

BNG Exemption Statement

Brylaine Travel Ltd, Glenside South, West Pinchbeck, Spalding PE11 3NH

THE PROPOSAL:

The application is a Retrospective Planning Application for Change of Use from General Industrial (Class B2) to Storage and Distribution (Class B8)

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 on-site linear habitat.

The site is entirely hardstanding and buildings, with no ecological features of significance. Therefore does not impact an area of on-site habitat larger than 25 square meter.

IN CONCLUSION:

The proposed development meets the de minimis criteria to be exempt of BNG and is also a retrospective application (Section 73A), which are exempt.