

# Biodiversity Net Gain (BNG) Statement (for validation)

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Land adjoining Rose Cottage, Milton Road

Ref: 2098|12244

January 2025



- 1.1 Biodiversity net gain (BNG) becoming mandatory in 2024, under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 1.2 The government's guidance on 'Biodiversity net gain: what local planning authorities should do' sets out that specific information must be submitted with the application, where development would be subject to the biodiversity gain condition.
- 1.3 The following information closely follows this guidance to support the planning application and allow it to be validated:

**A statement confirming whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition**

- 1.4 Small sites are defined as not major developments under the Town and Country Planning (Development Management Procedure) (England) Order 2015). This means:
  - residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, or if the number of dwellings is unknown, the site area is less than 0.5 hectares,
  - commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare, or
  - development that is not the winning and working of minerals or the use of land for mineral-working deposits, or
  - development that is not waste development
- 1.5 The proposal is for two new dwellings on garden land. The site is 505 square metres in size. The application therefore relates to a small site and will be subject to the biodiversity gain condition.

**The pre-development biodiversity value of the on-site habitat on the date of application (or an earlier date) including the completed metric calculation (showing the calculations, the publication date and version of the biodiversity metric used to calculate that value)**

- 1.6 The site is a garden land comprising of grass, along with hardstanding and a drive.
- 1.7 The current Small sites metric (statutory biodiversity metric): calculation tool has been used – the latest version is 'Release Date July 2024'.
- 1.8 The BNG calculator accompanies this application which sets out the baseline habitats and the habitats to be created. In summary:



- 1.9 The baseline habitat, pre-development comprises:
- 84 sqm Urban – Developed land, sealed surface
  - 421 sqm Urban – Vegetated Garden
- 1.10 This equates to baseline units of 0.0842 habitat units.

**Where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for that date**

- 1.11 The relevant date is the date of the planning application.
- 1.12 It is confirmed that between undertaking the baseline survey and submitting the application, there has been no change in habitats on the site other than some usual gardening/tidying up. This has not impacted upon the biodiversity baseline of the Site.

**A statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation')**

- 1.13 It is noted that some activities have been carried out prior to the date of the application. The ownership of the site has changed with some works to the garden taking place prior to the sale to the applicant.
- 1.14 However, the works have only been minimal, any shrubs and trees within the garden had a DBH far less than 30cm (thus can be discounted from the Small Metric calculator). Such works were contained within the garden and have not resulted in any loss of onsite biodiversity value ('degradation'). Reference is also made to the previous planning application, allowed on appeal, and in which the Planning Inspector stated:

*"The existing grass area previously contained trees which have now been removed. Local Plan Core Strategy Policy CS12 stipulates that there will be no net loss of biodiversity in the Borough. However, there is no evidence that the land currently or previously had any particular biodiversity value. For mown grassland this is likely to be limited."*

**Where unauthorised degradation has taken place between 30 January 2020 and the submission of the planning application, the relevant date should be immediately before these activities were carried out**

- 1.15 As above.

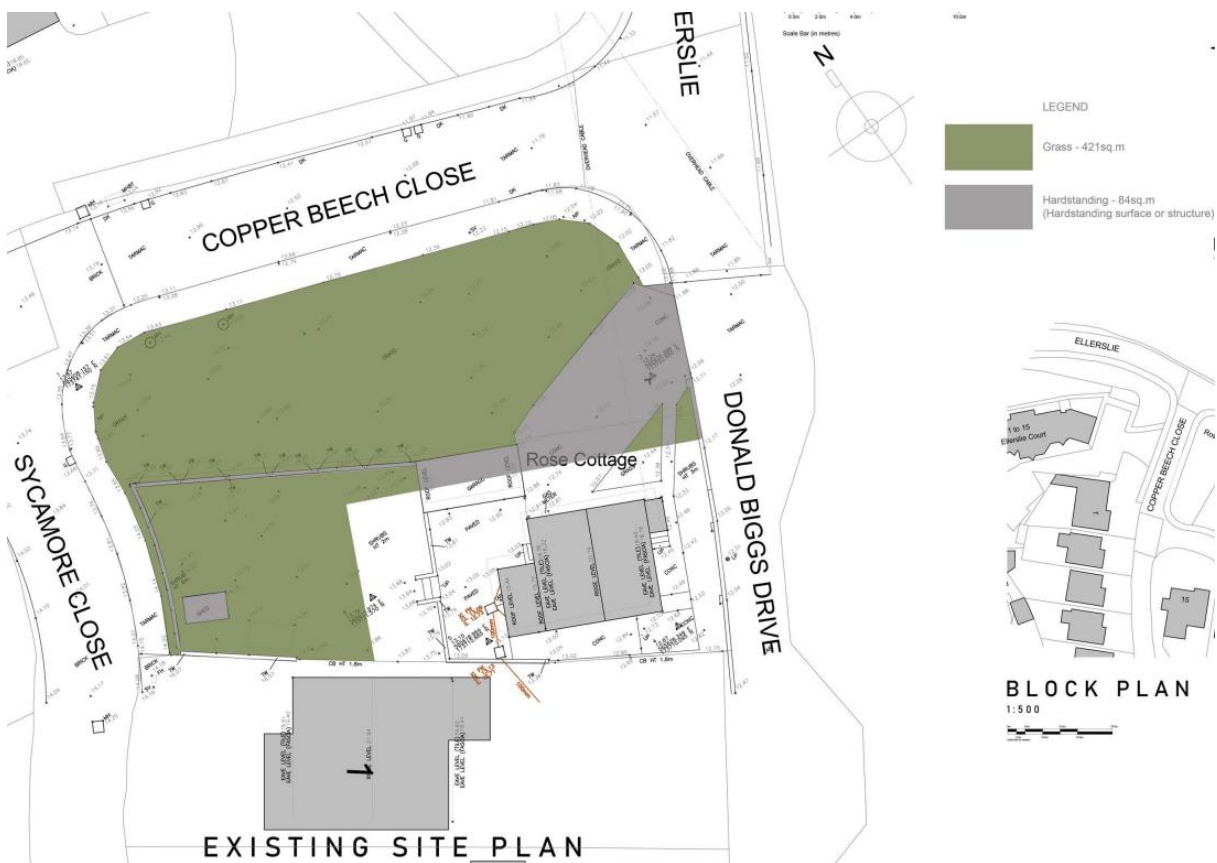


**A description of any irreplaceable habitat on the land, that exists on the date of application (or an earlier date)**

1.16 The site does not support any irreplaceable habitats as defined by The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024.

**A plan drawn to an identified scale (including the direction of north), showing on-site habitat existing on the date of application (or an earlier date), and any irreplaceable habitat**

1.17 Please see the accompanying drawing titled 'Existing Site Plan (BNG Baseline Plan), which shows the on-site habitat as per the date of the application) (as shown below):



1.18 There is no irreplaceable habitat on site.



**Further information that may be required by the LPA**

- 1.19 In addition to the above, it is acknowledged that the LPA may require further information to assist in the consideration of BNG as part of a planning application. However, it is considered that in this instance this statement along with the accompanying BNG calculator, existing baseline plan and proposed Site plan will meet this.

**Habitats to be created**

- 1.20 The habitats to be created:
- Footprints = 124sqm
  - Patios and paved footpaths = 56sqm
  - Access drive = 69sqm
  - Gardens and green landscaped areas = 238sqm
  - Landscaped/Tree Planting strip\* = 18sqm, with x11 Small Trees Planted
- 1.21 The landscaped strip (T-shaped) will be managed and controlled via a separate management company. This is defined area of land which marks the boundary between the existing dwelling (Rose Cottage) with, and between Plots 1 and 2. Such a separation of land from the plots and planning units has been successfully achieved on other sites, with red lined polygons to clearly denote the planting providing the biodiversity net gain.
- 1.22 This equates to a total net unit change (habitats units) of 0.1907 habitat units and total net change of habitat units of 126.48%.
- 1.23 The habitats to be created will be with the inclusion of the landscaped strips which will be, which would not be considered 'significant on-site biodiversity enhancements'. As such, there is no need to provide a draft habitat management and monitoring plan as part of the application.
- 1.24 With the net on site gain significantly exceeding the 10% requirement, there is no need to use off-site biodiversity gains. As such, there is no requirement to prepare for an obligation for such off-site gains, and therefore no draft section 106 legal agreement accompanies this application



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