

BNG Statement: St Barnabas Hall. July 2024

Application Site

The application site is 770sqm, most of which is built over by the church and church hall:



External Areas

The external areas of the site are limited to three areas. These are:

1. A yard which is to the south of the buildings. This yard is covered in hardstanding:



2. A yard between the church and church hall. This area is covered in hardstanding:



3. A raised area of soft landscaping along the frontage. The size of this area is 30sqm. This area of soft landscaping is to be retained, with the exception of a small area of hardstanding being laid for a path to the front doors of the proposed properties. The net loss of soft landscaping would be below 25sqm.



Relevant Legislation

The Biodiversity Gain Requirements (Exemptions) Regulations 2024 state:

4.—(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development impacts—

(a) less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and

(b) less than 5 metres in length of onsite linear habitat.

First Condition

The submitted nocturnal surveys recorded the presence of a common pipistrelle day roost, used by a peak count of one bat. The roost was present in an open joint within masonry on a southwest gable wall. There is no impact upon this roost as it is feasible to

retain this during the building re-development. There was no other protected species found on site.

Therefore, the proposal does not impact an onsite priority habitat and meets the first condition.

Second Condition

With the exception of a small amount of hardstanding being laid within the raised bed to the front of the site, there is no loss of habitat. This net loss is less than 25sqm.

Therefore, the proposal meets the second condition.