

# BNG Exemption Statement

## 16 Strawberry Hill Road, Twickenham TW1 4PT

This statement is submitted in support of the application for a change of use to a single family dwellinghouse. It is submitted that a Biodiversity Net Gain (BNG) assessment is not required for this development proposal based on the following grounds:

1. **Nature of Development:** The proposed development involves only a change of use to a single family dwellinghouse. No physical extensions or alterations to the building's footprint are proposed.
2. **No Impact on Existing Biodiversity:** As the development does not involve any external works or changes to the site layout, there will be no direct impact on existing biodiversity within the site or its immediate surroundings.
3. **Absence of Habitat Loss or Creation:** The change of use does not result in any habitat loss, nor does it create any new habitats. The existing building footprint and any associated landscaping will remain unchanged.
4. **Minimal Disturbance:** The conversion to a family dwelling is unlikely to cause any significant disturbance to local wildlife or ecosystems beyond the current baseline conditions.
5. **Urban Context:** The property is located in an established urban area where the potential for biodiversity enhancement is limited due to the existing built environment.

6. **Intent of BNG Legislation:** The primary intent of Biodiversity Net Gain requirements is to ensure that developments which impact habitats and ecosystems provide appropriate compensation and enhancement. This change of use proposal does not align with the types of development for which BNG assessments were primarily designed.
7. **Proportionality:** Given the scale and nature of the proposed change, requiring a full BNG assessment would be disproportionate to the potential impacts on biodiversity, which are negligible in this case.
8. **Existing Policy Compliance:** The proposal complies with existing local and national policies on biodiversity conservation without the need for additional net gain measures.

In conclusion, the proposed change of use is exempt from Biodiversity Net Gain assessment requirements. The development will not result in any measurable loss of biodiversity, nor does it present opportunities for meaningful biodiversity enhancement due to its nature and scale.