

BNG Exemption Statement

Site Address: 105 Raleigh Road, London, N8 0JD

Client Name: Michaelides Development Ltd

Reference: Biodiversity Net Gain

Date: 23/05/2025

Background

Arbtech Consulting Ltd was instructed by Michaelides Development Ltd (the client) to provide a BNG Exemption statement for 105 Raleigh Road, London, N8 0JD (the site), a site location plan is provided in Appendix 2. The proposals are described as: The demolition of the two existing buildings, and the erection of a new, four storey residential building. The proposed development is shown in Appendix 2. A PEA was carried out on the above site on the 12th of May 2025 by Arbtech Consulting Ltd, which confirmed that the site baseline is comprised of buildings, developed land; sealed surface, bramble scrub, vegetated garden, and scattered trees.

Methodology

The development will affect less than 25m² of both vegetated garden and bramble scrub combined and is therefore exempt from demonstrating a biodiversity net gain (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>), see habitat map in Appendix 1. Any post-development enhancements relating to biodiversity are valuable and encouraged, however it is not necessary for the site to demonstrate a net gain owing to the de minimus exemption. The proposed development comprises the construction of a new residential building and less than 25m² of valuable habitat will be affected during development.

Author

Phillip Wooding BSc (Hons) MSc, Graduate Ecologist

Reviewer

Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist

Terms and Conditions of Use

Arbtech Consulting Ltd has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice

included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Ltd.

© This report is the copyright of Arbtech Consulting Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited and may be chargeable at the absolute discretion of Arbtech Consulting Ltd.

Appendix 1

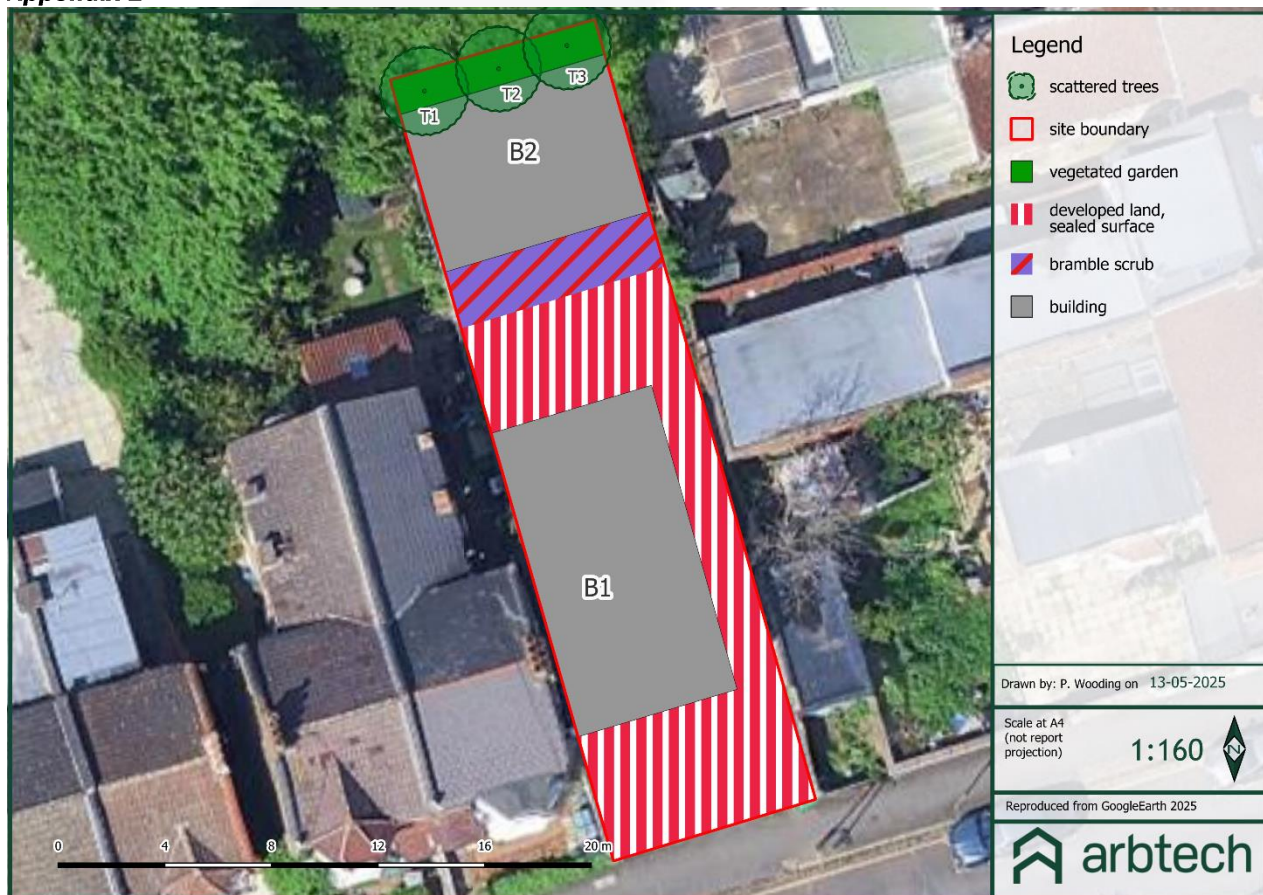


Figure 1: Habitat map of 105 Raleigh Road, London, N8 0JD, taken from the Preliminary Ecological Appraisal produced by Arbtech Consulting Ltd 2025.

