BIODIVERSITY NET GAIN (BNG) EXEMPTION STATEMENT

Site Address: Land adj, 1 Heaton Park Villa, Gledholt, Huddersfield, HD1 4HJ

Planning Portal Reference: PP-15219499

Proposed Development: Erection of 1 detached dwelling and formation of private access road.

Purpose of the Statement

This statement is submitted in support of the planning application identified above. It explains why the statutory Biodiversity Net Gain (BNG) requirement does not apply to the proposed development, as the development is located on a site no larger than 0.2 hectares.

Relevant Exemption

- Development on a Site No Larger Than 0.2 Hectares

For planning applications submitted on or after 6 August 2026, the statutory BNG requirement does not apply where:
the site within the red-line application boundary measures no more than 0.2 hectares; and
the development does not impact any onsite priority habitat.
The application site measures less than 0.2 hectares, and the proposed development will not result in the loss or degradation of any onsite priority habitat. The proposal therefore qualifies for this exemption.

Conclusion

The application site is no larger than 0.2 hectares, and the proposed development will not impact any onsite priority habitat.
Accordingly, the development qualifies for exemption from the statutory Biodiversity Net Gain requirement. The biodiversity gain condition contained in Schedule 7A to the Town and Country Planning Act 1990 therefore does not apply, and a Biodiversity Gain Plan is not required.