

## **Small Sites Biodiversity Net Gain Statement**

### **Proposal:**

Erection of a new detached, 2 1/2 storey, 4 bedroom dwelling house on a newly created plot.

### **The Site:**

Brook House, 20 Brookthorpe Road, Walshaw,  
Bury BL8 3AD

Applicant: Jacqueline Harris,

Prepared by: Ben Maguire, architectural consultant

**Date: July 2024**

### **1. Legislative Context**

This statement is submitted in accordance with the Environment Act 2021 and the Town and Country Planning (Biodiversity Net Gain) Regulations 2024, which require all developments in England to demonstrate at least a 10 % measurable net gain in biodiversity value.

As a small-site minor residential development (one dwelling, < 1 ha), the proposal follows the Small Sites Metric (SSM) approach, applying a proportional on-site enhancement strategy.

### **2. Existing Site Baseline**

The site is a vacant garden plot, 608m<sup>2</sup> in area, that has been created by dividing the plot that the existing Brookfield House occupies into roughly two equal parts. The central area is comprised of short mown lawn type grass, this is the area where the new house is intended to be sited, with planted borders and small medium and large shrubs and trees located around the perimeter. All to be conserved and retained apart from two or three specimens that would need to be removed to open up the proposed site access in the corner by the road.

Current conditions comprise:

- Large areas of lawn;

- Several trees, hedgerows and other wildlife habitat features;
- Estimated baseline value: to be assessed by specialist.

### **3. Proposed Biodiversity Enhancements**

Enhancement measure description estimating BNG value increase.

Native planting scheme:

Mix of native shrubs and pollinator friendly plants eg lavender, viburnum, hebe, etc.

Pollinator, seasonal nectar source / foraging habitat: wild-flowers planted in borders.

Bird and Bat Boxes:

Specific bird and bat boxes fixed beneath the eaves on North and South elevations giving roosting & nesting habitat including custom nest cup type attractive to native birds such as House Martins.

Permeable, SUDS compliant surfaces:

Permeable block paving to paths and patio to support infiltration and micro habitats.

Drainage & soil quality gain:

Predicted post-development biodiversity value: to be assessed by specialist. (minimum 10 % increase required.)

### **4. Long-Term Management**

Garden planting maintained by residents or land-lord management; re-plant with equivalent native species if lost.

Bird and bat boxes to remain in situ and be inspected annually.

Permeable paving to be kept free from sealing or over-compaction.

### **5. Policy Compliance**

The scheme accords with:

- NPPF (179–182) – protect and enhance biodiversity;
  - Manchester Core Strategy Policies EN14 (Trees & Landscaping) and EN15 (Biodiversity & Nature Conservation);
- Environment Act 2021 BNG Regulations – 10 % minimum gain.

## **6. Conclusion**

The proposal comprises new single dwelling house on a landscaped site delivering measurable on-site biodiversity gains through planting, nesting and roosting features, and permeable surfacing.

These measures to exceed the 10 % BNG target and ensure the development achieves a positive ecological outcome consistent with national and local policy.