

Biodiversity Net Gain Statement

Site: **1A The Avenue, Eastbourne BN21 3XY**

Date: **April 2024**

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This application proposes to convert the existing office building into a large HMO for up to 13 occupants, and includes an additional storey that sits on the same footprint as the lower two floors.

As such, one new dwelling is proposed, which therefore means that if planning permission is granted, the permission would be subject to the biodiversity gain condition, as set out in Part 7 of the Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended), and the following information is required:

1A(c):

- i) *the completed biodiversity metric calculation tool or tools (as the case may be) showing the calculation of the biodiversity value of the onsite habitat, for the purpose of the biodiversity gain plan required to be submitted under paragraph 13 of Schedule 7A to the 1990 Act if permission is granted, on—*
 - (aa)*the date of the application, or*
 - (bb)*an earlier date proposed by the applicant, and*
 - (cc)*in either case, the date immediately before any activities of the type mentioned in paragraph 6 or 6A of Schedule 7A to the 1990 Act have been carried out on the land;*
- (ii) *the biodiversity value or values (as the case may be) referred to in paragraph (i);*
- (iii) *the publication date of the biodiversity metric calculation tool or tools (as the case may be) used to calculate the values referred to in paragraph (i);*
- (iv) *if an earlier date is proposed by the applicant under paragraph (i)(bb), the reasons why that earlier date is proposed;*
- (v) *if any activities of the type mentioned in paragraph 6 or 6A of Schedule 7A to the 1990 Act have been carried out on the land—*
 - (aa)*a statement that such activities have been carried out,*
 - (bb)*confirmation of the date immediately before those activities were so carried out, and*

- (cc)any available supporting evidence for the date referred to in sub-paragraph (bb) and for the value referred to in paragraph (i)(cc).*
- (vi) *a description of any irreplaceable habitat, corresponding to the descriptions in Table 1 or in column 1 of Table 2 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, that—*
- (aa)is on the land to which the application relates, and*
- (bb)exists on the date referred to in paragraph (i)(aa) or (bb) (as applicable);*
- (vii) *a plan showing the location, on the date referred to in paragraph (i)(aa) or (bb) (as applicable), of—*
- (aa)the onsite habitat included in the calculations referred to in paragraph (i), and*
- (bb)any irreplaceable habitat.*

1. The completed biodiversity metric calculation tool – the small sites metric (SSM)

The PPG of Biodiversity Net Gain advises that small sites, which include residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, which applies to this development (1 new dwelling on a site of 0.057Ha), can use the small sites metric tool (SSM) if:

- There are no priority habitats present;
- It is not a protected site, and
- European protected species are not present.

The application site and proposed development fall into this category as there are no priority habitats present, it is not a protected site and European protected species are not present.

The completed SSM tool (submitted with the application) indicates that the biodiversity value of the existing site comprises 0.2256 habitat units and 0.0730 hedgerow units.

There is no irreplaceable habitat on the site. The site consists of vegetated garden within an urban area. There are non-native mature hedges to the boundaries, 4 no. small trees (diameter at breast height of 10, 12, 14 and 16cm) close to the boundaries, and grassed over lawn area. There is also a paved footpath and external steps within the garden.

The landscaping proposals include the removal of a small length of hedge in order to provide a bin storage area. In compensation for this loss of hedgerow, it is proposed that a 2m length of species rich native hedgerow is planted opposite the main entrance to the building, which is currently a paved area with steps. Some of the grassed over lawn area to the front of the property is to be lost in order to create a new footpath and bike store. This is to be compensated for by proposing to plant 2 new trees to the front of the property and by removing existing paved areas at the rear of the site and replacing these areas with grass. The completed SSM tool confirms that these measures would result in a biodiversity net gain of more than 10% for both habitat and hedgerows at the site (11.04% and 15.96% respectively).

There are no watercourses on or within 10m of the site, therefore this aspect of the SSM tool was not applicable to this site.

As such, it has been demonstrated how the site could meet the 10% biodiversity net gain condition that would be required on a permission for the proposed development.