

Biodiversity Net Gain (BNG) Householder Exemption Statement

Planning reference	PP-15137961
Project	Free Standing single story garage at the Old Church, Farley Hill
Application type	Householder planning application

Statement

The proposed development is the subject of a householder planning application. It comprises a freestanding domestic garage within the curtilage of the existing dwellinghouse.

The applicant considers that the statutory Biodiversity Gain Condition does not apply because householder development is exempt from mandatory Biodiversity Net Gain requirements.

Accordingly, a Biodiversity Metric, Biodiversity Gain Plan and general Biodiversity Net Gain survey/report are not applicable to this application. This statement is provided in place of a Biodiversity Survey and Report solely to satisfy the supporting-document upload requirement in the online planning application system.

This exemption does not remove any separate obligation that may arise in relation to protected species, protected sites, trees or other ecological matters where such requirements are applicable.

Basis of exemption

Householder development is an exempt category for the mandatory Biodiversity Gain Condition. The application form has therefore been completed on the basis that the biodiversity gain condition would not apply if planning permission is granted.

Prepared in support of planning application PP-15137961
10 August 2026