

BIODIVERSITY NET GAIN EXEMPTION STATEMENT

29 Pipwell Gate, Moulton Seas End

From the 2nd of April 2024, Biodiversity Net Gain (BNG) was mandatory on all development apart from ones exempt under the following conditions.

The exemptions include;

- Householder developments
- Developments granted planning permission by development order under section 59
- Developments subject to the de minimis exemption;
- Self-build and custom build developments
- Urgent Crown developments
- Development of a biodiversity net gain site
- Development related to the high-speed railway transport network

3D Planning are in the process of preparing an application for the change of use at 29 Pipwell Gate, Moulton Seas End. As a part of the application a Biodiversity Net Gain statement will be required.

The change of use at 29 Pipwell Gate will not result in the loss of any habitat as no external building work is proposed as part of the change of use. This assessment is based as a desktop assessment only.

Under the de minimis exemption, the development must not impact on any priority habitat and no more than 25m² of habitat can be removed. Therefore, as the application does not result in the removal of any habitat, the application is **exempt** from Biodiversity Net Gain.