



Biodiversity Net Gain Exemption Statement

Proposed Change of Use of Pool Building at:

**Riverside House,
Bloodfold Farm,
Ravens Bank,
Holbeach,
Lincolnshire,
PE12 8SP**

As of 2nd April 2024 it has been a requirement of Schedule 7A of the Town and Country Planning Act 1990 that developers of small sites must meet the requirements of the Biodiversity Net Gain legislation, this ensures that habitats for wildlife are left in a measurably better state than they were before the development.

There are however a number of exemptions from this legislation, one of which being development subject to the de minimis exemption, which has the following conditions:

- The development must not impact on any onsite priority habitat; and
- If there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow).

Based on the above criteria it can be assumed that the applicant would come into this category of exemption due to the application being for a change of use only that requires no new development. The pool building and the car parking area are already established under former applications on the site and therefore the application site has no biodiversity value.