Biodiversity Net Gain Exception Statement | H14-0717-24 – Change of Use from Storage & Distribution to Hand Car Wash (Sui Generis).

It is considered that the development subject to the above referenced planning permission is exempt from biodiversity net gain on the basis that it comprises development below the threshold in that the development does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

Guidance confirms that a development 'impacts' a habitat if it decreases the biodiversity value. There is no decrease in the biodiversity value of the site with the proposed development on the basis that it is hard-surfaced land without any habitats to impact upon.