ALTERATIONS to EXISTING GF to CREATE a 2BED./3 PERSON FLAT & CONVERSION of extg. DETACHED GARAGING to create 2No. 1 BED. 2PERSON FLATS at;

31,33 & 33A HIGH STREET,GOSBERTON, LINCOLNSHIRE PE11 4NW.

BIO-DIVERSITY NET GAIN STATEMENT

PROPOSALS

It is submitted that the proposals fall below the threshold as set out in the Gov.UK guidance and do not impact a priority habitat and impact less than : -

+ 25m2 of on-site habitat.

+ 5 metres of on-site linear habitats such as hedgerows



plate 1 – A1.drg.001B – extg. & proposed site block plans

AS EXISTING



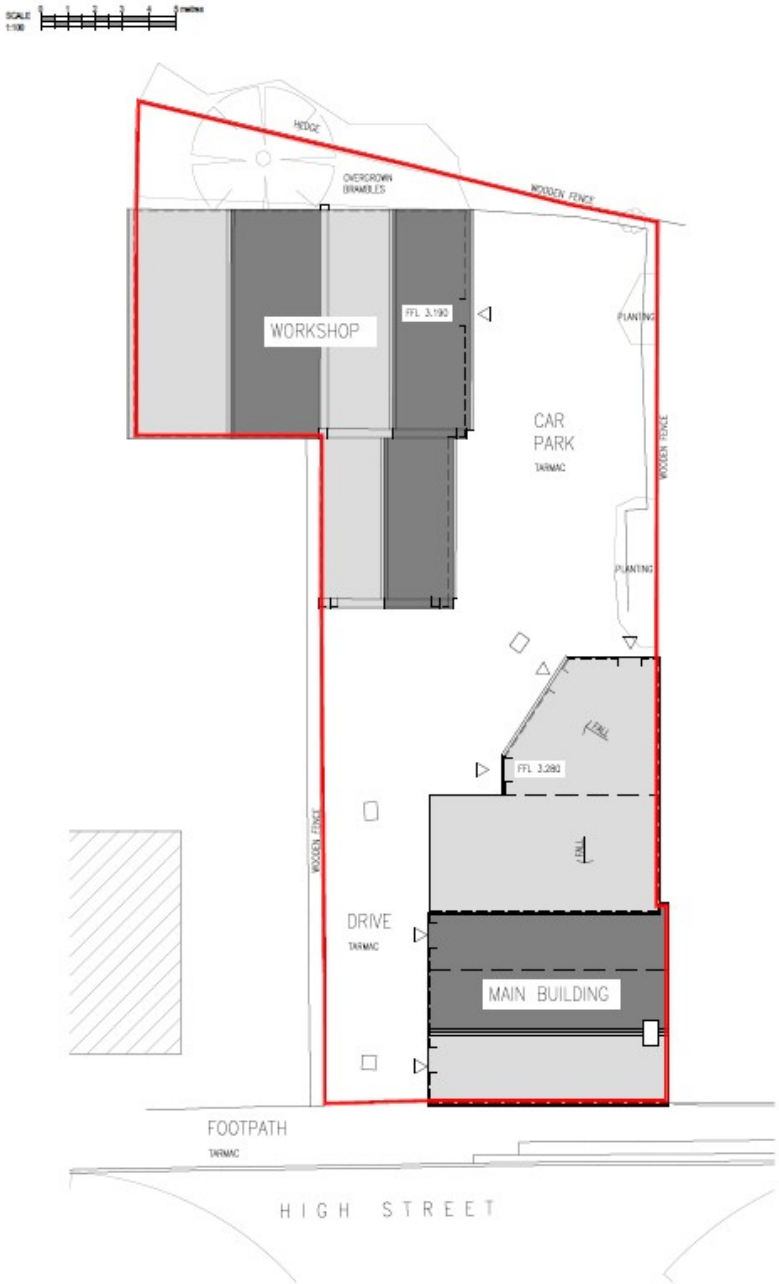
plate 2 – view of the extg.property from High Street – warehouse is to the left.



plate 3 - view of the existing warehouse/garaging

sheet 3 of 5

EXISTING SITE LAYOUT

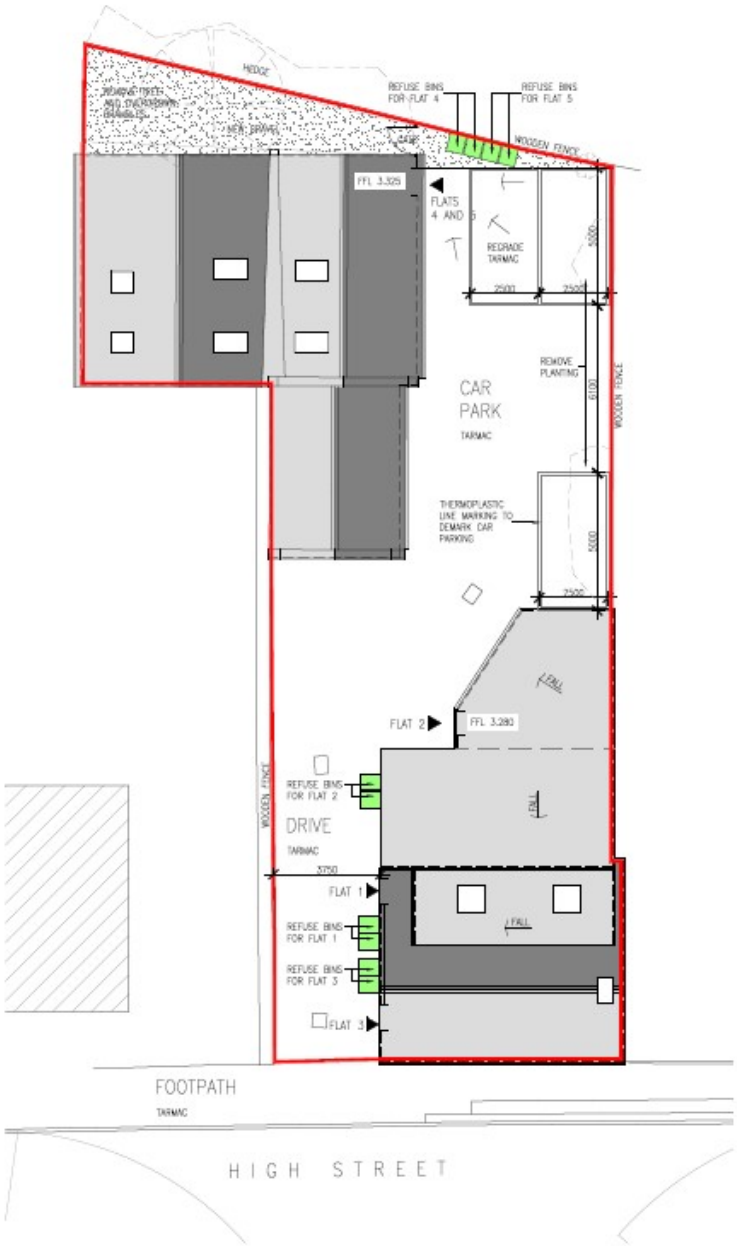


existing site plan

plate 4 – site layout as existing

sheet 4 of 5

PROPOSED SITE LAYOUT



proposed site plan

plate 5 – site layout as proposed

CONCLUSION

Whilst the existing tree to the NE tiangular section of land is to be removed (as it too close to the building structure) the hedgerow along the NE boundary is to retained in its entirety.

It is submitted that the proposals do not impact a priority habitat,impacting less than 25m2 of on-site habitat and also less than 5 linear metres of the existing hedgerows.

It is therefore concluded that the proposed development falls below the threshold for BNG and so is exempt from the requirements.

[redacted]

Ian Butler – Architect
(For and on behalf of Kingsmead Design Ltd.) 17 March 2025