

Biodiversity Net Gain – Exemption Note

Site: Graftons, Brighton Road, Warninglid, RH17 5SU

Proposal: Outline application for one self-build dwelling, with all matters reserved except access.

Basis of exemption

The application site is approximately 0.1133 hectares within the red-line boundary. For planning applications made on or after 6 August 2026, mandatory Biodiversity Net Gain does not apply to development sites of 0.2 hectares or below, provided that on-site priority habitat is not negatively impacted.

The proposal is therefore submitted on the basis of the 0.2 hectare site-area exemption. The site forms part of an established residential garden and the proposal does not rely on the removal of the principal boundary vegetation. No adverse impact on priority habitat is proposed.

Conclusion

The statutory biodiversity gain condition and biodiversity metric are therefore not applicable to this application. Normal biodiversity protections remain applicable and appropriate habitat and landscape enhancements can be incorporated at reserved-matters stage.

August 2026