



Biodiversity Net Gain Exemption Statement

Proposed Development: Proposed single storey rear extension.

Site Address: 3 Sorrel Drive, Arborfield Green, Reading, RG2 9QY

1. Introduction

This Biodiversity Net Gain (BNG) Exemption Statement has been prepared in support of a full planning application for the Proposed single storey rear extension at 3 Sorrel Drive, Arborfield Green, Reading, RG2 9QY. The purpose of this statement is to demonstrate that the proposed development is exempt from the mandatory Biodiversity Net Gain requirements introduced under the Environment Act 2021.

2. Description of the Proposed Development

The proposed development consists of Proposed single storey rear extension to the existing residential dwelling. This extensions will be constructed within the existing residential curtilage and will occupy a portion of the current garden area. The works are limited in scale and relate solely to the improvement and enlargement of the existing dwellinghouse.

3. Biodiversity Net Gain Legislation and Exemptions

Mandatory Biodiversity Net Gain (BNG) was introduced for most planning applications in England in February 2024 under the Environment Act 2021. The proposed development qualifies for the de minimis exemption, as it falls below the statutory threshold for BNG requirements.

4. Existing Site Characteristics

The application site comprises an established residential property with associated private garden areas typical of suburban residential development. The area affected by the proposed extension currently consists of maintained grassed garden. The works will be confined to this existing lawn area.

Importantly:

- No trees will be removed, pruned, or otherwise affected by the development.
- No hedgerows will be removed or impacted as part of the works.
- The development will not affect any ponds, woodland, or other ecological features.

The site does not contain any habitats identified as priority habitats under Section 41 of the Natural Environment and Rural Communities Act 2006, and the development will not result in the loss of any such habitats.

5. Impact on Biodiversity

Due to the limited scale of the proposal and the nature of the existing site conditions, the development will have negligible ecological impact. The proposal involves the loss of only a small

area of low ecological value amenity grassland within a private residential garden. No habitats of ecological significance will be affected.

6. Conclusion

The proposed single storey rear extension at 3 Sorrel Drive, Arborfield Green, Reading, RG2 9QY qualifies for the de minimis exemption. Accordingly, the development is exempt from the mandatory Biodiversity Net Gain requirements under the provisions of the Environment Act 2021. Furthermore, the works will not result in the removal or disturbance of trees, hedgerows, or priority habitats, and the development will be undertaken entirely within an existing grassed garden area of low ecological value. On this basis, no Biodiversity Net Gain assessment or metric calculation is required for this application.