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BNG Exemption Statement

9-11 High Street, Holbeach PE12 7DU

THE PROPOSAL:
The application is for full planning permission for a change of use to first and second floor of front building, ground and first floor of rear building into residential - creating 3 one bed flats

BNG EXEMPTION:

The development is exempt for Biodiversity Net Gain under the De minimis exemption Regulation 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.

This is a change of use to an existing building with no extensions or increase in footprint, and no changes to any external areas.

IN CONCLUSION:

The proposed development meets the de minimis criteria to be exempt of BNG