

Biodiversity Gain Statement Rev A

**PLANNING APPLICATION FOR PART RETROSPECTIVE PERMISSION FOR THE
FORMATION OF A NEW HIGHWAY ACCESS AND DRIVEWAY TO SERVE THE
DWELLING AT BEEGCROFT, FLAGG, SK17 9QE**

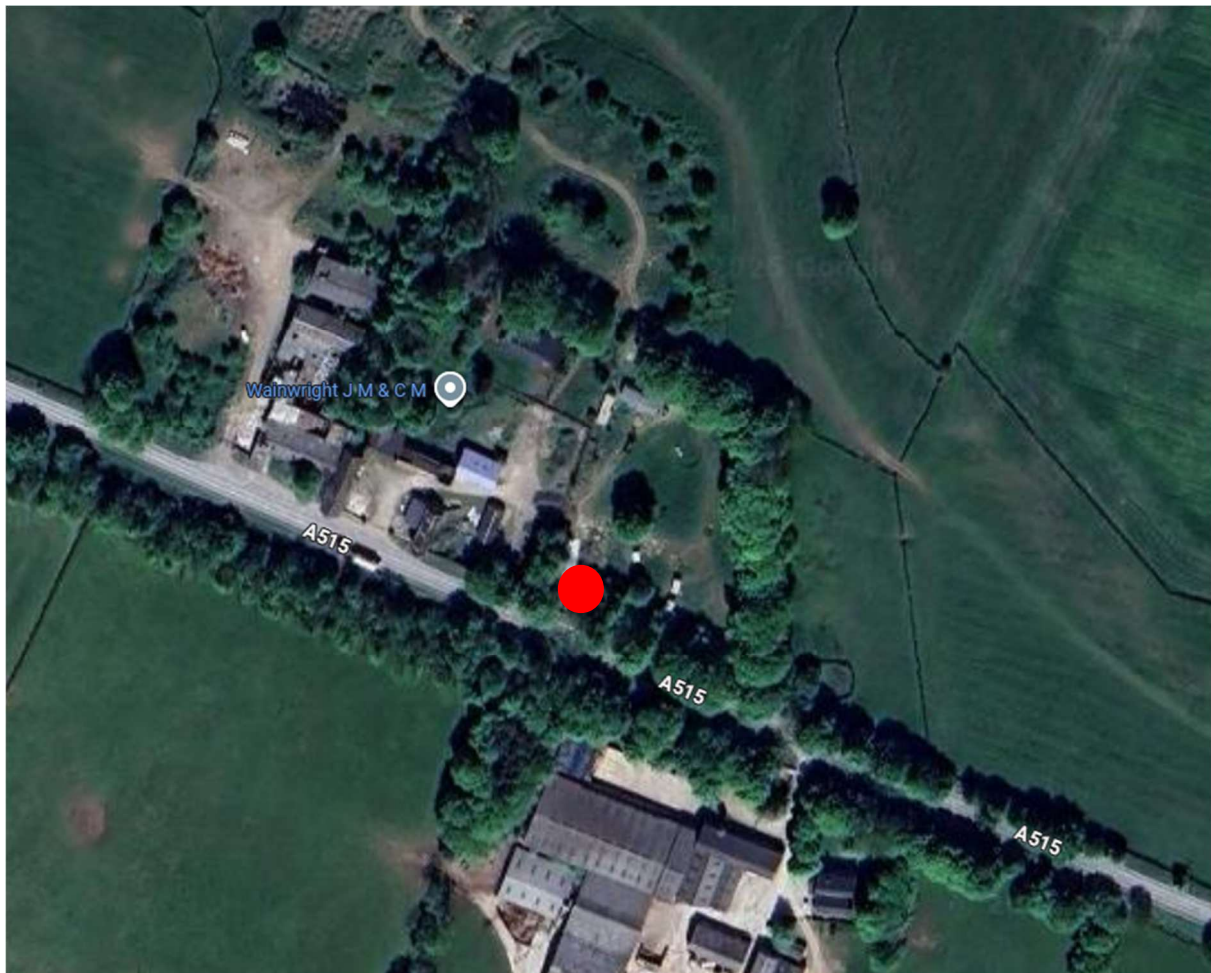


Photo from Google Maps

October 2025

Introduction/Context

This statement has been prepared to support the part retrospective full planning application for the formation of a new highway access point and new driveway to serve the dwelling at Beechcroft, Flagg. DBD Architectural Consultancy have been commissioned by the planning agent to prepare the Biodiversity Net Gain information and supporting documentation.

The site is surrounded by an adjacent farmstead (Greatlow) and agricultural land. The parcel of land around the application site, a former caravan site, consists of an open paddock on which a number of dilapidated caravans, static and mobile, are positioned. There is an appendage of land in the North west corner which consists of a bungalow dwelling house (Beechcroft). This currently has no vehicular access driveway serving it. The sole remaining static caravan has hardstanding surrounding it; however, the existing access track appears to connect it to the adjacent yard, which is no longer under the applicant's ownership and as such, new boundary treatments have been erected, which cuts the driveway off from the application site, and therefore the highway, hence the requirement for a new highway access point and connecting driveway.

We believe there was an existing hardstanding area in the south west corner of the site, on which a static caravan was previously positioned, however, this has now been replaced with a new area of driveway, linking the remnants of the existing track, where it has been terminated at the new boundary line, to a new vehicular access point formed off the A515. It is proposed that the access track is extended further into the site, linking it to the dwelling house, however, this has not commenced.

Works taken place already on the site include the formation of the access point to the A515, removing part of a drystone boundary wall, the removal of some small scrub and shrubbery, excavations to remove the caravan platform and the laying of hardcore for the new access drive. Spoil piles from the excavations are present either side of the new driveway. A full appraisal of the proposed works and justifications will be provided on a separate document, produced by the planning agent.



Biodiversity Net Gain

A small site biodiversity metric calculation has been produced to support the application. This includes the relevant site areas, in existing and proposed conditions, and the metric calculations for the habitat to be introduced. With the new features introduced as part of the proposal, a gain of 10.25% has been achieved, reaching the target uplift.

Joint Nature Conservation Committee (JNCC) Handbook for Phase 1 Habitat surveys identifies the development area to be mainly the habitat type as B6 poor semi-improved grasslands. There is an existing hard standing track, all of which has become overgrown with ruderal vegetation. Such areas provide minimal value habitat for invertebrates and small mammals. There is tree lined boundary to the south, east and north of the site, however this lies outside the development boundary, so there will be no impact on this area caused by the proposed development. There are several mature trees within close proximity to the new entrance point, however these will be retained, and a full assessment has been completed in a separate document.



It should be noted that Japanese Knotweed was identified on the site, mainly concentrated near the new access point by the southern boundary. Established mounds were present, but it was also evident that the spoil piles either side of the newly formed driveway contained newly sprouted shoots, likely growing from roots that had been excavated during the earthworks. This should be addressed by a suitable contractor, and no earth should be removed or spread around the site before it has been eradicated. The areas around the proposed driveway, which is to be formed further into the site, had no evidence of knotweed growing nearby.

Proposed measures to increase biodiversity across the site include the introduction of new planting within an adjacent field, to the east of the agricultural buildings. Across the roadside boundary, 8no. Hornbeam (*Carpinus betulus*) saplings, 150-175cm tall, nursery standards will be planted at an approximate separation of 14m. A new post and rail fence to be erected 4m from the roadside boundary with trees planted 2m back from the fence to protect from grazing cows. The specimens shall be suitably staked to protect against winds, and have guards applied to protect against wildlife damage. These should be removed once the trees are sufficiently established, potentially after three years, however the trees should be showing strong signs of growth and trunk strength before removal. The removal of these protection measures is imperative to ensure healthy and sustained growth of the trees, as if left indefinitely, it will inhibit growth and lead to the premature decline of the tree. New habitat areas are identified on the Biodiversity Gain Plan (PL03) supplied with the application.

