

BIODIVERSITY NET GAIN STATEMENT



For

Oglesby & Limb Ltd

Chartered Architect

**PROPOSED CHANGE OF USE OF AGRICULTURAL
BUILDING TO C3 DWELLINGHOUSE
(Prior Approval, Schedule 2, Part 3, Class Q of the Town and
Country Planning (General Permitted Development) Order 2015).**

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At

**BROADWATER FARMYARD
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For

MR JAMES KIRK

Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

PLANNING APPLICATION ISSUE

Company Reg. No.
4419410

Biodiversity Net Gain Statement

The mandatory requirement for Biodiversity Net Gain was introduced through the NPPF in January 2024 (see also Environment Act 2021).

Considering the requirements relative to this project it is believed that the proposed conversion of the agricultural building to a dwelling house will have no impact upon the existing biodiversity of the site. Further, referring to www.gov.uk/biodiversity-net-gain-exempt-developments we would conclude that the site is exempt on the basis that it falls within:

‘developments that are granted planning permission by a development order (including permitted development rights).’

Class Q is considered permitted development under the Town and Country Planning (General Permitted Development) Order 1995.

On the above basis it is considered that no further statement is necessary for this application.