

Biodiversity Net Gain Statement

The Metric is attached.

The Small Sites Metric was used, Version 1.2.3, released 3rd July 2025

The Report was completed by Kate Bellwood, Kate Bellwood Associates B.Sc. M.Sc. P.G.Dip. MRTPI, who is a Competent Person for BNG.

As the property is already a dwelling, and the land is garden and will remain garden, the approach is somewhat simplified. The metric does not require the species of plants, or distinct habitats within gardens to be identified. The land is simply all urban vegetated garden in the metric.

The proposal is to construct 3 parking areas, each 2.4m x 4.8m, total area 34.56m². This is above the 25m² exemption and as such BNG applies.

BNG will be delivered on site, adding 6.4m² of new urban vegetated garden (a new native species hedgerow along the western boundary in place of part of the current concrete parking area), and the new parking spaces will be constructed using SUDS. This will deliver a 10.34% increase in biodiversity, exceeding the 10% requirement. The metric confirms the trading rules are satisfied with this.

The exact details of the hedgerow species, and SUDS methods will be provided as part of the BNG statutory condition discharge, being the Gain Plan and HMMP. But indicatively they may include features as follows:

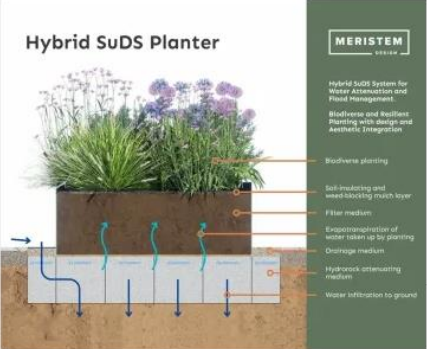


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Delivering BNG on site aligns with the hierarchy.

There are no irreplaceable habitats on site. There are no priority habitats on site.