



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Biodiversity Net Gain Exemption Statement

401 Old Whitley Wood Lane, Reading RG2 8QA

**Erection of Kohinbo Dhee Temple, including museum
and education provisions**

Prepared by Planning By Design

On behalf of Tamu Pye Lhu Sangh

Application

The proposal seeks only to erect a 10 sqm temple, with no additional development within the site.

BNG Exemption Justification

The proposal qualifies for a **de minimis exemption** under the relevant BNG regulations due to the following factors:

- **No impact on onsite priority habitat:** The site does not contain, nor does the proposed development affect, any priority habitats as identified under Section 41 of the Natural Environment and Rural Communities Act 2006.
- **Minimal habitat impact:** Any impact on other habitats is below the **25 square metre** threshold and retains a biodiversity value greater than zero.
- **Minimal impact on linear habitats:** The proposal does not affect more than **5 metres** of onsite linear habitat, such as hedgerows.

The hardstanding shown on the planning drawings are as existing. There is no change to the current surfacing, no impact to onsite habitats. The site has always been hardstanding, with no priority habitats, as shown in the supporting Planning Statement and planning drawings.

Given these factors, the proposed temple is exempt from Biodiversity Net Gain requirements as it falls within the **de minimis exemption category**. As there are no material changes to the site's biodiversity value, no further BNG assessment or mitigation measures are required.

Conclusion

In light of the above, it is confirmed that the proposal qualifies for a Biodiversity Net Gain exemption. The development does not result in a net loss of biodiversity nor does it trigger the requirement for a formal Biodiversity Net Gain assessment. We trust this statement adequately demonstrates the proposal's compliance with relevant BNG exemption criteria.