0.2 BNG exemption report for 111 Crescent Road Modular Garden Office

Evidence supporting the 0.2 hectare BNG exemption

This document supports the applicant's claim that the development satisfies the two conditions for the 0.2 hectare exemption under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as amended in 2026.

Site area

The total area within the red-line boundary entered is 424.32 m². This is within the exemption threshold of 0.2 hectares (2,000 m²).

Priority habitat

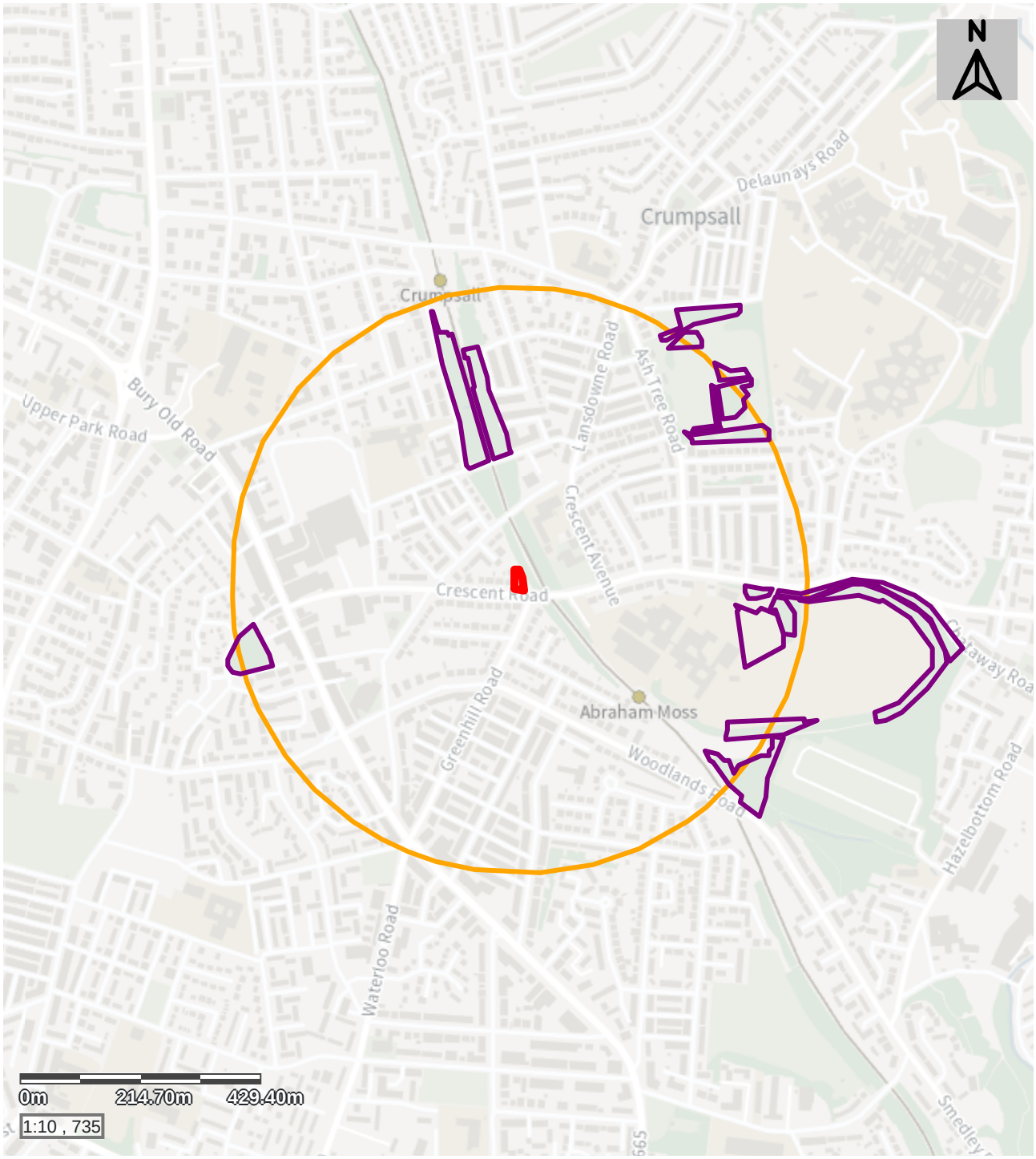
The applicant has confirmed that the development will not impact any onsite priority habitat: habitats of principal importance listed under section 41 of the Natural Environment and Rural Communities Act 2006. An impact means a decrease in the habitat's biodiversity value.

This confirmation is made on the basis that relevant priority habitats within 500 metres, and beyond where necessary, have been considered to establish whether any priority habitat occurs onsite and could be impacted. The supporting map and list of mapped priority habitats identified through screening follow in this report.

A mapped priority habitat intersecting the red-line boundary does not automatically prevent exemption. Supporting explanations and evidence may demonstrate that the mapped habitat is absent onsite or that the development will not decrease its biodiversity value.

On the basis of the recorded site area, applicant confirmation and supporting evidence, the development qualifies for the 0.2 hectare exemption and the statutory biodiversity gain condition does not apply.

© Crown copyright and database rights 2026 OS AC0000859332



© Crown copyright and database rights 2026 OS AC0000859332

The orange boundary in the above map shows the area around the site boundary which comes under the LPA zone of influence. The purple shapes display priority habitat sites around the site boundary.

Priority habitats

All data comes from Natural England.

Habitat Name	Natural England Unique Id	On Site?
Open Mosaic Habitat (Draft)	0102:0018744	Within 500 m
Open Mosaic Habitat (Draft)	0102:0016926	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	7ae4341d-9359-417e-b2f9-c15a2f42bfae	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	73fc262b-21ec-4b65-92c1-c6979e672521	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	506916fc-0417-427f-9c95-dc863a63cf5d	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	b4f0e4aa-3eb4-4bad-8b1a-54e8dfaeb292	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	e236e0ff-cae4-465e-9c3f-402eed0b193c	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	048c5a5b-0178-4d11-a721-4441892c52d7	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	9e3aa5b2-aef5-48af-9313-f79d4e113205	Within 500 m

© Crown copyright and database rights 2026 OS AC0000859332

Priority Habitat Inventory - Deciduous Woodland (England)	17ac22c4-9d61-4c95-b55f-ff3088f2aa4d	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	0be7f582-c8f0-46ef-93cb-dfc765c876cf	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	0463ca26-821b-4cb1-ad79-74cf48a6c0a8	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	856452b4-388c-4a24-9910-020dca79474b	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	d4b9c055-fad6-444f-9e38-df9e690c5bd7	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	c94e74ec-aa16-43bd-ad4a-3adf85f03022	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	73b1c7c3-ea86-49f4-88d6-409db49a7621	Within 500 m
Priority Habitat Inventory - Deciduous Woodland (England)	35fd17b3-0f2b-4ed5-9e1a-9287ac946857	Within 500 m

© Crown copyright and database rights 2026 OS AC0000859332

ANNEX A — APPLICATION OF THE 0.2 HECTARE EXEMPTION

Introduction

This Annex sets out the basis upon which the development satisfies the statutory exemption from the biodiversity gain condition for development sites of 0.2 hectares or below. It considers separately the area of the application site and the requirement that the proposed development must not negatively impact an onsite priority habitat.

Legal framework

The biodiversity gain condition is imposed by Schedule 7A to the Town and Country Planning Act 1990, as inserted by the Environment Act 2021. The applicable exemptions are contained in the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as subsequently amended.

For qualifying applications, development is exempt from the biodiversity gain condition where the area of the development site is 0.2 hectares (2,000 square metres) or below and the development does not negatively impact an onsite priority habitat.

The assessment therefore involves two principal questions:

- **Is the land within the red-line boundary 0.2 hectares or below?**
- **Will the development negatively impact a priority habitat present within the site?**

Both matters are considered below.

PART 1 — SITE AREA

Site area assessment

The development site for the purposes of the exemption is the land contained within the red-line boundary of the planning application.

© Crown copyright and database rights 2026 OS AC0000859332

The red-line boundary assessed within this report has a measured area of **424.32 m² (0.042432 ha)**.

This is below the statutory threshold of **0.2 hectares (2,000 m²)**. The development therefore satisfies the first condition of the exemption.

PART 2 — ONSITE PRIORITY HABITAT

The statutory test

The second condition requires that the proposed development does not negatively impact a priority habitat located within the development site.

Priority habitat occurring elsewhere in the surrounding landscape does not, merely by reason of its proximity to the site, mean that the development affects an onsite priority habitat. The relevant question is whether priority habitat is present within the red-line boundary and would be negatively impacted by the proposed development.

The competent-person assessment has therefore considered both the mapped priority habitat information available for the site and its surroundings and whether there are reasonable grounds to conclude that any nearby mapped priority habitat extends into, or is otherwise present within, the application site.

Desktop search

A spatial search has been undertaken using the priority habitat datasets incorporated within the Joe's Blooms priority habitat screening tool. The red-line boundary has been checked for intersection with mapped priority habitat, and surrounding priority habitat features have also been reviewed in order to establish whether there is any reasonable indication that a mapped habitat could extend into the development site.

No mapped priority habitat that would be negatively impacted by the development has been identified within the red-line boundary.

Priority habitat has been identified within the wider surrounding area. That nearby mapped habitat is distinct from the question of whether priority habitat is present within the red-line boundary and impacted

© Crown copyright and database rights 2026 OS AC0000859332

by the development. The presence of those surrounding features has therefore been considered specifically as part of the competent-person assessment below.

© Crown copyright and database rights 2026 OS AC0000859332

COMPETENT-PERSON ASSESSMENT

In addition to the spatial dataset search, the competent person has considered whether there is any reasonable basis upon which nearby mapped priority habitat could extend into, or indicate the presence of corresponding priority habitat within, the application site.

The competent person has confirmed the following matters.

Habitat character within the application site

The competent person has specifically considered the habitats present within the red-line boundary and has confirmed that they do not correspond with the priority habitat identified by the desktop search and do not otherwise exhibit the characteristics necessary to identify them as a relevant priority habitat.

This site-specific assessment is important because the existence of mapped priority habitat on nearby land does not establish that land within a separate application site supports the same habitat. Habitat status must be considered by reference to the characteristics of the land actually present within the development boundary.

The competent person's assessment has therefore considered the onsite habitat itself rather than extrapolating the classification of a nearby mapped parcel across the red-line boundary.

On that basis, there is no evidence that the mapped priority habitat occurs within the application site, and no onsite priority habitat associated with that mapped feature has been identified that would be negatively impacted by the proposed development.

Conclusion on onsite priority habitat

The desktop search and competent-person assessment have therefore been considered together.

No mapped priority habitat that would be negatively impacted by the development has been identified within the red-line boundary. Where priority habitat has been identified in the surrounding area, its

© Crown copyright and database rights 2026 OS AC0000859332

relationship with the application site has been specifically assessed, including the matters set out above.

On the evidence available, there are no reasonable grounds to conclude that the nearby mapped priority habitat extends into the red-line boundary or that corresponding priority habitat is otherwise present within the development site.

The competent person is therefore satisfied that the proposed development will not negatively impact an onsite priority habitat. The second condition of the 0.2 hectare exemption is met.

© Crown copyright and database rights 2026 OS AC0000859332

ANNEX CONCLUSION — EXEMPTION SATISFIED

Summary table

Exemption test	Finding
Site area is 0.2 ha / 2,000 m² or below	**MET — 424.32 m² (0.042432 ha)**
Development does not negatively impact an onsite priority habitat	**MET — no such impact has been identified following the desktop search and competent-person assessment**
Application falls within the applicable exemption regime	**MET**, where confirmed within the project journey

Overall conclusion

On the basis of the red-line area measurement, the priority habitat screening undertaken and the competent-person assessment recorded within this report, the development satisfies the requirements of the 0.2 hectare exemption from the biodiversity gain condition.

The application site measures **424.32 m² (0.042432 ha)** and is therefore within the statutory 0.2 hectare threshold. No priority habitat that would be negatively impacted by the development has been identified within the red-line boundary, and the assessment provides no reasonable grounds to conclude that nearby mapped priority habitat extends into or forms part of the application site.

Accordingly, the mandatory biodiversity gain condition does not apply to the development and a Biodiversity Gain Plan is not required on the basis of this exemption.

© Crown copyright and database rights 2026 OS AC0000859332

This Annex may be submitted with the planning application as evidence of the basis upon which the exemption has been claimed.

© Crown copyright and database rights 2026 OS AC0000859332