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Biodiversity Net Gain Exemption Statement

Prepared for:

Mr. A Wilmot

Application Site:

Winslow
Watling Street
Gravesend
DA12 5UD

Proposal :

Demolition of the existing dwelling and erection of a replacement dwelling with habitable loft accommodation, including rooflights, front porch and associated works.

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1 Introduction

This Biodiversity Net Gain (BNG) Exemption Statement has been prepared in support of the accompanying planning application for the demolition of the existing dwelling and the erection of a replacement dwelling with habitable loft accommodation, rooflights, front porch and associated works at Winslow, Watling Street, Gravesend.

The purpose of this statement is to demonstrate that the proposed development qualifies for exemption from the statutory Biodiversity Net Gain requirements introduced under Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021), and therefore does not require the submission of a Biodiversity Gain Plan or a Biodiversity Metric.

2 Existing Site

The application site comprises an established residential property occupied by an existing detached dwelling together with associated hardstanding and domestic curtilage.

The proposed replacement dwelling is constructed substantially on the footprint of the existing building. The area affected by the development therefore comprises previously developed land consisting primarily of the existing building footprint and associated hardstanding, both of which represent sealed surfaces with negligible biodiversity value.

The proposal does not involve the removal of woodland, priority habitat, watercourses, ponds, species-rich grassland, hedgerows or other habitats of recognised ecological importance.

Accordingly, the development does not result in the loss of habitat that would ordinarily require assessment through the statutory Biodiversity Net Gain process.

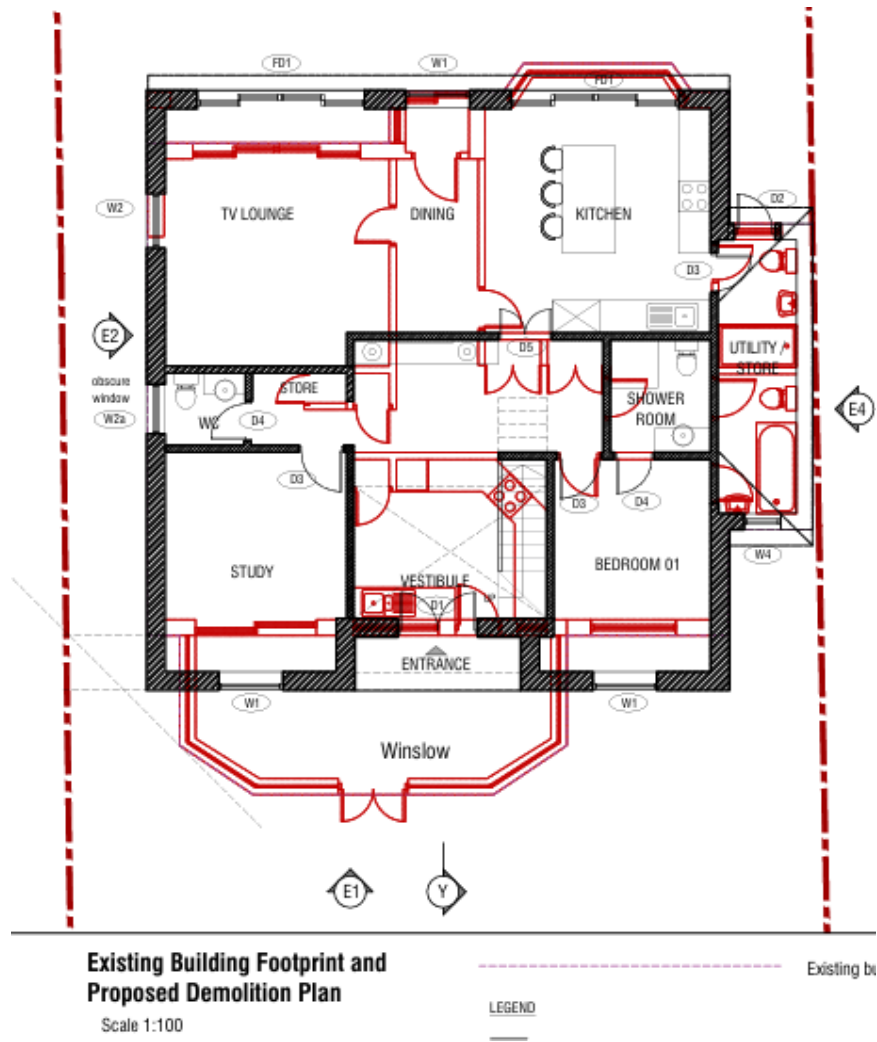


Figure 1. Building footprint

3 Biodiversity Net Gain Exemption

From February 2024, most planning applications are required to demonstrate a minimum 10% Biodiversity Net Gain (BNG) under the Environment Act 2021 through the submission of a Biodiversity Gain Plan supported by the statutory Biodiversity Metric.

However, the legislation also identifies a number of categories of development that are exempt from the mandatory Biodiversity Net Gain requirements.

The proposed development qualifies for exemption because it relates principally to development carried out on an existing sealed surface. The replacement dwelling is constructed substantially on the footprint of the existing dwelling, which forms part of an established area of previously developed residential land.

The existing building footprint and associated hardstanding comprise sealed surfaces with negligible biodiversity value and do not constitute habitat capable of being assessed using the statutory Biodiversity Metric. Furthermore, the proposal does not involve the loss of priority habitat, irreplaceable habitat, hedgerows, woodland, ponds or other ecologically valuable features.

The proposal therefore does not give rise to a measurable loss of biodiversity that would necessitate the preparation of a Biodiversity Gain Plan or completion of the statutory Biodiversity Metric.

Accordingly, it is considered that the proposed development falls within the relevant Biodiversity Net Gain exemption and is not subject to the mandatory requirement to deliver a minimum 10% Biodiversity Net Gain.

The statutory Biodiversity Metric is intended to quantify changes in habitat value resulting from development. As the proposed development is undertaken substantially on the footprint of the existing dwelling and associated hardstanding, there is no measurable baseline habitat capable of being assessed within the statutory metric. Consequently, the completion of a Biodiversity Metric would not provide any meaningful ecological assessment and is not required where the development qualifies for the relevant statutory exemption.

4 Conclusion

The proposal relates to the replacement of an existing dwelling on previously developed residential land.

The replacement dwelling is constructed substantially on the footprint of the existing building and associated hardstanding, which comprise sealed surfaces of negligible biodiversity value. The development does not result in the loss of habitat requiring assessment under the statutory Biodiversity Metric and does not affect any priority or irreplaceable habitat.

For these reasons, the proposal qualifies for exemption from the statutory Biodiversity Net Gain requirements introduced by the Environment Act 2021.

Accordingly, it is considered that the submission of a Biodiversity Gain Plan and completion of the statutory Biodiversity Metric are not required in support of this planning application.