

BNG Assessment - Cover Letter

17 Bridge Lane, Witherley, Atherstone, CV9 3LG

The project at 17 Bridge Lane, Witherley, Atherstone, CV9 3LG was assessed against the DEFRA Statutory Biodiversity Metric (Small Sites) on the 23rd May 2024. The headline results are:

Headline		BNG Targets Not Met ▲
Trading Rules		Trading Rules Satisfied ✓
Next steps		Scheme alterations or offsite units required
Baseline Units	Habitat units	0.0748
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.0769
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	0.0021
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	2.80%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats units required to meet target		0.0054
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

As can be seen above, the proposed site design (while providing a small gain) does not currently meet the requirement for a 10% net gain in biodiversity. The shortfall is for 0.0054 Biodiversity Units.

Options have been explored for addressing this shortfall on site, but unfortunately no viable alternatives present themselves. To provide even this small fraction of a Biodiversity Unit on site would require an increase in garden area (and so corresponding decrease in either building or driveway) of 25sqm. This space does not appear to be available. Specifically, it was suggested that new tree planting could produce the required increase. Unfortunately, DEFRA guidance regarding the metric is very clear that newly planted trees within private gardens cannot count towards BNG, as there is no mechanism to ensure that the trees will be permanent (i.e. new owners may remove them). 0.0054 Biodiversity Units will therefore be purchased in order to achieve the statutory 10% net gain in biodiversity. The deficit is caused by the loss of low distinctiveness habitat, and as such can be offset against any type of Biodiversity Unit (i.e. all offset habitats will satisfy the metric's Trading Rules). Multiple providers offer BU in small enough fractions of a unit to make this approach viable / cost-effective.