

Project: 6 Turnpike lane, Wood Green, London, N8 0PT

Biodiversity Net Gain Exemption Statement

Advance Architecture



Planning application for Demolition of storage building to the rear the off licence,
Sub-division of the site. Erection of one storey
1b2p dwelling house included cycle and refuse storage.

1.0 PURPOSE OF STATEMENT - Planning Application Ref: HGY/2026/1580.

This Biodiversity Net Gain Statement has been prepared in support of the planning application for the demolition of the existing single-storey rear storage structure at 6 Turnpike Lane and the construction of a new single-storey 1-bedroom, 2-person self-contained dwelling with associated cycle and refuse storage.

The purpose of this statement is to review the existing site conditions and confirm the applicability of the Biodiversity Net Gain requirements in relation to the proposed development.

2.0 DEVELOPMENT DESCRIPTION

The proposal seeks the redevelopment of the existing rear section of the commercial premises through the removal of the existing single-storey storage structure and replacement with a new high-quality residential unit.

The proposed development will provide:

- 1 x 1-bedroom, 2-person self-contained dwelling (Use Class C3);
- Associated cycle storage;
- Refuse and recycling storage;
- Minor landscaping and urban greening improvements where appropriate.

The existing commercial premises fronting Turnpike Lane will be retained and continue operating independently.

3.0 BIODIVERSITY NET GAIN EXEMPTION

The proposed development is considered exempt from mandatory Biodiversity Net Gain requirements under the **de minimis exemption**.

The existing development area consists of an existing building footprint and hardstanding associated with the current commercial use.

The proposed works will not result in the loss of:

- Existing trees;
- Hedgerows;
- Grassland;
- Soft landscaping;
- Priority habitats;
- Protected ecological features.

The proposal affects an area that currently provides negligible ecological value and would not result in the loss of meaningful on-site habitat.

The development would therefore fall below the threshold requiring mandatory Biodiversity Net Gain.

4.0 SITE CHARACTERISTICS

The application site is located within the established commercial frontage of Turnpike Lane and forms part of a dense urban mixed-use environment.

The rear part of the property is currently occupied by a single-storey storage structure serving the existing off-licence premises.

The area affected by the proposed development consists of previously developed land and does not contain existing vegetation, landscaped areas, trees or identifiable habitat features.

The existing condition of the site is therefore considered to have very limited ecological value.

Where possible, the proposed development will introduce minor improvements through appropriate urban greening measures within the constraints of the site.

5.0 CONCLUSION

The proposed development involves the replacement of an existing rear commercial storage structure with a new single-storey residential dwelling.

The works are limited to an area of previously developed land and would not result in the removal or degradation of existing habitats or ecological features.

The proposal is therefore considered to qualify for the **de minimis exemption** from mandatory Biodiversity Net Gain requirements.

Accordingly, a Biodiversity Metric calculation, Biodiversity Gain Plan or further Biodiversity Net Gain assessment is not required for this planning application.

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