

Biodiversity Net Gain Exemption Statement:

Proposed Development:

Construction of a 3-bed end terrace dwelling with parking and amenities, including vehicular access to front.

Site Address:

209 Alma Avenue, Hornchurch

In accordance with the Environment Act 2021 and the relevant secondary legislation and guidance relating to Biodiversity Net Gain (BNG), this development qualifies for exemption from the requirement to deliver a mandatory minimum 10% BNG for the following reason:

Exemption Justification:

This application relates to a private residential development involving the construction of a single new dwelling with an associated garden forming a private amenity space. The total site area affected by the development is less than 25 square metres of habitat (or under the 0.1-hectare threshold, as applicable), and the garden space does not represent a priority habitat or significant biodiversity resource under the relevant local or national designations.

Under the BNG small site exemption, developments that fall below a specific threshold for land area and habitat impact—particularly those that are part of minor residential works affecting only previously developed land or of negligible ecological value—may be exempt from the statutory BNG requirement.

Supporting Points:

- The development does not involve the loss of priority habitats or habitats of principal importance.
- The proposed private amenity area is located on previously developed or low ecological value land, as demonstrated in the accompanying planning and design documents.
- The proposed works are residential in nature, affecting only a small section of land associated with a single dwelling.
- No significant ecological receptors or protected species are present or impacted.

Conclusion:

Given the minimal scale of land impacted, the residential nature of the development, and the lack of ecological sensitivity, this scheme is considered exempt from the requirement to deliver a statutory 10% Biodiversity Net Gain.

Under Schedule 7A of the Town and Country Planning Act 1990, as amended by the Environment Act 2021, and in accordance with the Biodiversity Gain (Exemptions) Regulations 2024, I hereby submit this statement to confirm that the proposed development qualifies for exemption from the mandatory Biodiversity Net Gain (BNG) requirement.

Exemption Criteria Met:

1. Self-Build/Custom-Build Exemption

The proposed development meets the criteria for exemption as outlined under Regulation 4 of the Biodiversity Gain (Exemptions) Regulations 2024, specifically:

- The application is for a single dwelling.
- The dwelling is being built by or on behalf of an individual (or individuals) for their own use as a main or sole residence.
- The development is not part of a larger development under the same control.

2. Declaration of Intent

I confirm that this application is for a self-built 3-bedroom dwelling and will be occupied by the owner as their sole or main residence upon completion.

3. Confirmation of Plot Status

The application relates to a single, standalone plot, and there are no concurrent applications for additional dwellings or infrastructure on this or adjoining land.

Supporting Documentation:

- Site Plan and Location Plan
- CIL Self-Build Exemption Form (Part 1) (if applicable)