M.A.P. Design Services

09.06.26

Infinity developments Ltd
Ref; land adjacent to 144 Reservoir Road Surfleet

REF: Biodiversity Metric calculation planning application, short planning statement explaining why the site is exempt or why the metric is not required.

Typical reasons include:

- the proposal is exempt from Biodiversity Net Gain (BNG),
- the land is entirely part of a domestic garden with no habitat impact,
- the development is "de minimis",

A Biodiversity Metric calculation has not been submitted because the proposed development does not trigger the requirement for Biodiversity Net Gain assessment. The site comprises low-value habitat/etc. and the proposals do not result in the loss of habitat requiring metric assessment under the current BNG regulations."

The application is considered exempt from the statutory Biodiversity Net Gain requirement under the relevant exemptions set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). Therefore, a Biodiversity Metric calculation is not required.

The site consists entirely of minor overgrown vegetation with some small fruit trees with negligible ecological value. No priority habitat or significant on-site vegetation will be affected by the proposals; accordingly, submission of a Biodiversity Metric is not considered necessary."

Summary

The application relates to a proposed single-storey dwelling on previously unmanaged land in England. Vegetation clearance and removal of a limited number of trees will take place within the site area. The proposal is considered to have limited ecological impact and it is not anticipated that a full Biodiversity Metric calculation is required for the purposes of this application.

The proposed development is considered to fall within the de minimis exemption provisions relating to Biodiversity Net Gain requirements, subject to the Local Planning Authority's confirmation."

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