

# BIODIVERSITY NET GAIN STATEMENT



For

## PROPOSED CONVERSION OF FIRST, SECOND AND THIRD FLOORS TO FLATS TOGETHER WITH ALTERATIONS TO SHOPFRONT AND REAR OF BUILDING

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At

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For

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**PLANNING APPLICATION ISSUE**

## **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 proposed conversion and alteration works 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 is a 'Development below the threshold'. It qualifies due to the following:

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.

The site is completely developed and there is not existing habitat. The partial demolition works will make way for a rebuild to different configuration at the rear of the site, but no habitat will be impacted upon.

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