

Biodiversity Net Gain Supporting Statement

Site: Rear of 40 Cross Lane East, Gravesend, Kent, DA12 5HB

Applicant: Dream Design Develop Ltd

Date of Statement: 04/05/2025

1. Introduction

This statement is submitted in support of a full planning application for the erection of a **single 2-bedroom dwelling** with a **Gross Internal Area (GIA) of 62.5 sqm**. The proposal is subject to the **General Biodiversity Gain Condition**, introduced under the **Environment Act 2021** and the **Biodiversity Gain (Town and Country Planning) Regulations 2024**.

As a qualifying development, the proposal must demonstrate a **minimum 10% biodiversity net gain** (BNG). While the **Small Sites Metric** has been referenced during design development, this application does **not include a completed metric submission**. Instead, it is proposed that **BNG compliance be secured via a planning condition**.

2. Site Description and Existing Conditions

The development site comprises part of the rear garden of 40 Cross Lane East, measuring approximately **181.35 sqm**. The land includes:

- **Approx. 156.35 sqm** of amenity grassland (modified);
- **Approx. 25 sqm** of developed land – sealed surface (shed base and paving).

The site contains **no irreplaceable habitats**, and there has been **no loss or degradation of habitat** since 30 January 2020.

3. BNG Approach and Future Compliance

Although a full metric calculation has not been submitted at this stage, the applicant confirms that the proposal will deliver the required **10% biodiversity net gain** and that:

- **No irreplaceable habitats** are present on site (as defined in the **Biodiversity Gain Requirements (Irreplaceable Habitats) Regulations 2023**);
- The proposed scheme includes **soft landscaping** and a **private rear garden area of 59.5 sqm**, which will be planted with a **mix of native and pollinator-friendly species**;
- Additional features such as **bird/bat boxes**, **wildflower borders**, and **permeable surfaces** will contribute to biodiversity enhancement.

It is proposed that compliance with the General Biodiversity Gain Condition be **secured by condition**, allowing the applicant to provide a detailed metric calculation, baseline, and enhancement plan **prior to commencement**, as permitted by the Regulations.

4. Conclusion

The development falls within the scope of the **General Biodiversity Gain Condition** and is capable of delivering the required **10% biodiversity net gain** through on-site planting and ecological enhancement measures.

The applicant respectfully requests that compliance with this requirement be **secured via a standard planning condition**, enabling further detail to be submitted and agreed with the Local Planning Authority prior to development commencing.