

Statement in Support of De Minimis Biodiversity Net Gain Exemption

Site: Vineview Cottage, Tytherley Road, Winterslow, SP5 1PZ

Applicant: Brian Gamet

Class Q Prior Approval: PL/2025/08124

Planning Context and Clarification of Development Areas

This statement has been prepared to clarify the extent of the development proposed and the actual area of habitat affected by the works.

The approved Class Q Prior Approval established a residential curtilage associated with the conversion of the existing barn. The proposed side extension is located wholly within that approved residential curtilage – See Appendix A.

The red-line boundary submitted with the planning application was drawn to encompass the three separate elements of development and all land necessary to implement the proposal. It is not intended to indicate that the entirety of the enclosed land is subject to development or habitat loss.

The revised site plan identifies three discrete development parcels:

- Proposed residential extension adjacent to the approved Class Q dwelling.
- Proposed package treatment plant and drainage field.
- Proposed agricultural shed

See Appendix B.

The vast majority of land within the red-line boundary remains unchanged and is not affected by the proposal.

Assessment of Habitat Impact

Agricultural Shed: The proposed shed is located on an existing hardstanding area associated with an existing agricultural structure. The existing hardstanding is approximately 14m² and the net increase in developed area is approximately 6m².

Visual Screening: The gap within the hedge adjacent to the shed location has now been infilled with planting. As a result, the proposed shed is substantially screened from public and neighbouring views – See Appendix C Photograph 1.

Residential Extension: The extension is largely positioned over an existing hardstanding area of approximately 14.5m² and sits wholly within the approved Class Q residential curtilage. The net increase in developed area is approximately 3.5m² - See Appendix C Photograph 2.

Package Treatment Plant and Drainage Field: The PTP and drainage field are located within modified grassland. The excavation for the PTP is 5m².

Drainage Field Sizing:

A percolation test report prepared in accordance with BRE Digest 365 and Approved Document H confirms percolation values of 14.3 s/mm and 11.6 s/mm across the proposed drainage field area.

Using the Approved Document H design formula:

$$A = P \times V_p \times 0.25$$

where:

A = drainage field area (m²)

P = population served

V_p = percolation value (s/mm)

the calculated drainage field requirement for a one-bedroom dwelling (2-person occupancy) is approximately 6.5m².

The proposed drainage field provides approximately 8m² of infiltration area, representing a modest engineering allowance above the calculated minimum requirement.

Following installation of the PTP and drainage field, all disturbed ground will be reinstated and returned to modified grassland. The drainage field does not result in permanent loss of habitat.

See Appendix C Photograph 3 showing the location of the proposed PTP and Photograph 4 showing the proposed drainage field extending approximately 8m south of the PTP location where the red bucket can be seen.

Biodiversity Considerations

The proposal does not affect any priority habitat, hedgerow, woodland, watercourse margin, or designated site. Works are predominantly on existing hardstanding or within modified grassland that will be reinstated.

Summary of Permanent Habitat Impact

Agricultural shed (net increase): approximately 6m²

Residential extension (net increase): approximately 3.5m²

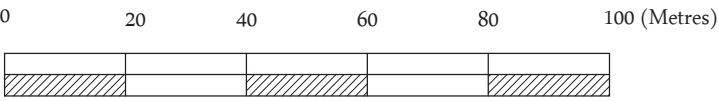
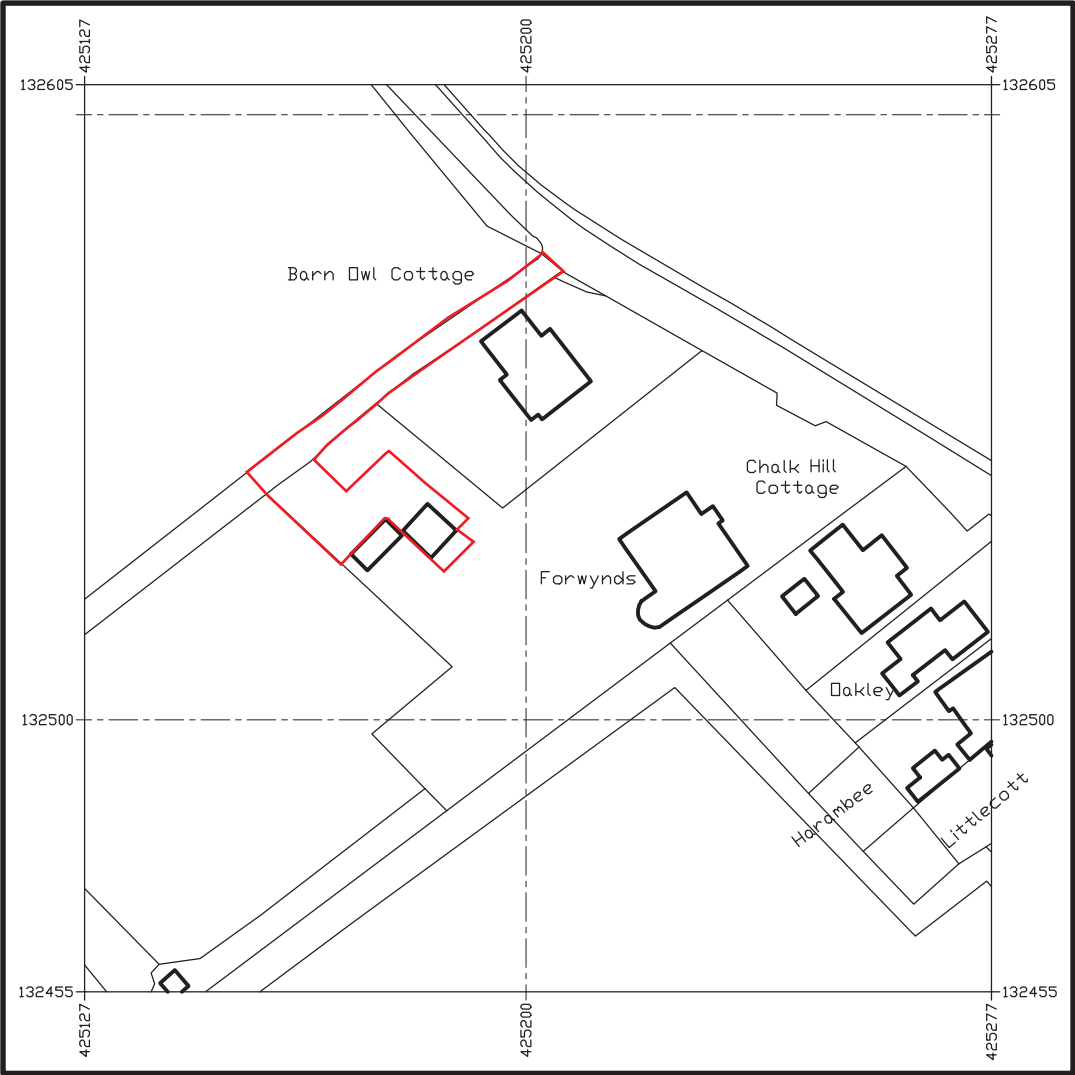
Package treatment plant and drainage field: temporary loss of 12m² but will be reinstated to modified grassland

Total permanent habitat impact: approximately 9.5m²

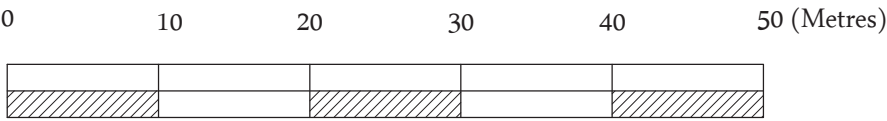
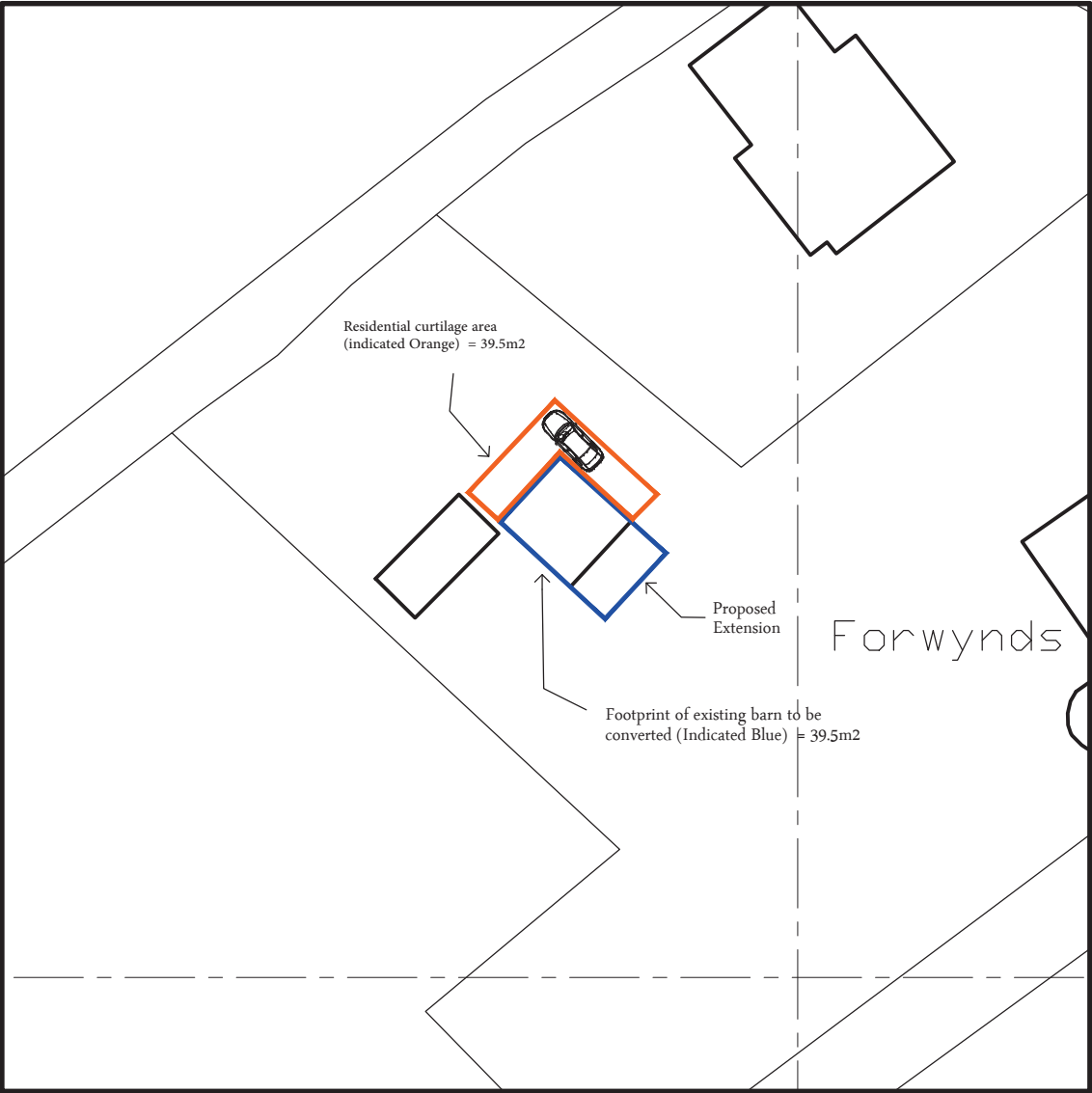
Conclusion

The proposal results in substantially less than 25m² of permanent habitat impact. No priority habitat or hedgerow is affected. The applicant therefore considers that the proposal falls within the statutory de minimis exemption from Biodiversity Net Gain requirements and respectfully requests consideration from Wiltshire Council that no Biodiversity Metric is required.

Appendix A



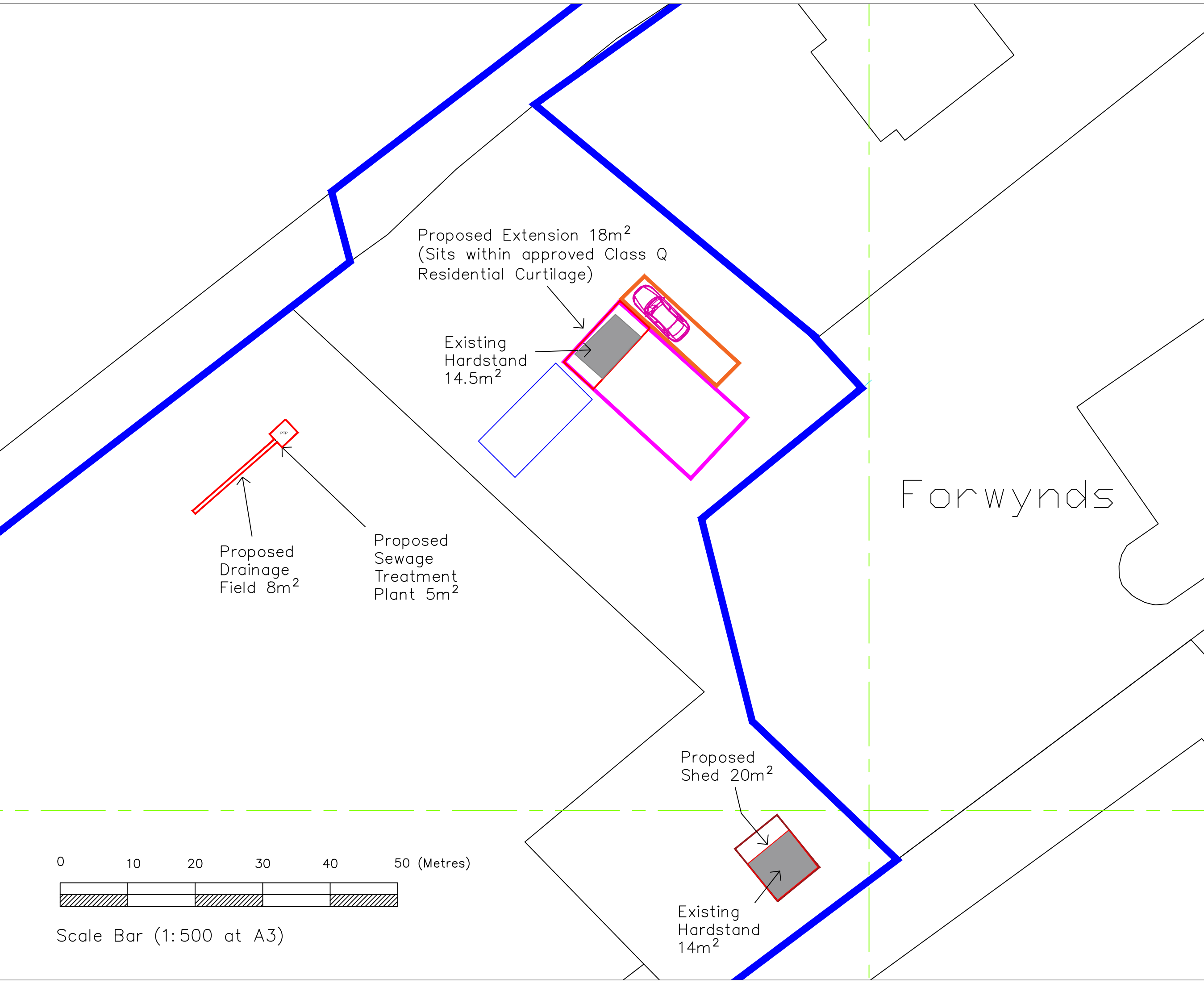
Scale Bar (1:1250 at A3)



Scale Bar (1:500 at A3)

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N		
Rev	Amendment	Date
A	Red/Blue/Orange lines amended	03/11/25
LARKHAM DESIGN LTD ARCHITECTURAL SERVICES Field View Barn, Longhedge, Salisbury, Wilts. SP4 6RS Tel: 01722 322193 info@larkhamdesign.co.uk www.larkhamdesign.co.uk		
Client & Project Address: Forwynds, Tytherley Road, Winterslow, Wilts. SP1 1PZ		
Project Description: Proposed change of use to residential		
Drawing Title: Existing Location Plan & Site Plan		
Scale: 1:1250 & 1:500 at A3		
Drawing Ref: 0996/Ex/01		Rev: A

Appendix B



NOTES: 1. This drawing has been produced to support a planning application and should not be used for any other purpose		
N		
Rev	Amendment	Date
A	Red/Blue/Orange lines amended	03/11/25
Client & Project Address: Vineview Cottage Tytherley Road, Winterslow, Wilts. SP1 1PZ		
Project Description: Vineview Cottage		
Drawing Title: Site Plan		
Scale: 1: 500 at A3		
Drawing Ref: 0996/Ex/01		Rev: D

Appendix C

Photograph 1



Photograph 2



Photograph 3



Photograph 4

