



Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Transport for London
Cycle Hire Docking Stations

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Palestra House
197 Blackfriars Road
London
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tfl.gov.uk

10th April 2024

Dear Sir/Madam

Re: Biodiversity Net Gain in respect to the planning application for the installation of a Cycle Hire Docking station (22 docking stations maximum and a terminal) on the traffic island adjacent to 34 Adeline Place, WC1B 3AH in the London Borough of Camden.

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)

Since the 12th February 2024, all major planning permissions granted in England are required to deliver at least 10% biodiversity net gain. From the 2nd April 2024 this requirement has now been extended to small sites.

The '[Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#)' came into force on the 12th February 2024 and outlines the types of development that are exempt from the requirements of BNG. For the purposes of this planning application, the 'De minimis development' exemption under Part 4 of the Biodiversity Gain Requirements (Exemptions) Regulations applies.

Part 4 states that;

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.*

The existing application site is situated on a traffic island within Adeline Place and comprises laid-to hardstanding. As a result, the site contains no biodiversity value and thus there are no priority habitats within the site boundary. Therefore, the proposal will not impact any onsite priority habitats, in compliance with condition 1.

In respect to the second condition, as there is no existing biodiversity value within the site boundary the proposal will not impact onsite habitats that have a biodiversity value greater than zero or impact more than 5 metres of onsite linear habitat.

If you wish to discuss this matter further, please do not hesitate to contact TfL on Michaelraby@tfl.gov.uk

Yours sincerely



Michael Raby
Town Planning Advisor
Town Planning & Heritage

STATUTORY INSTRUMENTS

2024 No. 47

**The Biodiversity Gain Requirements
(Exemptions) Regulations 2024**

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⁽¹⁾ greater than zero; and

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

(4) For the purposes of this regulation—

(a) “priority habitat” means a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006⁽²⁾;

(b) a habitat is impacted where the habitat is lost or degraded such that there is a decrease in the biodiversity value of that habitat;

(c) “linear habitat” means the types of hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric⁽³⁾ (which are measured by length (expressed in kilometres) rather than area).

(1) See paragraph 3 of Schedule 7A to the Town and Country Planning Act 1990 for the definition of “biodiversity value”.

(2) 2006 c. 16; see the list published at <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>. A hard copy of the list is available from the DEFRA Helpline address given at the end of the explanatory note below.

(3) See paragraph 4 of Schedule 7A to the Town and Country Planning Act 1990.