BIODIVERSITY NET GAIN (BNG) EXEMPTION STATEMENT

Site Address: Sortie, 40–44 Station Lane, Hornchurch, RM12 6NB
Planning Reference: PP-15286383

1. Proposed Development

This Biodiversity Net Gain (BNG) Exemption Statement has been prepared in support of the planning application for the removal of existing mobile parasols within the front smoking area and installation of a lightweight, mobile roof canopy at Sortie, 40–44 Station Lane, Hornchurch.

The statement describes the existing site conditions, the biodiversity implications of the proposed works and the basis for claiming exemption from mandatory Biodiversity Net Gain requirements.

2. Site Description and Existing Ecological Context

The application site measures approximately 383.3 m² (0.03833 hectares) and comprises the existing building and external sealed hardstanding. The front smoking area includes approximately 90 m² of existing hardstanding, of which approximately 87.5 m² will be covered by the proposed canopy.

No vegetated areas, hedgerows or watercourses have been identified within the red line boundary based on the available site information. The adjoining areas to the left and right also comprise predominantly sealed hardstanding, with no visible vegetated habitat along the immediate site boundaries.

A desktop review of available habitat mapping identified the following features within 500 m of the application site:

- **Red cross-hatched area:** Priority Habitat Inventory area labelled “No main habitat but additional habitat exists”, approximately 275 m east of the site.
- **Yellow-shaded area:** Identified on the available mapping as Upland Calcareous Grassland.
- **Green-shaded area:** A mapped area whose specific habitat classification could not be confirmed from the available information.

All three mapped areas are outside the application site's red line boundary.

3. Biodiversity Impact

The proposal involves removing the existing mobile parasols and installing a lightweight, mobile roof canopy above approximately 87.5 m² of existing sealed hardstanding.

The canopy will be installed over the existing surface. No additional land take, excavation, vegetation removal or alteration to the existing ground surface is proposed. The existing building footprint and hardstanding will remain unchanged.

The development is confined to existing sealed surfaces. It involves no direct loss of vegetation or natural habitat within the application site and does not extend into any of the mapped habitat areas identified in the surrounding area.

4. Biodiversity Gain Exemption Assessment

The applicant claims the statutory exemption for development on a site no larger than 0.2 hectares, under the applicable Biodiversity Gain Requirements (Exemptions) Regulations, as amended.

The application site measures approximately 383.3 m² (0.03833 hectares), which is below the 0.2-hectare threshold.

The available habitat mapping has been reviewed to identify mapped priority habitats on or near the application site. The identified mapped features are outside the red line boundary. The proposed works are confined to existing sealed hardstanding and do not extend into these areas.

The exemption claim is based on the site area, the nature of the proposed development and the available habitat mapping evidence. The mapping evidence is submitted in support of the claim that the development will not impact priority habitat within the application site.

5. Conclusion

The proposed development comprises the installation of a lightweight, mobile roof canopy over existing sealed hardstanding at Sortie, 40–44 Station Lane, Hornchurch.

The application site measures approximately 383.3 m², below the statutory 0.2-hectare threshold. The works involve no additional land take, excavation, vegetation removal or direct habitat loss. The mapped habitat areas identified within 500 m are outside the application site's red line boundary.

The applicant therefore claims exemption from mandatory Biodiversity Net Gain requirements under the provision for development on a site no larger than 0.2 hectares. The submitted habitat mapping provides supporting evidence for the exemption claim.

Anva Ltd.

October 2026