



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

BIODIVERSITY SURVEY AND REPORT COMMENTARY

3, Sorrel Drive, Arborfield Garrison, Arborfield Green, RG2 9QY

On behalf of Matthew Davies.

The proposed new pedestrian door to garage, erection of outbuilding for use as an office, installation of hot tub associated heat pump and garden pergola, with complementary landscaping comprise a Householder Planning Application, and therefore are exempt from the requirements to provide biodiversity net gain survey and report, under the Environment Act 2021.

Exemptions include:

“applications made by householders as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

“householder application” means—

- (a) an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development”