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Biodiversity Net Gain (BNG) REPORT

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Location: 6 Erroll Road RM1 3DJ

Proposal: Change of use - Single dwelling home C3
into C4- small HMO

Prepared by: Scientific Designs

Date: 18/02/2026

6 Erroll Road RM1 3DJ

**(Change of use - Single dwelling home C3 into C4- small
HMO)**

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INTRODUCTION

This Biodiversity Net Gain (BNG) report is prepared for the proposal change of use - Single dwelling home C3 into C4- small HMO at 6 Erroll Road RM1 3DJ.

According to the local planning regulations, developments with a floor area of under 25sqm may be exempt from the requirement to provide a formal BNG calculation.

However, this report has been provided to demonstrate that the proposed works will not result in any significant impact on biodiversity and, where possible, will adhere to best practices in sustainable development.

DEVELOPMENT DETAILS

- Proposal: Change of use - Single dwelling home C3 into C4- small HMO
- Site Area: The total development area is less than 25sqm.
- Location: 6 Erroll Road RM1 3DJ, situated within an urban area.
- Type of Works: No external alteration.

BIODIVERSITY CONSIDERATIONS

As the proposal involves retention of existing structure, the development is unlikely to cause significant disruption to the local biodiversity. The work will be carried out without any major land disturbance or habitat destruction.

- Impact on Flora and Fauna:

There is no proposed external work and does not require excavation or removal of existing vegetation. The property is in an urban environment, where the surrounding area primarily consists of hard-standing surfaces and built infrastructure. No significant habitat for flora or fauna will be affected by the proposed works.

- Ecological Designations:

The site is not located within or near any designated wildlife conservation areas or protected sites, such as Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), or areas of local wildlife importance.

EXEMPTION FROM BNG REGULATIONS

Under current planning guidelines, developments with a total footprint of less than 25sqm are typically exempt from providing a formal BNG assessment.

Given the scale and nature of this proposal, the development does not trigger the requirement for a BNG calculation or the implementation of biodiversity enhancement measures as per the relevant regulations.

CONCLUSION

The proposal of Change of use - Single dwelling home C3 into C4- small HMO at 6 Erroll Road RM1 3DJ, is a small-scale development that is unlikely to have any significant adverse effect on local biodiversity.

As the development falls below the 25sqm threshold, it is exempt from the formal requirement for a Biodiversity Net Gain assessment. Nevertheless, the project will follow best practices to ensure minimal environmental impact.

This report confirms the proposed development will not contravene any local biodiversity regulations or policies.