

Biodiversity Net Gain Reasons For Exemption

PROPOSED DEVELOPMENT:-

RETROSPECTIVE HOUSEHOLDER PLANNING APPLICATION TO RETAIN EXISTING TEMPERATURE CONTROLLED STORE, GARAGE, FRONT GATE, PLANTING AND MEANS OF ENCLOSURE.

SITE LOCATION:-

WHITE HORSE FARM, WHITE HORSE LANE, FINCHAMPSTEAD RG40 4LY

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

No.

b) Designated sites, important habitats or other biodiversity features.

No.

c) Features of geological conservation importance

No.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

No.

Reason biodiversity net gain does not apply:

Development site area of 0.2 hectares or below

Are there any priority habitats on or within 500m of your site?:

No

Can you evidence that you carried out a site assessment if the local authority disputes the presence of priority habitats?:

Yes

Please justify the reason why biodiversity net gain does not apply:

Redline site area is 0.04 hectares.

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