

Biodiversity Net Gain Exemption Statement

PROJECT:	457 Bradford Road
Project Address:	457 Bradford Road, Batley
Project Description:	Office accommodation ancillary to the existing Bison Steak House restaurant.
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Purpose of this issue

Assess the applicable BNG exemption for the revised ancillary office proposal.

Final drawing PL01A (PL01 revision A dated 11 October 2026), supplied on 14 October 2026, is the submission drawing. The application area figure is retained at approximately 14.8 m². Roof runoff will drain to a soakaway. No separate office occupation is proposed. The exemption claim uses the recorded 0.05-hectare application site. Its qualifying date and absence of priority-habitat impact remain subject to the evidence limitations below.

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1 Proposed development

The proposal is one 20-foot container providing office accommodation ancillary to Bison Steak House, 457 Bradford Road, for up to three people, typically 8.00am to 6.00pm, without independent occupation. Final PL01A shows a personnel door, two windows and discrete supports. The retained application area is approximately 14.8 m², based on the external footprint. Supports, access, services, soakaway drainage and installation works form part of the proposal.

2 Statutory position

The application seeks the exemption for development on a site of 0.2 hectares or less. The form records a 0.05-hectare site and is dated 13 August 2026. The exemption is subject to the application having been made on or after 6 August 2026 and no onsite priority habitat being affected. This is the exemption basis used in the amended application form and BNG Exemption Statement; it does not rely on a claim that the whole works area is below 25 m².

3 Existing site conditions

The source photographs indicate a commercial yard with hardstanding and disturbed surfaces. Previously disturbed land is not automatically devoid of ecological value. PL01A is a development drawing, not a habitat survey. Confirm habitat types and any priority habitat throughout the area affected by the works. Protect Batley Beck, its bank and associated vegetation from direct works and indirect effects.

4 Evidence supporting the exemption

- Recorded application site area: 0.05 hectares. Verify this against the full PL01A red-line boundary, rather than the container footprint alone.
- Application form declaration date: 13 August 2026. The site-area exemption requires the application to have been made on or after 6 August 2026; the declaration date is not independent evidence of receipt by the authority.
- Confirm that no onsite priority habitat will be affected by the complete office proposal.
- Include supports, any steps or ramp, service routes, the soakaway, drainage trenches and installation working areas when assessing habitat effects.
- Retain photographs and a proportionate habitat record showing existing surfaces and protection of the watercourse bank.
- The exemption claim is based on site area, not on the container footprint or an asserted total habitat impact below 25 m².

The amended form and this statement use the same site-area exemption basis. The recorded site area supports that claim in principle. Neither PL01A nor the form independently verifies

habitat classification; the no-priority-habitat-impact requirement applies to all associated works.

5 Avoidance measures

- Confine installation and permanent works to the identified working area. Establish that area before delivery, including access and service works.
- Maintain a clear exclusion zone from Batley Beck and any bank vegetation.
- Do not store fuels, chemicals or loose waste where runoff could reach the beck.
- Do not remove or cut back trees, hedgerows or scrub without further ecological review.

6 Conclusion

The application seeks the site-area BNG exemption on the recorded 0.05-hectare site, subject to its qualifying application date and no onsite priority-habitat impact. Soakaway and installation works are included in the assessment scope. The 14.8 m² container area is not used as a measure of total habitat impact. Statutory exemption does not remove the need to avoid ecological harm.

7 References

- Town and Country Planning Act 1990, Schedule 7A, as inserted by the Environment Act 2021.
- Biodiversity Gain Requirements (Exemptions) Regulations 2024 and the Biodiversity Gain (Town and Country Planning) (Amendments and Transitional Provisions) (England) Regulations 2026, as identified in current Planning Practice Guidance.
- Defra, Biodiversity net gain: exempt developments, reviewed 14 October 2026.
<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>
- Planning Practice Guidance, Biodiversity net gain, reviewed 14 October 2026.
<https://www.gov.uk/guidance/biodiversity-net-gain>



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