

Erection of an additional detached dwelling pursuant to approval of application H08-0183-24 for 2 dwellings

Land at 3 Bow Gate, Gosberton

Note regarding Biodiversity Net Gain

The site benefits from an extant planning consent for the erection of 2 dwellings which was approved prior to the introduction of mandatory biodiversity net gain (H08-0183-24). That application is subject to a biodiversity enhancement condition. This application proposes the subdivision of an approved plot to provide two rather than a single dwelling, served by the access approved under that application. H08-0183-24 was supported by a biodiversity checklist and an Ecological Appraisal survey of the site was undertaken by Hillier Ecology. The additional dwelling will be sited within the approved garden of the plot and there will be no loss of habitat as a consequence (changes to site levels are required to mitigate flood risk on the approved scheme). BNG exemption is therefore claimed on the basis that the proposal would involve less than 25 square metres (5m by 5m) of on-site habitat and less than 5 metres of on-site linear habitats such as hedgerows (the boundary hedge is excluded from the red line other than in the position of the already approved site access).