

Residential Development at:
27 Delgate Avenue, Weston

Small Sites BNG Statement



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1.0 Introduction

1.1

This Statement has been prepared to accompany Outline planning application for Garden land of 27 Delgate Avenue, Weston, Spalding, Lincolnshire. PE12 6HT.

1.2

Biodiversity Net Gain is an approach to development which ensures habitats for wildlife are left in measurably better state than what they were pre-development. Biodiversity Net Gain is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). As such, a minimum of 10% net gain is required from obliged planning applications. 2.0

2.0 Legislation

2.1

In some instances, the Small Sites Metric cannot be applied to all sites defined as a 'small site', the following criteria also needs to be met to use the Small Sites Metric:

- Where only the habitats available in the SSM are present on-site o Any site containing any additional habitats (including riparian zones) not included in the SSM must use the Statutory Biodiversity Metric;
- Where no priority habitats are present on-site o Some hedgerows and arable field margins are excluded from the above as these are medium distinctiveness habitats and are included within the SSM;
- Where no statutory protected sites or habitats are present;
- Where no European protected species are present

2.2 Legislation

(The Biodiversity Gain Requirements (Exemptions) Regulations 2024) identifies those developments exempt from the mandatory Biodiversity Net Gain (BNG) requirements, these are as follows:

- The applications for planning permission for small development that was made before 2nd April 2024; or planning permission granted for small development which has effect before 2nd April 2024;
- Section 73 planning permission where the original planning permission to which the section 73 permission relates was exempt by virtue of the above point;

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- De Minimis exemption whereby; The development does not impact an onsite priority habitat; o The development impacts;
 - Less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and
 - Less than 5 metres in length of onsite linear habitat.
- Householder Applications within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
- High speed railway transport network comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High-Speed Rail (Preparation) Act 2013;
- Development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development;
- Self-build and custom build applications;
- Consisting of no more than 9 dwellings; • Is carried out on a site which has an area no larger than 0.5 hectares; and
- Consists exclusively of dwellings which are self-build or custom housebuilding.

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3.0 Results / Findings

3.1

The proposed development does not meet any of the exemption clauses identified within The Biodiversity Gain Requirements (Exemptions) Regulations 2024 or The Environment Act 2021, therefore if the proposed development is granted planning permission, the Biodiversity Gain Condition as per Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 will apply.

Given the above points, the proposed development can be dealt with under the Small Sites Metric as it comprises the construction of a single detached dwelling within a site area of 0.0255ha, whereby the existing site comprises modified grassland and small area of hard structure land (which is included within the Small Sites Metric).

Furthermore, the site does NOT consist of, nor does it contain any of the following: priority habitats, statutory protected sites / habitats, or European protected species.

This statement is accompanied by an official version of the Small Sites Metric, which contains all of the information provided below, as well as accompanying plans clearly indicating the existing onsite habitats and their areas. (Drawing CP1509-D).

An overview of all on-site habitats and subsequent impacts is provided below.

3.2 Established Baseline:

Area (m2)	Total Area	Area Retained	Area Enhanced
Modified Grass Land	228.00	100.00	128.00
Artificial Hard Structures	28.00	0.00	28.00

Table 1: Summary of On-Site Habitats

Table 2 below outlines the Baseline Units for Habitats, Hedgerows and Watercourses, which are the three overarching habitats assessed under the Biodiversity Net Gain legislation.

Baseline Units

Habitat Units	0.1178
Hedgerow Units	0.3680
Watercourse	0.0000

Table 2: Summary of Baseline Units

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3.3

Habitat Creation: An overview of all habitat creation is provided within Table 3 as below.

Artificial hard structures	100m
Modified Grassland	156m

Table 3: Summary of Habitats Created

Table 4 below outlines the Post-Development Units, Total Net Unit Change and the Total Net % Change.

	Post- Development Units	Total Net Units Change	Total Net % Change
Habitat Units	0.1178	0.0239	20.26%
Hedgerow Units	0.3680	0.0463	12.59%
Watercourse Units	0.0	0.0	0.0

Table 4: Summary of Post-Development Figures

4.0 Conclusion

4.1

The proposed application seeks Outline planning approval for the proposed erection of a single detached dwelling. At present, Table 5 outlines that the development will provide a minimum of 10% net gain through on-site provisions.

	Baseline Units	Post- Development Units	Total Net % Units
Habitat Units	0.1178	0.1416	20.26%
Hedgerow Units	0.3680	0.4143	12.58%
Watercourse Units	0.00	0.00	0.00

Table 5: Summary of Biodiversity Change

Table 5 shows that the pre-development biodiversity results value of onsite habitats on 7th January 2026 met the required target.