

**BNG
EXEMPTION
STATEMENT**

**ELM HOUSE
SOUTHEND ARTERIAL ROAD
HORNCHURCH
ESSEX
RM11 3UB**

Date of Statement: November 2025
Job Ref: 6378/DB



INTRODUCTION

This BNG Exemption Planning Statement has been prepared in support of a planning application for the **demolition of the existing building and construction of a new office building and storage building with associated storage yard, new car parking forecourt, and landscaping at Elm House, Southend Arterial Road, Hornchurch.**

This statement addresses compliance with the Biodiversity Net Gain (BNG) requirements as set out in the Environment Act 2021 and relevant planning policy.

SITE & CONTEXT

The application site is a commercial property featuring a single-storey detached office building located along its western boundary, with a small enclosed yard in the south-west corner secured by a 2-metre high fence and gate. The remainder of the site comprises a surfaced car park.

The site has a minimal amount of soft landscaping. Vegetation is limited to small ornamental shrubs and isolated trees, with negligible ecological value.

PROPOSED USE & OPERATION

The proposal involves:

1. Demolish the existing Elm House building;
2. Construct a new office building and a storage building on the same footprint and position as the existing building;
3. Provide a new storage yard, car parking forecourt, and comprehensive landscaping.

GROUNDS FOR EXEMPTION

The works associated with the demolition of the existing structure and the replacement construction occur **entirely within the existing built footprint**, which constitutes an area **below 25 square metres** of non-priority habitat. As a result, the development does not give rise to any measurable loss of habitat or hedgerow requiring BNG calculation or compensation.

The additional works relating to the storage yard, parking forecourt, and landscaping either:

- occur on previously developed, hardstanding, or low-value surfaces, **or**
- result in **no net loss of habitat**,
- **or introduce new landscaped areas**, thereby improving site greening without triggering BNG thresholds.

Given that the total area of habitat affected remains **well below the 25m² threshold**, the development clearly falls within the scope of the **BNG de minimis exemption**.

CONCLUSION

On the basis of the above, the proposed development is **exempt from the mandatory Biodiversity Net Gain requirement**. No BNG assessment, metric calculation, or biodiversity gain plan is required.