

## BIODIVERSITY STATEMENT

Site: 58 Copse Drive, Wokingham, RG41 1LX Date: 20.01.2025

Proposal: Replacement of an existing outbuilding with secure and energy efficient outbuilding. Constructed from traditional materials in keeping with local area.

Application **PP-13703607**

### Wokingham BC – BIODIVERSITY NET GAIN (BNG) REQUIREMENTS AND GUIDANCE

#### Exemptions:

The following types of applications are exempt from BNG. Exemptions are set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024. Change of use applications are not exempt.

The main categories of exemption are:

- Householder applications
- Permitted development submissions
- Some self-build and custom-build<sup>1</sup> developments
- Development with a below 'de minimis' impact on habitat

2) De minimis exemption is if the development does not impact any onsite priority habitat and the development only impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and less than 5 metres in length of onsite linear habitat.

#### De minimis exemption

4.—(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development impacts—

(a) less than 25 square metres of onsite habitat that has biodiversity value<sup>(1)</sup> greater than zero; and

(b) less than 5 metres in length of onsite linear habitat.

(4) For the purposes of this regulation—

(a) "priority habitat" means a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006<sup>(2)</sup>;

(b) a habitat is impacted where the habitat is lost or degraded such that there is a decrease in the biodiversity value of that habitat;

(c) "linear habitat" means the types of hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric<sup>(3)</sup> (which are measured by length (expressed in kilometres) rather than area).

Considerations: Accordingly, we can confirm that the proposed replacement building, on the 0.002 ha site here, will be below 'de minimis' impact on habitat project to be undertaken by the applicant.

Therefore, the BIODIVERSITY STATEMENT here confirms that the development is exempt from BNG requirements, such that it is not necessary to provide either:

- A BIODIVERSITY METRIC SPREADSHEET, or
- AN ONSITE BIODIVERSITY BASELINE PLAN

Note that the Wokingham BC BNG Guidance suggests that: Exempt types of development must nonetheless undertake ecological surveys and measures to mitigate impacts and deliver compensation for loss of biodiversity, if required. It therefore follows in the same way that a development with a below 'de minimis' for a replacement outbuilding would not reasonably require further ecological surveys or reports, then the identified development as a below 'de minimis' development here will also not reasonably require such additional reports as an Exempt form of development.

It is also imperative to state that there are no tress or Heges with the commercial site .This is further reinforced by the fact that the extant planning approval here, ref **PP-13703607**, also did not require any ecological surveys or reports and, at the time of writing (January 25), could be implemented now without any further requirements.