Biodiversity Net Gain (BNG) Statement

Project: Construction of a 60sqm single-storey detached summer bungalow
Address: Land to the rear of 5 Demesne Road, Whalley Range, M16 8HG
Date: October 2025
Applicant: **Mr.** FARHAD GHADIMI

1. Introduction
This statement has been prepared to confirm the Biodiversity Net Gain (BNG) position for the proposed development. The project involves the construction of a small, custom-built 60sqm summer bungalow within the rear garden of an existing dwelling.

2. BNG Requirement and Exemption
Under Schedule 14 of the Environment Act 2021 and Defra guidance (February 2024), small-scale **self-build and custom-build developments** are exempt from the mandatory 10% BNG requirement provided that:
- The development consists of fewer than 9 dwellings;
- The total site area is under 0.5 hectares;
- The dwellings are built for personal occupation (self or custom build).

This proposal meets all exemption criteria and therefore qualifies as a **BNG-exempt custom-build development**.

3. Existing Site Conditions
The site currently comprises a maintained garden with grass, three mature trees, and a small bush approximately 5 metres from the proposed building footprint. There are no hedgerows, ponds, or other ecological features of significance.

4. Retention and Enhancement Measures
Although the project is exempt, biodiversity protection and enhancement have been considered:
- All three existing trees and the bush will be retained and protected during construction.
- The surrounding grassed area will be reinstated post-construction.
- Opportunity exists for small-scale enhancement, such as native wildflower planting or the installation of bird or insect boxes.

5. Conclusion
The proposed 60sqm custom-built summer bungalow qualifies as a **BNG-exempt development** under the Environment Act 2021. The project will retain existing vegetation, maintain the current ecological value of the site, and has potential for minor biodiversity enhancement through additional planting and habitat features.