

Biodiversity:

Given the nature of the proposed development, it does not impact upon any protected species.

Biodiversity Net Gain:

Biodiversity Net Gain (BNG) came into effect for major sites on 12th February 2024, and for small sites on 2nd April 2024. The statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 has been implemented as a way of creating and improving biodiversity by requiring development to have a positive impact (a net gain) on biodiversity, by at least 10%.

This is currently subject to a number of exemptions:

- Householder development (as defined within Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015).
- Development granted planning permission by a development order under section 59 (including permitted development rights)
- Development subject to the de minimis exemption (both of the following criteria must be met):
 - The development does not impact a priority habitat; and
 - The development impacts less than 25 square meters of on-site habitat, or 5 metres of linear habitats.
- Self-build and custom build development – the proposal must:
 - Consist of no more than 9no. dwellings; and
 - Be carried out on a site area less than 0.5 hectares; and
 - Consist exclusively of dwellings which are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.
- Urgent Crown development granted permission under section 293A of the Town and Country Planning Act 1990.
- Development of a biodiversity gain site
- Development related to the high-speed railway transport network.

In this instance, the proposal would be exempt as householder development.