

BIODIVERSITY NET GAIN (BNG) EXEMPTION STATEMENT

****Site Address:**** Ladysmith House, Cranmore Lane, Holbeach, PE12 7HU

****Proposal:**** Change of use from a single family dwellinghouse (Use Class C3a) to a residential care institution (Use Class C2).

1. Statutory Justification for Exemption

This application is exempt from the mandatory 10% Biodiversity Net Gain requirement pursuant to the Biodiversity Gain Requirements (Exemptions) Regulations. Specifically, the development qualifies under the De Minimis Exemption threshold.

2. On-Site Habitat Assessment and Lack of Impact

* Ground Works:

The proposed change of use is strictly limited to a change in operational management. No extensions, new foundations, outbuildings, or external construction works are proposed.

* Habitat Disturbance:

The project will result in 0 sqm of habitat loss or degradation.

* Threshold Compliance:

The proposal will impact 0 square metres of onsite habitat and 0 linear metres of habitat. This falls entirely below the statutory de minimis threshold of 25 square metres of area-based habitat and 5 linear metres of linear habitat.

3. Priority and Irreplaceable Habitat Check

A review of the site confirms that the red line application boundary comprises only an existing residential dwelling, hardstanding, and managed domestic curtilage. There are no priority habitats, irreplaceable habitats, or protected linear features (such as native hedgerows) present on or impacted by the site.

4. Conclusion

As the post-development biodiversity value of the site remains completely unchanged and impacts fall well below the de minimis threshold, it is respectfully requested that the Local Planning Authority accepts this statement as validation that a formal statutory Biodiversity Metric calculation and Biodiversity Gain Plan are not required for this application.