

**ERECTION OF OUTBUILDING FOR USE ASSOCIATED
WITH KADAMPA MEDITATION CENTRE**
Biodiversity Net Gain Management Plan

**9 Bath Road
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Introduction

This Biodiversity Net Gain (BNG) Management Plan has been prepared to support the full planning application for the proposed erection of a single-storey outbuilding at Kadampa Meditation Centre.

The application and BNG Management Plan are further supported by:

- BNG Small Sites Metric
- Existing BNG Habitats Plan
- Proposed BNG Habitats Plan

This document sets out how existing biodiversity features will be retained and protected, how proposed biodiversity enhancements will be implemented, and how all BNG features will be managed and maintained over a minimum 30-year period, in accordance with the Environment Act 2021 and local and national planning policy.

The plan demonstrates that the development will achieve and maintain a minimum 10% BNG relative to the pre-development baseline.

Site Area and Existing Land Use

The site area extends to 1,288 sqm, comprising the following existing baseline habitats:

- 656 sqm of vegetated garden
- 214 sqm of developed land / sealed surface
- 418 sqm of bare ground

The site functions as landscaped garden land associated with the meditation centre and provides existing ecological value in an urban context.

Existing Biodiversity Features

8 existing trees are present within the site, providing:

- Urban canopy cover
- Nesting and foraging opportunities for birds
- Shelter for invertebrates
- Local microclimate regulation

The vegetated garden contributes to habitat connectivity, soil health, and urban biodiversity.

Impact of Proposed Development

- The proposed outbuilding has a footprint of 53 sqm.
- This will result in the loss of 53 sqm of vegetated garden habitat.

This loss is addressed through on-site habitat creation and enhancement to deliver a measurable biodiversity uplift.

Proposed Biodiversity Enhancements

To compensate for the loss of 53 sqm of vegetated garden associated with the proposed outbuilding footprint, the following on-site habitat creation and enhancement is proposed.

1. Vegetated Garden Creation – 53 sqm

A total of 53 sqm of enhanced vegetated garden will be created and managed to provide increased biodiversity value compared to the existing baseline garden habitat. These will comprise the following:

Wildflower Meadow Patch (native species) – 26.5 sqm

A native wildflower seed mix of local provenance will be sown to create a species-rich meadow area. The mix will include a diverse range of grasses and wildflowers selected to support pollinators and invertebrates, increase floral diversity, and provide seasonal interest.

Sensory Planting Beds (nectar and pollen rich) – 26.5 sqm

Dedicated planting beds will be established within the vegetated garden area and planted with nectar- and pollen-rich species, including (but not limited to):

- Lavender
- Honeysuckle
- Wild marjoram
- Verbena

These species have been selected to provide continuous flowering throughout the year, ensuring a reliable and long-term food source for pollinators such as bees, butterflies, and hoverflies.

This enhanced garden habitat will deliver greater ecological value than typical amenity grassland by increasing structural diversity, plant species richness, and pollinator resources.

2. Tree Planting – 1 Large Tree

One new large tree will be planted within the site, each with a Diameter at Breast Height (DBH) greater than 60 cm and up to 90 cm at maturity.

The tree will be of a suitable species for the site context and will be selected to complement existing vegetation. Tree planting will deliver long-term biodiversity benefits, including:

- Increased canopy cover
- Nesting and foraging opportunities for birds
- Potential roosting habitat for bats
- Carbon sequestration and microclimate regulation

30-Year Management and Maintenance Plan

1. Vegetated Garden Habitat (Wildflower Meadow and Sensory Planting)

Years 1-5 (Establishment Period)

- Watering during prolonged dry periods to aid establishment

- Regular weed control, particularly to prevent domination by invasive or undesirable species
- Replacement of any failed plants or areas of poor establishment
- Meadow areas to be cut no more than once or twice per year, with arisings removed to maintain low soil fertility

Years 6-30 (Long-Term Management)

- Continued low-intensity meadow management through annual or biennial cutting
- Ongoing selective weeding as required
- Replacement planting where necessary to maintain species diversity
- Sensory planting beds to be lightly pruned as required to encourage flowering and longevity

This management approach will ensure the habitat remains species-rich, structurally diverse, and valuable to pollinators over the full 30-year period.

2. Tree Management

Years 1-5 (Establishment Period)

- Regular watering during dry spells
- Checks and adjustment of stakes and ties
- Mulching to retain soil moisture and suppress weeds
- Replacement of any trees that fail to establish

Years 6-30 (Long-Term Management)

- Periodic tree health inspections
- Pruning only where necessary for health or safety reasons

BNG Benefits

Vegetated Garden Creation – 53 sqm

The creation of a species-rich vegetated garden delivers the following BNG benefits:

- Increased plant species diversity compared to baseline garden habitat
- Enhanced nectar and pollen availability throughout the year
- Improved habitat suitability for pollinating insects and other invertebrates
- Greater resilience and ecological function within an urban setting

This represents a measurable uplift in biodiversity value under the Small Sites Metric when compared to typical amenity garden land.

Tree Planting – 1 Large Tree

The planting of one large tree delivers long-term biodiversity gains, including:

- Significant increase in habitat distinctiveness over time
- Long-term nesting, foraging, and roosting opportunities
- Contribution to ecological connectivity within the surrounding area
- Carbon sequestration and climate resilience benefits

Monitoring and Reporting

- Periodic checks will be undertaken to ensure habitats are establishing as intended.
- Any failures or deterioration will be addressed promptly through remedial planting or management.
- The habitats will be maintained for a minimum 30-year period to secure long-term BNG.

BNG Outcome

The loss of 53 sqm of vegetated garden from the proposed development is fully compensated through:

1. Creation of 53 sqm of enhanced vegetated garden incorporating wildflower meadow and sensory planting, and
2. Planting of one large tree

When assessed using the BNG Small Sites Metric, these measures deliver a net gain in biodiversity value relative to the pre-development baseline. All habitats will be managed and maintained for a minimum period of 30 years, ensuring compliance with the Environment Act 2021 and relevant local and national planning policy.

Conclusion

This BNG Implementation and Management Plan demonstrates that the proposed outbuilding can be delivered without harm to biodiversity and will result in measurable and lasting BNG enhancements.

The proposed habitats are appropriate to the site context, deliver policy-compliant BNG. These proposed habitats will be managed and maintained for a minimum period of 30 years, ensuring long-term ecological resilience and compliance with national and local planning requirements.