BIODIVERSITY NET GAIN EXEMPTION STATEMENT

Planning Application: 28 Roseberry Gardens, Upminster, RM14 1NW

Proposal: Erection of a prefabricated concrete outbuilding with associated reinforced concrete base, hardstanding and boundary fencing.

Applicant: Mr Bradley Layton
Agent: NSP Architectural Ltd
Planning Portal reference: PP-15361311
Date: 10 November 2026

1. Introduction

This statement has been prepared in support of the planning application for the erection of a prefabricated concrete outbuilding, for use as a workshop, and associated works at 28 Roseberry Gardens, Upminster, RM14 1NW.

The application site comprises the garden associated with the existing maisonette. The proposed outbuilding is to be located at the southern end of the garden. The area affected by the proposed development is currently laid to grass.

2. Proposed Development

The proposed development consists of:

- A prefabricated concrete outbuilding;
- A reinforced concrete base;
- Concrete hardstanding in front of the outbuilding; and
- Associated boundary fencing.

The reinforced concrete base is shown on the submitted proposed layout drawings as measuring approximately 3.05 metres by 4.57 metres, giving a base area of 13.94 square metres.

The drawings also show a concrete hardstanding 1.5 metres deep in front of the outbuilding. Based on the width of the base, the hardstanding area is approximately 3.05 metres by 1.5 metres, which is 4.58 square metres.

The combined area of existing grass affected by the proposed concrete base and hardstanding is therefore approximately 18.52 square metres, or 18.5 square metres when rounded.

3. Biodiversity Net Gain Assessment

The proposed development will affect approximately 18.5 square metres of existing grassed garden area.

No hedgerows, watercourses or other linear habitats are affected by the proposal. The applicant is not aware of any priority habitat within the area affected by the proposed development. The development therefore has a very limited impact on existing on-site habitat.

4. Biodiversity Net Gain Exemption

The Government's current Biodiversity Net Gain guidance confirms that development impacting less than 25 square metres of on-site habitat may qualify for the de minimis exemption, provided that no on-site priority habitat is affected.

The proposed development affects approximately 18.5 square metres of existing grassed garden area and is therefore below the 25 square metre threshold.

In addition, current Government guidance states that, for qualifying applications made on or after 6 August 2026, development on sites of 0.2 hectares or below is exempt from mandatory Biodiversity Net Gain requirements, provided no on-site priority habitat is affected. The application site within the red-line boundary is substantially below 0.2 hectares.

5. Conclusion

The area of existing grass affected by the proposed concrete works is approximately 18.5 square metres. The proposed development:

- Impacts less than 25 square metres of on-site habitat;
- Does not affect any hedgerows or other linear habitats;
- Does not, to the applicant's knowledge, affect any priority habitat; and
- Is located within a red-line application site substantially below 0.2 hectares.

The applicant therefore considers that the proposed development is exempt from the mandatory Biodiversity Net Gain requirements. Accordingly, the applicant considers that a Statutory Biodiversity Metric calculation is not required in support of this planning application.