



Evergreen Studios – Biodiversity Net Gain Statement

The planning application, reference 24/2108/FUL, for Evergreen Studios Little Green Richmond TW9 1NZ, is deemed exempt from the Biodiversity Net Gain due to not complying with the requirements for a BNG. Exemption can be found below:

Developments below the threshold

A development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows
- A development ‘impacts’ a habitat if it decreases the biodiversity value.

Householder applications

These are applications made by householders as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

It includes, for example, small projects like home extensions, conservatories or loft conversions.

Self-build and custom build applications

You must meet all of the following conditions to qualify for an exemption as a self-build or custom build.

The development must:

- Consist of no more than 9 dwellings
- Be on a site that has an area no larger than 0.5 hectares
- Consist exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015

Biodiversity gain site

Developments undertaken mainly for the purpose of fulfilling the BNG planning condition for another development are exempt.

High speed rail transport network

An exemption applies to any development forming part of, or ancillary to, the high-speed railway transport network, comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

Other exemptions

The following are exempt by the Environment Act 2021:

- Urgent crown developments
- Developments that are granted planning permission by a development order (including permitted development rights)