

38 Church St, Pinchbeck; BNG exemption statement

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 has prepared an application for the change of use at 38 Church St Pinchbeck to 2 residential dwellings.

As a part of the application- a Biodiversity Net Gain exemption statement will be required.

The change of use at 38 Church Street will not result in the loss of any habitat as no external building work is proposed as part of the change of use and the building grounds are unchanged.

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.