BNG Exemption Statement

Application: TA/2025/388

Site Address: 3 Furnace Court, CA25 5BX

Proposal: Erection of a domestic outbuilding (garage/laundry) within residential garden

Applicant: Jonathan Anson

Date: 26.07.2025

Biodiversity Net Gain (BNG) Exemption Justification

This application is exempt from the requirement to deliver Biodiversity Net Gain under the Town and Country Planning Act 1990 (as amended by the Environment Act 2021) for the following reasons:

- The total site area is greater than 25m², however, the habitat affected by the proposed development is less than 25m² in total.
- The development is confined to an area of existing hardstanding (concrete, patio and/or paving) and does not result in the loss of any priority habitat, trees, or hedgerows.
- The proposal does not remove more than 5 linear metres of hedgerow.

Additional Habitat Enhancement (Not Required but Noted)

Although not required under BNG legislation, the proposed works will result in a net increase in garden habitat, including:

- The creation of over 60m² of additional green space, comprising new lawn and wild flowerbeds, contributing to local biodiversity and pollinator habitat.

Accordingly, this application qualifies for BNG exemption as it does not give rise to measurable biodiversity loss. Therefore, a full Biodiversity Metric assessment or Gain Plan is not required.

Signed: Jonathan Anson

Date: 26.07.2025