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**Application:
Detached Single *non-commercial* Store
Land R/O 151-157 Rectory Grove
Hampton TW12 1EQ**

BIODIVERSITY NET GAIN EXEMPTION

The proposal is a small-scale development site for non-commercial storage of a *domestic-scale* on part of the private-land lying to the R/O residential dwellings 151-157 Rectory Grove, Hampton TW12 1EQ

As noted within the Design & Access Statement as part of the application, the site is currently hard-surfaced with minimal or no grass around its edges.

As stated in National Planning Guidance a development is exempt from 'BNG' where:

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

i) 25 metres (5M by 5M) of on-site habitat

ii) 5 metres of on-site linear habitats such as grass or hedgerows

iii) A development 'impacts' a habitat if it decreases the biodiversity value"

The building will have a water butt for on-site rainwater storage and could have a replacement of the present hard-surfacing to the front of the garage by a porous-surface of non-porous tarmac. There are no wildlife habitats on site and the hedges referred to by The London Tree Company report that forms part of this application are outside the site boundary/s and not part of the application site.

Accordingly, the proposal should be treated as being exempt from 'BNG'

03rd December 2024