BNG Exemption Statement

Retrospective application to change the use of a (3a) dwelling as a children's home for up to three children, with a manager and two carers who would stay overnight, working on a rota basis(C2).

19,LANGWITH DRIVE,

HOLBEACH,

SPALDING,

PETERBOROUGH,

PE12 7HQ

9/07/2026

1. Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information demonstrating that there will be an increase in biodiversity, or explain why the requirement does not apply to the development.

2. The general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)). Biodiversity net gain has been introduced as a general condition for planning permission. As set out in The Environment Act 2021: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

3. In this case, the biodiversity net gain requirement does not apply.

4. The development does not involve any physical construction and simply changes the use of the existing building. As such it is subject to the de minimis exemption of being under 25 square metres.