

TOWN AND COUNTRY PLANNING ACT 1990

Property:	Land to the west of Langary Gate Road
Proposal:	Change of use of previously reclaimed land to enable a mixed residential and equine use through the standing of two residential static caravans and two touring caravans and erection of of two stables and ancillary works to create a home for a Gypsy / Traveller family.
Applicant:	Mr and Ms O'Neil
Local Planning Authority:	South Holland District Council

BNG STATEMENT

Site Area:15400 m2
Proposal: Residential accommodation and equine
BNG Metric Version Used:23 July 2024

Baseline Date: 26/01/2025

1.

Baseline Habitat and Evidence
- 1.1

The site currently has been used as amenity land for many years.
2.

Proposed Habitat Changes
- Hardstanding 1200m2:

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Grassland in better biological condition 14,200m2

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Hedgerow native species 0.2km
3.

Strategy
- 3.1

The BNG strategy follows the biodiversity gain hierarchy outlined in Paragraph 008 of the BNG Planning Practice Guidance:

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Avoid biodiversity loss: The development footprint avoids high-distinctiveness habitats and retains existing mature hedgerows where appropriate.

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Mitigate impacts: Existing trees are to be retained.

- Enhance and Create On-site: Five additional trees are to be planted.

4. Conclusion

4.1 The development meets the requirements of the BNG regime.

Stuart H CARRUTHERS
June 2025

Langary Gate
Headline Results
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On-site baseline	Habitat units	2.52	
	Hedgerow units	1.60	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	4.80	
	Hedgerow units	3.13	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	2.28	90.48%
	Hedgerow units	1.53	95.64%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	2.28
	Hedgerow units	1.53
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

Ensure bespoke compensation has been agreed where stated ▲

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	2.28
	Hedgerow units	1.53
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	90.48%
	Hedgerow units	95.64%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Area created must match area lost for both onsite and offsite ▲				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	2.52	2.77	0.00
Hedgerow units	10.00%	1.60	1.76	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓
No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

BLOCK DIAGRAM EXISTING HABITATS



