0.2 BNG exemption report for 28 Albert Road Romford RM1 2PJ

Evidence supporting the 0.2 hectare BNG exemption

This document supports the applicant's claim that the development satisfies the two conditions for the 0.2 hectare exemption under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as amended in 2026.

Site area

The total area within the red-line boundary entered is 349.42 m². This is within the exemption threshold of 0.2 hectares (2,000 m²).

Priority habitat

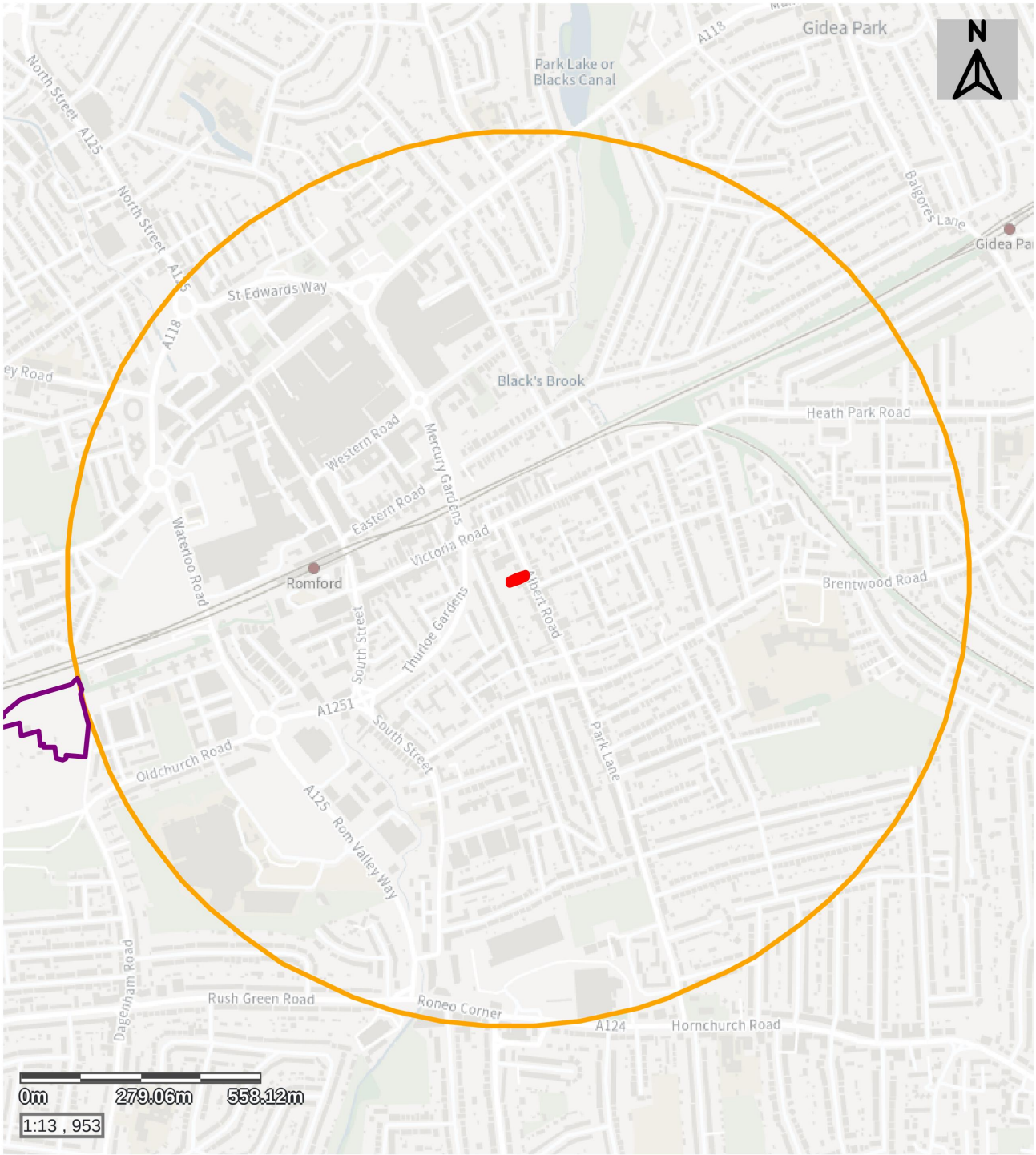
The applicant has confirmed that the development will not impact any onsite priority habitat: habitats of principal importance listed under section 41 of the Natural Environment and Rural Communities Act 2006. An impact means a decrease in the habitat's biodiversity value.

This confirmation is made on the basis that relevant priority habitats within 500 metres, and beyond where necessary, have been considered to establish whether any priority habitat occurs onsite and could be impacted. The supporting map and list of mapped priority habitats identified through screening follow in this report.

A mapped priority habitat intersecting the red-line boundary does not automatically prevent exemption. Supporting explanations and evidence may demonstrate that the mapped habitat is absent onsite or that the development will not decrease its biodiversity value.

On the basis of the recorded site area, applicant confirmation and supporting evidence, the development qualifies for the 0.2 hectare exemption and the statutory biodiversity gain condition does not apply.

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The orange boundary in the above map shows the area around the site boundary which comes under the LPA zone of influence. The purple shapes display priority habitat sites around the site boundary.

Nearest mapped priority habitat: Open Mosaic Habitat (Draft), approximately 1.02 km (1016 m) from the application site boundary.

Priority habitats

All data comes from Natural England.

Habitat Name	Natural England Unique Id	On Site?
Open Mosaic Habitat (Draft)	0102:1055056	Within 1016 m

Relationship to the application site

The desk-based search identified no mapped priority habitat within 500 m of the application site. The nearest mapped priority habitat is identified approximately 1.02 km (1016 m) from the red-line boundary. There are no reasonable grounds to conclude that the nearby mapped priority habitat extends into or forms part of the application site. There is therefore no mapped indication that the priority habitat identified within this wider search is present within the red-line boundary. The result should be considered alongside the site characteristics and other available ecological evidence.

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ANNEX A — APPLICATION OF THE 0.2 HECTARE EXEMPTION

Introduction

This Annex sets out the basis upon which the development satisfies the statutory exemption from the biodiversity gain condition for development sites of 0.2 hectares or below. It considers separately the area of the application site and the requirement that the proposed development must not negatively impact an onsite priority habitat.

Legal framework

The biodiversity gain condition is imposed by Schedule 7A to the Town and Country Planning Act 1990, as inserted by the Environment Act 2021. The applicable exemptions are contained in the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as subsequently amended.

For qualifying applications, development is exempt from the biodiversity gain condition where the area of the development site is 0.2 hectares (2,000 square metres) or below and the development does not negatively impact an onsite priority habitat.

The assessment therefore involves two principal questions:

- **Is the land within the red-line boundary 0.2 hectares or below?**
- **Will the development negatively impact a priority habitat present within the site?**

Both matters are considered below.

PART 1 — SITE AREA

Site area assessment

The development site for the purposes of the exemption is the land contained within the red-line boundary of the planning application.

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The red-line boundary assessed within this report has a measured area of **349.42 m² (0.034942 ha)**.

This is below the statutory threshold of **0.2 hectares (2,000 m²)**. The development therefore satisfies the first condition of the exemption.

PART 2 — ONSITE PRIORITY HABITAT

The statutory test

The second condition requires that the proposed development does not negatively impact a priority habitat located within the development site.

Priority habitat occurring elsewhere in the surrounding landscape does not, merely by reason of its proximity to the site, mean that the development affects an onsite priority habitat. The relevant question is whether priority habitat is present within the red-line boundary and would be negatively impacted by the proposed development.

Desktop search

A spatial search has been undertaken using the priority habitat datasets incorporated within the Joe's Blooms priority habitat screening tool. The red-line boundary has been checked for intersection with mapped priority habitat, and surrounding priority habitat features have also been reviewed in order to establish whether there is any reasonable indication that a mapped habitat could extend into the development site.

No mapped priority habitat that would be negatively impacted by the development has been identified within the red-line boundary.

The desk-based search identified no mapped priority habitat within 500 m of the application site. The nearest mapped priority habitat is identified approximately 1.02 km (1016 m) from the red-line boundary. There are no reasonable grounds to conclude that the nearby mapped priority habitat extends into or forms part of the application site. There is therefore no mapped indication that the priority habitat

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identified within this wider search is present within the red-line boundary.

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ANNEX CONCLUSION — EXEMPTION SATISFIED

Summary table

Exemption test	Finding
Site area is 0.2 ha / 2,000 m² or below	**MET — 349.42 m² (0.034942 ha)**
Development does not negatively impact an onsite priority habitat	**MET — no such impact has been identified following the desktop search and competent-person assessment**
Application falls within the applicable exemption regime	**MET**, where confirmed within the project journey

Overall conclusion

On the basis of the red-line area measurement, the priority habitat screening undertaken and the competent-person assessment recorded within this report, the development satisfies the requirements of the 0.2 hectare exemption from the biodiversity gain condition.

The application site measures **349.42 m² (0.034942 ha)** and is therefore within the statutory 0.2 hectare threshold. No priority habitat that would be negatively impacted by the development has been identified within the red-line boundary, and the assessment provides no reasonable grounds to conclude that nearby mapped priority habitat extends into or forms part of the application site.

Accordingly, the mandatory biodiversity gain condition does not apply to the development and a Biodiversity Gain Plan is not required on the basis of this exemption.

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This Annex may be submitted with the planning application as evidence of the basis upon which the exemption has been claimed.

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