative BNG score and habitat schedule
- Inform submission of the BNG Plan and the 30-year Management Plan

Delivery Mechanism Flexibility (On-Site Priority with Off-Site Contingency)

In accordance with the Environment Act 2021, the applicant confirms a primary commitment to delivering Biodiversity Net Gain on-site within the application boundary. However, to ensure full compliance with statutory requirements and allow for responsible ecological contingency, the applicant is prepared to secure supplementary off-site BNG delivery via registered habitat banking or Natural England credits if required by the final BNG Statutory Metric output.

All enhancements will be secured under a minimum 30-year legal management and monitoring obligation, in line with statutory guidance.



Policy and Legislative Compliance

This proposal aligns fully with the Environment Act 2021, the mandatory +10% Biodiversity Net Gain requirement, and the use of Natural England's Statutory Biodiversity Metric (v4.0). It also accords with:

- NPPF Chapter 15 – Conserving and Enhancing the Natural Environment, requiring measurable biodiversity improvements.
- North Lincolnshire Local Plan Policy DS1 & RD2, supporting rural diversification and environmental enhancement.
- Core Strategy Policy CS17, which requires the protection, enhancement, and long-term management of local biodiversity assets.

The applicant is committed to preparing the full BNG Metric Excel submission and the 30-year Habitat Management Plan as part of the discharge of the pre-commencement condition, consistent with national regulatory expectations.

30-Year Management & Monitoring Commitment

All biodiversity enhancements delivered by this scheme will be secured under a minimum 30-year legally binding Habitat Management and Monitoring Plan, as required by the Environment Act 2021. This plan will:

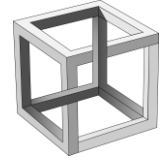
- Set out maintenance schedules and measurable monitoring targets
- Be enforceable via a planning condition or legal agreement (Section 106 or Conservation Covenant)
- Ensure ecological uplift is sustained, monitored, and reported at appropriate intervals

Final Statement and Commitment

This development will deliver a net positive ecological legacy, contribute to rural environmental stewardship, and enhance local landscape and biodiversity value through structured habitat creation and long-term management.

The applicant respectfully confirms readiness to meet all statutory requirements through a formally submitted BNG Plan, ensuring compliance, net biodiversity enhancement, and responsible long-term stewardship.

The proposal is environmentally responsible, policy-compliant, and capable of delivering a meaningful ecological gain for the local area. The proposed development is fully capable of achieving and exceeding the statutory +10% Biodiversity Net Gain requirement, through a strategic combination of hedgerow retention, new habitat creation, native planting, and long-term ecological management.



Tomplan Planning and engineering Service

A final quantified BNG Plan will be submitted following completion of the ecological field survey.

This statement confirms the applicant's full commitment to legal BNG obligations and long-term habitat enhancement.