

Re: BNG Exemption Statement

This statement has been prepared in support of the planning application and provides justification for why the proposed development is exempt from the statutory Biodiversity Net Gain (BNG) requirements.

Biodiversity Net Gain requirements apply to relevant planning permissions in England, subject to specified exemptions. The proposed development falls within the exemption for development on a site of no more than 0.2 hectares.

Site and Proposed Development

The proposed development relates to the site identified within the submitted planning application.

The area of the development site is 0.2 hectares or less. The proposed development therefore falls within the relevant site-area threshold for the 0.2-hectare BNG exemption.

Biodiversity Net Gain Exemption

The applicant considers that the general Biodiversity Gain Condition does not apply to the proposed development because:

- the development site has an area of 0.2 hectares or less; and
- there are no onsite priority habitats within the application site that would be impacted by the proposed development.

The Government's current Biodiversity Net Gain guidance confirms that, from 6 August 2026, development on a site of 0.2 hectares or below is exempt from the BNG requirement where the development does not impact an onsite priority habitat.

Site Assessment

As part of consideration of the BNG requirements, the site has been assessed in relation to the presence of priority habitats. The assessment identified no priority habitats on the application site.

Conclusion

On the basis of the site area and the absence of onsite priority habitat, the proposed development meets the relevant criteria for the 0.2-hectare Biodiversity Net Gain exemption.

Accordingly, the applicant considers that the statutory Biodiversity Gain Condition does not apply to the proposed development and that a Biodiversity Gain Plan and biodiversity metric calculation are not required for this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Osborne', is written over a horizontal line.

Martin Osborne BEng (Hons)