

BIODIVERSITY NET GAIN STATEMENT

For

PROPOSED 'SHED' CONTAINING A GYM AND HOME OFFICE

At

**694 BROADGATE
WESTON
SPALDING
PE11 3TB**

For

MR GRAHAM BOWATER



PLANNING APPLICATION ISSUE



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Biodiversity Net Gain Statement

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

Considering the requirements relative to this project it is believed that the construction of an outbuilding comprising a gym and home office will have no impact upon the existing biodiversity of the site.

Referring to www.gov.uk/guidance/biodiversity-net-gain-excemp-developments - we consider that this proposal is exempt on the basis that it is a Householder Development.

In our view this addresses the NPPF, however there is further requirement at local level in the form of Policy 28 of the SELLP. This was highlighted during the pre-app advice process and is therefore addressed as follows:

The existing environment

There are existing trees both to the east and west of the site. From studying aerial photographs, it is believed that these were planted after 1999, and certainly they were in a very early stage of development in 2004. The densest planting is west of the proposal site, but there are also two rows of trees to the east of site, these being along the line of the drain parallel to Broadgate. There is a further row of trees along the south side of the site. Again, from studying earlier photos, the central section of the site was historically used for field access and so no significant trees were planted in the area. Since redevelopment of the wider site commenced circa 2018 the central area of the site was used to store spoil. Some smaller self-set trees and shrubs have been cleared out since the site redevelopment works began, however the majority of those to the east and west of the proposed development site remain extant.

The proposal

The proposal site has been selected such that the building sits in the area where spoil was stored and hence there are no trees within the proposed footprint.

The area west of the building does not require any additional planting as there is already a substantial area of trees there, with lower shrubs and undergrowth below the canopy. It is proposed to enhance this area by introducing a small pond, immediately east of the trees. This will act to store surface water and will also provide an attractive environment for insects etc.

The south area of the site features a single row of trees, but there is already a substantial hedge on the neighbour's side of the boundary. This area will be set with wild grass and meadow flowers and will be left uncut. This should support insect and bird life etc. It is not proposed to plant any additional trees or large shrubs in this area as it would become cramped and may not benefit the health of the existing trees which are well established.

To the east of the proposed building there are two rows of trees, as with all others there is no intention to impact upon these. The opportunity exists here however to introduce additional lower-level planting in the form of shrubs and hedging. This will be of biodiversity benefit and will also improve low-level visual screening from the highway.

Along the north boundary of the proposal site there is also an opportunity to introduce planting along the south side of the neighbour's fence. This will be in the form of a planting bed with low level plants and shrubs. Nothing of significant size will however be

planted here due to the proximity of the fence, and to prevent over-shadowing of the garden of 692 Broadgate.

The ground area that will be occupied by the building is currently considered to be of low biodiversity value because there is no significant planting, and the ground has been covered in spoil and is now disturbed. It is proposed that the flat roof area of the new building have a sedum finish. This will provide a small but high-quality environment at roof level that will encourage use by insects and birds etc.

Additional to the above, the proposal includes the introduction of the following to increase biodiversity:

A bat box on the face of the building.

A swift box on the face of the building.

An owl box, pole mounted and located adjacent the fence on the site boundary.

An insect hotel.

A hedgehog box.

The location of these and all other biodiversity measures are indicated on the Biodiversity Net Gain site plan which is included with this application.

The above measures are proposed in order to address Policy 28 of the SELLP and because the applicant wants this building to sit within an environment that is rich in wildlife etc.