

20 Whiteladies Road - BNG

1 message

Tilly Tilbrook [REDACTED]

23 October 2024 at 13:21

To: Colin Pemble [REDACTED]

Dear Colin,

Having looked at the information regarding [20 Whiteladies Road](#), please find below the screening assessment and exemption statement for this property.

Kind regards, Tilly.

BNG Screening Assessment

The site in question is entirely building and hardstanding. Whilst aerial photographs appear to show a single tree to the rear of the property, and there are a small number of weeds at the front of the property, there are two requirements which need taking into account when screening this development for BNG.

1. Is the area of habitat with biodiversity value over 25 square metres AND
2. If so, will the development impact on more than 25 square metres of said habitat.

The single small tree would be enough to trigger a requirement for BNG, however it is growing from the boundary wall of the neighbouring building and is the responsibility of the neighbouring building. The weeds do not make any material contribution to habitat area, are below the minimum mappable unit for BNG and cumulatively would not push the development over the 25 square metre threshold.

The tree will not be impacted by the development.

Therefore, whilst it could be asserted that there is more than 25 square metres of habitat present on site, in the form of an urban tree growing out of the boundary wall, this will not be impacted by the development, therefore the de minimus exemption applies.

BNG Exemption Statement

The de minimus exemption applies to all sites where less than 25 square metres of habitat (or 5m of linear habitat) is impacted by the development. A development 'impacts' a habitat if it decreases the biodiversity value. The single tree to the rear of the development will not be impacted by the proposals, therefore the de minimus exemption applies, and no BNG calculation is needed for this application.

Tilly Tilbrook MSc CEcol MCIEEM [REDACTED]

Director

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