

# BIODIVERSITY NET GAIN STATEMENT

O&L

For

## PROPOSED CHANGE OF USE

At

**UNIT 3  
MAYDEN HOUSE  
WARDENTREE LANE PINCHBECK  
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For

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**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 change of use at these existing commercial premises will have no impact upon the existing biodiversity of the site. Further, referring to [www.gov.uk/biodiversity-net-gain-exempt-developments](http://www.gov.uk/biodiversity-net-gain-exempt-developments) we would conclude that the site is exempt on the basis that it falls below the threshold in that it is:

A development that does not impact a priority habitat and impacts less than:

25 square meters (5m by 5m) of on-site habitat.

5 metres on on-site linear habitats such as hedgerows.

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