

Biodiversity Supporting Statement

Full Planning Application for a New Dwelling
On the land adjacent to 4 New Zealand Way
Rainham, Essex, RM13 8JP

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Prepared by

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1.0 Introduction

- 1.1 This Biodiversity Supporting Statement accompanies a formal full Planning Application for the proposed construction of a two bedroom single family dwelling on the land adjacent to 4 New Zealand Way, Rainham, Essex, RM13 8JP.
- 1.2 The proposal has been designed in accordance with the National Planning Policy Framework (NPPF) 2024, The London Plan (adopted March 2021), and Havering's Local Plan (2016-31).
- 1.3 This Statement should be read in conjunction with the application drawings as part of the formal application.

2.0 Objective

- 2.1 The application seeks permission for a two bedroom family dwelling under planning class C3 constructed on the land immediately adjacent to 4 New Zealand Way forming an end of terrace property. Should permission be granted, the parcel of land would be sub-divided as indicated on the accompanying plans.

3.0 Design principle

- 3.1 The design of the proposed two-bedroom house aims to complement the existing residential character of the area while providing a modern and sustainable living space. The house will be attached to the existing property, ensuring a cohesive appearance and efficient use of land.

4.0 Description of the existing site

- 4.1 The area where the new dwelling is proposed is the one adjacent to 4 New Zealand Way. This is partially used as amenity space for the existing dwelling and as van parking for the owner of the house, being a contractor.
- 4.2 The land hosts two outbuildings and a garage. The outbuilding in the back garden will be retained as part of 4 New Zealand Way existing properties, the two others will be demolished.
- 4.3 The ground is almost fully covered in stone/concrete paving, apart from a small area to the front of the existing dwelling. There are no trees or shrubs/hedges other than a palm in the front grassed area.

5.0 Description of the proposed amenity space

- 5.1 The existing land will be divided into two separate, one serving the existing dwelling, the other part serving the new house.
- 5.2 For the new dwellinghouse we've proposed new grassed areas to both the front and the rear, permeable paving and hedges to achieve a Urban Greening Factor of 0.16.
- 5.3 Also for the existing house has been proposed an improvement in the back garden changing the current paving to permeable paving and grassed area.

6.0 Biodiversity Net Gain

- 6.1 The project is suitable for Self Build eligibility as the applicant is a UK citizen and local builder; they meet the locality test as they work and lives within the locality, the property is for their family use. Therefore it is our understanding that the BNG is not required.

7.0 Conclusion

- 7.1 Considering that the land will be improved with grassed areas, permeable paving and hedges from the current arrangement and the development being a Self Build, we consider further information regarding the Biodiversity is not required.

Robert Turner Associates Ltd
March 2025