

Moorville Hall Farm BNG report supplement

It is understood that planning permission has been sought as the building lies within Green Belt designation and therefore falls outside Permitted development rights, which would have resulted in this site being exempt from BNG. The area under development is relatively small and of very low significance apart from the trees mentioned in the Arboriculture officers report.

Once the small site metric calculator had been used, it calculated that 46 trees would need to be planted. Please note that during the site visit it could not be determined if the tree(s) are individual trees closely planted or a multi stemmed tree – which is the same conclusion as Steve Massey: Arboricultural Officer who also visited the site in March 2025.

When planting trees in rural areas, there are several important factors to consider ensuring the health and longevity of trees. The single most important factor is site location. It's important to think about the final size and spread of the trees and how you will use the site as the trees grow.

During the site visit (27/3/2025) it became apparent that simply planting trees within the immediate site area would only cause issues further down the line to both existing buildings and would also cause access issues to the farm's machinery.

As the owners of Moorville Hall Farm own and manage the land directly next to the development site, it became logical to explore where planting 46 trees on the wider holding, so to avoid planting trees too close to buildings, roads, or power lines, as trees need space to grow both above and below ground. Consideration was also given to where the trees would create a better biodiversity gain/habitat creation and connect existing habitats.

The plan attached (BNG site plan) is designed to both create the required BNG gain and create a more sustainable, productive environment for livestock, benefiting both animal welfare, farm profitability and wider nature habitats in the long run.