

Prideaux Planners
18 Canons Lane
Tadworth
Surrey
KT20 6DP
prideauxplanning@gmail.com
07922 536003
2nd December 2025

Gravesham Borough Council
Planning Validation Team
Reference: 20251223

Biodiversity Net Gain Exemption Request – Self-Build Development at 43 Beechwood Drive, Meopham, Gravesend, Kent, DA13 0TX

Dear Sir/Madam,

I am writing to formally request confirmation that my proposed development at 43 Beechwood Drive, Meopham, qualifies as exempt from the Biodiversity Net Gain (BNG) requirements under Schedule 7A of the Town and Country Planning Act 1990 (as amended), as introduced by the Environment Act 2021.

Description of the Proposed Development

Type of project: Self-build, single dwelling

Description: Construction of one detached dwelling and associated landscaping

Site area: Under 0.1 hectares

Habitat present: No priority habitats present; site consists of existing residential garden, hardstanding, low-distinctiveness habitat

Grounds for Exemption:

It is my understanding that the development meets the criteria for BNG exemption on the following basis (please amend as appropriate):

1. The development consists of a self-build home, which is eligible for exemption where the site area and ecological impact fall below relevant thresholds.
2. The site does not contain any priority habitats, nor does the proposal involve the loss or degradation of any habitat of medium or high distinctiveness.
3. The scale of development is small, involving a single dwelling on a site under the thresholds set out in BNG guidance for small sites.

4. The proposal is therefore exempt from the requirement to deliver a 10% Biodiversity Net Gain or to submit a formal BNG plan.

I kindly request written confirmation from the Local Planning Authority that this development is considered BNG-exempt. Please let me know if any further information is required to support this request.

Thank you for your time and assistance.

Kind Regards

Rebecca Ali