

Biodiversity net gain statement

To show how your development has considered biodiversity net gain.

When to use this form

A biodiversity net gain statement shows how a development may achieve 10% biodiversity net gain (BNG). Submit this form as part of your planning application.

All parts of this form must be completed (unless directed by the form to skip ahead) and all supporting documents must be provided.

When not directed to another question, always proceed to the next question.

Parts of the form identified by an * represent “Statutory minimum information” outlined in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

1. Submission details

1.1 Date

For example, 3/11/2023

1/04/2024

1.2 Development site address

If the site does not have an address, enter the OS grid reference.

88 Alexandra Park Road, Hornsey, London, N10 2AE

1.3 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Erection of a two storey rear extension to 88 Alexandra Park, together with installation of new doors/windows to existing building, provision of balconies/terraces and reconfiguration of internal layouts of flats. Demolition of existing dwelling and garage to the rear. Erection of a new two storey building to the rear, containing two new self-contained dwellings.

2. Developer details

2.1 Applicant name

Mr Mukhbinder Chana

2.2 Company name

2.3 Address

88 Alexandra Park Road, Hornsey, London, N10 2AE

2.4 Email address

mchana40@hotmail.co.uk

2.5 Telephone number

Click or tap here to enter text.

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain statement. For example, a consultancy ecologist or planning agent.

3.1 Name

Neha Abayawardana

3.2 Company name

TW2 Architects

3.3 Address

The Old Registry, 20 Amersham Hill, High Wycombe,
Buckinghamshire, HP13 6NZ

3.4 Email address

neha.abayawardana@tw-2.co.uk

3.5 Telephone number

01494 512717

3.6 Qualifications and competency of the person carrying out the assessment.

ARB Qualified Architect

3.7 Declaration

By signing this declaration, you confirm that the information you give is complete and correct.



Signature

3.8 Date

17/11/2025

4 Biodiversity net gain exemption

4.1 * Do you believe this application is exempt from statutory biodiversity net gain?

- ☐ Yes – Proceed to 4.2
☐ No – Proceed to section 7

4.2 * Which exemption best applies to your application?

Please see link for more information on exemptions [BNG List of Exemptions](#)

- ☐ Developments below the size threshold and not impacting a priority habitat – Proceed to 4.4
☐ ~~Householder applications – Proceed to 4.6~~
☐ ~~Self build and custom build applications – Proceed to 4.7~~
☐ ~~Biodiversity gain site – Proceed to Section 7~~

Please note that applications that are exempt from BNG will still be subject to existing policy and wildlife legislation.

4.3 *Have all habitats (including urban) with a distinctiveness score above 0 been assessed/considered when making this judgement?

This includes, but is not limited to, ivy covered walls, planters, and vacant/derelict land.

- ☐ Yes
☐ No

4.4 *Has habitat degradation since January 2020 been considered when making this judgement?

- Yes ☐
No ☐

4.5 Is your application likely to have a negative impact on habitat outside of the red line boundary?

- ☐ Yes
☐ No

4.6 * Explain why you believe that this development is exempt from Biodiversity Net Gain

Development does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

If exempt, please submit form and supporting evidence of exemption where relevant, please do not continue.

Supporting evidence of exemption may include, for example:

Photos of whole site

Preliminary Ecological Appraisal (or equivalent document) stating its exemption.

4.7 *Explain how this development meets the definition of self-build and custom housebuilding that is in the Self-build and Custom Housebuilding Act 2015 Act. (see Appendix 1 for further guidance) In answering this question, you may want to address the various parts of the definition and explain who will live in the dwelling and their involvement in the scheme.

N/A

5. Small Sites Metric

5.1 Is your development classed as a small site?

Small sites are where the number of dwellings is between one and nine, or if this is unknown, the site area is less than 0.5 hectares and for non-residential where the floor space to be created is less than 1,000 square metres or the total site area is less than one hectare.

☐ Yes – Proceed to 5.2

☐ No – Proceed to Section 6

5.2 Are you using the small sites metric?

☐ Yes – Proceed to 5.3

☐ No - Proceed to Section 6

5.3 If so, have you checked the restrictions on the use of the small sites metric in the user guidance? ([Small Sites Metric Guidance](#))

☐ Yes

☐ No

If your site does not meet all of the requirements, the statutory biodiversity metric must be used.

5.4 Does the condition of any of your proposed post-intervention habitats deviate from the default condition applied by the metric?

☐ Yes - Proceed to 5.5

☐ No – Proceed to Section 6

5.5 If so, have you provided a summary of evidence for this in the user comments section of the metric?

☐ Yes - Proceed to Section 6

☐ No

You must provide evidence of how the change in habitat condition will be achieved.

6. Trees

Please ensure that you have read the guidance in relation to trees within the biodiversity metric, in particular those situated in private gardens.

[Statutory Biodiversity Gain Metric](#)

7. Biodiversity net gain baseline

7.1 * Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☐ Yes - Proceed to 7.4

☐ No – Proceed to 7.2

7.2 * If no, what date have you put?

Click or tap to enter a date.

7.3 * Explain why your relevant date is different to the planning application date.

Click or tap here to enter text.

7.4 * Is there any evidence of habitat degradation that has taken place on site since January 2020?

☐ Yes – Proceed to 7.5

☐ No – Proceed to 7.6

7.5 * Describe the nature of the degradation and how this has been factored into your application.

Click or tap here to enter text.

7.6 * Does the site (or did the site prior to degradation) have any [Irreplaceable Habitats](#)?

☐ Yes – Proceed to 7.7

☐ No – Proceed to 7.8

7.7 * Describe the type and conditions irreplaceable habitats that are (were) present.

Click or tap here to enter text.

7.8 * Confirm you have used the statutory biodiversity metric tool? *Use Small Site Metric when appropriate.* N/A

☐ Yes

☐ No

8. Biodiversity net gain post development NOT APPLICABLE

8.1 Confirm you have added post development details to the metric tool submitted with this application.

☐ Yes

☐ No

8.2 Will the development have any negative impact on irreplaceable habitats?

Including individual ancient/veteran trees.

☐ Yes

☐ No

8.3 How do you foresee achieving the required (10%) net gain percentage?

☐ On-site – Proceed to 8.4

☐ Off-site – Proceed to section 9

☐ Both – Proceed to 8.4 **then** Section 9

8.4 Are on-site habitat enhancements/creations being proposed?

For more information on on-site habitat enhancements please visit:

<https://www.gov.uk/guidance/make-on-site-biodiversity-gains-as-a-developer>.

☐ Yes - Proceed to 8.5

☐ No - Proceed to section 9

8.5 Tell us about the on-site enhancements/creations.

What total units and % gain is made up by these enhancements/creations. Do any of these have a high/very high difficulty level in achieving, if so, how will you manage it?

Click or tap here to enter text.

9. Biodiversity net gain post development – Off-site NOT APPLICABLE

Answer this section if your development includes/requires off-site habitat enhancements.

9.1 Explain why you're using off-site biodiversity units.

Ensure you make reference to the Biodiversity Gain Hierarchy and the NPPF Mitigation Hierarchy

Click or tap here to enter text.

9.2 Have you (preliminarily) secured off-site units?

☐ Yes – Proceed to 9.3

☐ No

9.3 Confirm you have added proposed off-site gains to the metric tool submitted with this application.

- ☐ Yes
☐ No

9.4 Which option best describes the location of your off-site provision?

National character areas can be found at [National Character Area profiles - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

- ☐ Within Richmond and same National Character area
☐ Within Richmond or same National Character area
☐ Within a neighbouring LPA or neighbouring National Character area
☐ Not within the same or neighbouring LPA or National Character area

9.5 Provide the exact location and details of the off-site provision.

Click or tap here to enter text.

9.6 Provide details of the off-site provider.

Name

Click or tap here to enter text.

Email address

Click or tap here to enter text.

Telephone number

Click or tap here to enter text.

10.0 Document checklist

- ☐ *Completed pre-development section of the Biodiversity Metric (as excel file type).
☐ Completed post -development section of the Biodiversity Metric (as excel file type).
☐ *A plan, drawn to an identified scale which must show the direction of North, showing onsite habitat existing on the date of application (or an earlier date), including any irreplaceable habitat.
☐ Draft BNG plan, drawn to an identified scale which must show the direction of North. Please ensure that these plans correspond to the proposed landscape design plan

11.0 Appendix

Appendix 1: **How does your scheme meet the definition of self/custom build?**

The Self-build and Custom Housebuilding Act 2015¹ defines what self-build and custom housebuilding is as follows:

(A1) In this Act “self-build and custom housebuilding” means the building or completion by—
(a) individuals,
(b) associations of individuals, or
(c) persons working with or for individuals or associations of individuals,
of houses to be occupied as homes by those individuals.
(A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person

The NPPF includes this definition:

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

The Right to Build Task Force says:

In simple terms, this form of housebuilding can be described as a process where “a home is built to the plans or specifications decided by the occupant”. When considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.

Self-build typically involves the construction of single (usually detached) homes, including conversion projects and extensive renovations (usually demolition or rebuild). Where individuals work as a group or association, it can also include the construction of higher density homes in the form of terraced housing or apartments if those homes are commissioned or built by those individuals.

Custom build involves the construction of homes, of all types and sizes, on serviced multiplot sites. With custom build, an enabling developer, which can be a local authority, community group, housing association or commercial developer, works with individuals or groups to specify the details of appearance and internal layouts of their homes. This may involve an element of DIY build or self-finish or can be full construction and finish of the home as specified by the home buyer.

A self-build home is one built to the plans or specifications of the occupant on a single plot.

¹ [Self-build and Custom Housebuilding Act 2015 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2015/22/section/1)

A custom build home is built to the plans or specifications of the occupant on a multiplot site which is actively managed by a third-party enabler.