

30th April 2026
LLD3347

Mr S Campbell
The Crows Nest
New Hall Lane
Small Dole
BN5 9YH



LIZARD

Landscape Design and Ecology

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Dear Steve

Land at The Crows Nest, New Hall Lane, Small Dole - Biodiversity Gain Statement

A preliminary ecological appraisal was completed by this company on the 21st of April 2026.

The site was found to contain a single detached dwelling with associated garden storage. The development involves the construction of a new detached dwelling within the grassland to the rear of the property.

The proposed building is to be occupied full time by the applicant, who has taken an active role in key design and layout decisions of the proposed building. The site is less than 0.5ha, contains less than 9 dwellings and consists exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

Given the above, the proposed development is exempt from mandatory biodiversity net gain under The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Yours sincerely,

Sam Hall
Consultant Ecologist

Landscape Architecture

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Ecology

Landscape Planning

Value Added Tax Registration
No. 780 8071 19
Company Registration
No. 5213718