

BIODIVERSITY NET GAIN STATEMENT



For

PROPOSED REPLACEMENT DWELLING

At

**Holly Tree House
Fengate,
Moulton Chapel
Spalding
PE12 0XR**

For

Tulipland Potatoes Ltd

PLANNING APPLICATION ISSUE

Oglesby & Limb Ltd

Chartered Architect

Suite 1
Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: 01775 761196

www.design@o-l-ltd.co.uk

Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

Company Reg. No.
4419410

Biodiversity Net Gain Statement

The mandatory requirement for Biodiversity Net Gain was introduced through the NPPF in January 2024 (see also Environment Act 2021).

This project involves the replacement of an existing house with a new dwelling, the proposed dwelling sits on the same footprint as the original building, and where it exceeds this on the east side, it stands on a hard surfaced yard area. It is therefore, considered that the development would not impact on any area with biodiversity value.

Further, referring to www.gov.uk/biodiversity-net-gain-exempt-developments we would conclude that the site is exempt in that it is a de minimis exemption which falls below the threshold:

A development that does not impact a priority habitat and impacts less than:

25 square meters (5m by 5m) of on-site habitat.
5 metres on on-site linear habitats such as hedgerows.

Existing Site & Proposed Replacement Dwelling

The original house has a footprint area of 126 square metres, there are also three outbuildings with a total footprint of 16.5 square metres.

Additionally, there are external hard surface areas adjacent to the house of 59.5 square metres of concrete and 72 square metres of gravel. There is a further 170 square metres of gravel drive which is unaffected by the development.

The remainder of the site is garden, former lawn, hedges and trees.

The total area of existing sealed surface (excluding the drive) is 274.3 square metres.

The new house has a footprint area of 155 square metres which sits wholly upon the existing sealed surfaces of the existing house and concrete paving.

There will be 63 square metres of hard surfaced area immediately surrounding the house in the form of paths and patio and a short extension to the stoned vehicle turning area to allow for manoeuvring of vehicles. 37.5 square metres of this area is upon existing paving.

The car port/garage block is 62.6 square metres and is to be built on an existing grassed area.

78 square metres of existing sealed surface (concrete and gravel paving) will be removed and soft landscaped.

The total area of proposed sealed surface (excluding the drive) is 280.6 square metres of which 25 sqm is on ground currently not sealed.

Summary

The total area of existing sealed surface (excluding the drive) is 274.3 square metres.

The total area of proposed sealed surface (excluding the drive) is 280.6 square metres

The difference is 6.3 square metres which is less than the allowed impact of 25 square metres.