

Biodiversity Net Gain Statement

Land off Thompson Road and St Luke's Road, Former RAF Uxbridge, St Andrews Park, Hillingdon Road, Uxbridge.

The Environment Act 2021 makes a 10% biodiversity net gain (BNG) mandatory for all development, subject to a number of specific exemptions. The exemptions, set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024, include the de minimis exemption:

"4. –(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development impacts—

(a) less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and

(b) less than 5 metres in length of onsite linear habitat."

This planning application relates solely to the change of use of the application site. The 2020 permission has been implemented and the building and site works are complete. No physical works or changes to the approved building, hardstanding or landscaping are proposed and therefore there is no impact on onsite habitats.

Therefore, the proposal is exempt from the BNG requirement, and no further information is submitted in this respect.