Kompas London DESIGN & BUILD

16 Electric Parade, Seven Kings Road, Ilford, Essex, IG3 8BY
www.kompas.co.uk | design@kompas.co.uk
Tel: 020 8590 0002

BIODIVERSITY NET GAIN STATEMENT

Exemption from the biodiversity gain condition

1. Purpose of this statement

This statement accompanies the planning application with which it is submitted. It explains why the statutory biodiversity gain condition does not apply to the development, and why a Biodiversity Gain Plan and a biodiversity metric calculation are therefore not required.

2. Legal background

Under Schedule 7A of the Town and Country Planning Act 1990, inserted by the Environment Act 2021, planning permission in England is generally granted subject to a condition that the development achieves at least a 10% gain in biodiversity value. Development that falls within an exemption set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as amended, is not subject to that condition.

3. Exemption that applies

The development falls within the exemption ticked below, as also stated in the planning application form.

☑ **Development site area of 0.2 hectares or below**
The application site, within the red line boundary, does not exceed 0.2 hectares, and the development will not decrease the biodiversity value of any onsite priority habitat.

☐ **De minimis exemption**
The development does not impact any priority habitat, and impacts less than 25 square metres of onsite habitat and less than 5 metres of onsite linear habitat, such as hedgerows.

☐ **Householder application**
The application is for householder development: works to an existing dwellinghouse or within its curtilage.

☐ **Temporary development**
Planning permission is sought for development that will last no more than five years.

☐ **Retrospective planning permission**
The application is made under section 73A of the Town and Country Planning Act 1990 for development already carried out.

4. Conclusion

For the reason given above, the biodiversity gain condition does not apply to this development, and no Biodiversity Gain Plan or biodiversity metric calculation is required in support of the application.