

Biodiversity Net Gain (BNG) Statement

The proposed development is located on land to the rear of 14 Lincroft Avenue. The site currently comprises unused land consisting of bare soil, with no existing buildings, trees, hedgerows, or notable vegetation. As such, the baseline biodiversity value of the site is considered to be low.

The proposal involves the construction of a single 1.5-storey dwelling. As part of the development, proportionate biodiversity enhancements will be incorporated to ensure the site delivers a positive ecological outcome.

The completed development will include:

- Shrub planting around the perimeter of the front boundary to create habitat opportunities for insects, birds, and small animals.
- A lawned garden area, providing additional green space and foraging opportunities.
- An integrated bird box installed on the dwelling to encourage nesting and support local bird species.

These measures will result in an improvement over the site's current condition and will contribute positively to local biodiversity in line with the principles of Biodiversity Net Gain. Given the small scale of the development and the low baseline ecological value of the site, the proposal is considered proportionate and appropriate, and no significant adverse impacts on biodiversity are anticipated.