Biodiversity Statement and BNG Calculation Note

201 Marlborough Road, Romford, RM7 8AP

Applicant	Deepthi Kolla
Local Planning Authority	London Borough of Havering
Proposal	Change of use from Class C3 dwellinghouse to Class C4 House in Multiple Occupation for up to 3 persons
Application Type	Full planning application
Date	12 October 2026

1. Purpose of this Note

This combined document has been prepared to address both the Biodiversity Statement and Biodiversity Metric Calculation requirements shown on the Planning Portal for the proposed change of use at 201 Marlborough Road.

The proposal is a change of use only. No extensions, external building works, new hardstanding, land take, vegetation removal, tree works, hedgerow works, watercourse works or other operational development affecting habitat are proposed.

2. Site and Proposal

The application site comprises an existing residential dwelling and its established domestic curtilage. The red-line site area is approximately 251.07 square metres (0.0251 hectares).

Planning permission is sought solely for a change of use from Use Class C3 to Use Class C4 for occupation by up to three persons. The existing building footprint, access, garden and external areas are retained.

3. Biodiversity Net Gain Applicability

Mandatory Biodiversity Net Gain (BNG) does not apply to this application. For planning applications made on or after 6 August 2026, development with a red-line site area of 0.2 hectares or below is exempt from mandatory BNG, provided the development does not impact any on-site priority habitat.

The application site is approximately 0.0251 hectares, which is well below the 0.2-hectare threshold. In addition, the proposal does not involve any physical works or habitat loss and therefore does not impact on-site priority habitat.

4. BNG Calculation / Exemption Assessment

As the development is exempt from mandatory BNG, a statutory biodiversity metric calculation is not required. For completeness, the following zero-impact assessment records the biodiversity effect of the proposal.

Assessment Item	Amount / Position	Outcome
Red-line site area	251.07 sqm / 0.0251 ha	Below 0.2 ha exemption threshold
BNG exemption threshold	2,000 sqm / 0.2 ha	Threshold satisfied
Habitat area affected by development	0 sqm	No habitat loss or degradation
Linear habitat affected	0 m	No hedgerow or watercourse impact
Priority habitat impacted	None	No priority habitat impact from the proposal
Habitat lost	0 sqm	No loss
Habitat created as mitigation	0 sqm	Not required
Net habitat change	0 sqm	No adverse biodiversity change
Statutory biodiversity metric	Not required	Development is exempt from mandatory BNG

5. Biodiversity Effects of the Proposal

- No extension or enlargement of the dwelling is proposed.
- No change to the existing building footprint is proposed.
- No vegetation, trees or hedgerows are proposed to be removed.
- No garden or soft-landscaped area is proposed to be developed.
- No watercourse or other linear habitat is affected.
- No habitat is lost, degraded or fragmented as a consequence of the proposed change of use.

6. Conclusion

The proposed development is a change of use only and has no physical impact on on-site habitats. The red-line application site measures approximately 0.0251 hectares and therefore falls within the exemption for developments of 0.2 hectares or below. No priority habitat is impacted by the proposal.

Accordingly, the statutory Biodiversity Gain Condition does not apply and a statutory biodiversity metric calculation is not required. This combined note is submitted in support of the application as the Biodiversity Statement and BNG Calculation / Exemption Note.

Relevant National Guidance

- Department for Environment, Food & Rural Affairs, 'Biodiversity net gain: exempt developments' (updated 6 August 2026).
- The Biodiversity Gain Requirements (Exemptions) Regulations 2024, as amended and in force from 6 August 2026.