



Technical Note:

Biodiversity Net Gain (BNG) Statement

11 Sapcote Road Burbage

July 2025



HSSP Architects



Supplier
Qualification
Scheme



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1	First Issue of Report	21/03/2025
1.1	Amended to address LPA comments	28/07/2025

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1.0 BNG Summary

Three Shires Ltd, on behalf of HSSP Architects, have produced a Statutory BNG Metric for the assessment of biodiversity impact resulting from part of a development. A 10% BNG increase is required by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

The Site lies within 2km of two statutory protected Sites (one SSSI, one LNR). Neither is likely to be affected by this proposal. There are no priority or irreplaceable habitats on or within 50m of the Site nor is there any evidence of habitat degradation.

The BNG values have been calculated using the whole site area (**Appendix A**). The habitats identified on-site consisted of:

- Developed land, sealed surface, the bungalow and sheds;
- Bare ground, consisting of the driveway and an area in the north of the Site;
- Vegetated garden, to the west of the bungalow;
- Bramble scrub, dominates the site;
- Urban- introduced shrub
- Urban trees, no. 10; and
- Non-native and ornamental hedgerow, 73m.

The baseline BNG unit value for the Site is:

- **1.23 area habitat units**
- **0.07 hedgerow units**

The proposal involves the complete re-development of the Site with only one tree being retained (**Appendix B & C**).

The BNG unit value post development as a result of the proposal is:

- 0.28 area units.
- 0.06 hedgerow units.

The total net unit change of this proposal is:

- **-0.95 (-77.12%) area units.**
- **-0.02 (-20.68%) hedgerow units.**

Achieving BNG 10%

It is not possible to achieve 10% BNG within the currently proposed Site boundary.

Habitat units will need to be purchased off-site to deliver a net gain.

A total of 1.07 area units and 0.02 hedgerow units are required to achieve a 10% gain.

Overall, it is considered that the proposal will have a negative effect and BNG can only be attained with off-site credits.

Appendix A Pre-Development Map



Pre-Development Habitat Map

- Site Boundary
- g3 - Neutral grassland
- h3d - Bramble scrub
- u1b47 - Introduced Shrub
- u1f - Sparsely vegetated urban land

- h2b - Non-native and ornamental hedgerow
- u1e 612 - Fence
- u1b5 - Buildings

- Small tree
- Medium tree
- Large tree



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Appendix B Post-Development Map



Post-Development Habitat Map		Sapcote Road, Burbage
 Site Boundary  Small tree  Medium tree  h2b - Non-native and ornamental hedgerow	 u1 - Built-up areas and gardens  u1b - Developed land, sealed surface  u1b5 - Buildings	 THREE SHIRES LTD <small>ECOLOGICAL PLANNING, SURVEYING AND CONSULTANCY</small> <small>Copyright in all documents and drawings prepared by Three Shires Ltd and in any works based upon them lies with Three Shires Ltd.</small> Surveyor: TD LS Drafted by: MC Date: 21/03/2025 Scale: 1:400 Doc Control: V1
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Appendix C Proposed Post-Development Site Layout

