



BNG Planning Statement

Location - 52 Greenmoor Road Burbage Hinckley LE10 2LT

Demolition of existing detached bungalow and replacement dormer bungalow.

BNG Exemptions

The 10% biodiversity gain requirement does not apply to the following types of development:

- Self-build and custom build development. Development which:
 - consists of no more than 9 dwellings, and
 - 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.

Although the site is exempt from the BNG gain, our client is willing to provide enhancements as some of the items below.

BNG Enhancements

Enhancements are made to promote the preservation, restoration, and re-creation of priority habitats; and the protection and recovery of priority species populations in line with the NPPF requirement on local planning authorities to: Minimise the impact of development on biodiversity and seek to provide net gains in biodiversity where possible.

1) Schwegler House Martin Nest

Siting: Under eaves on the external walls of buildings.

Install on the sheltered side of the building at a minimum height of 2m above the ground.

2) 1SP Schwegler Sparrow Terrace

Siting: Under eaves on the external walls of buildings.

Install on the sheltered side of the building at a minimum height of 2m above the ground.

3) Bats – a bat brick incorporation

The incorporation of a bat brick into the properties on the development, to encourage more bats into the area, with the possibility they may take up residence within the site in the future.

E.g. Ibstock Enclosed Bat Box 'B' or Ibstock Enclosed Bat Box 'C'

- Designed specifically for the pipistrelle bat
- Available in all brick types
- Discrete home for bats
- Assorted sizes
- Several roosting zones are created inside the box
- Bats are contained within the bat box itself
- Maintenance free with entrance at the base
- Ideal for new build & conservation work

4) Bee Bricks

Incorporated into each development

Bee bricks have moulded cavities where bees will lay their eggs, sealing the entrances with mud or chewed up vegetation. Offspring emerge in the Spring.