

BIODIVERSITY NET GAIN STATEMENT

For

**CHANGE OF USE FROM HMO (C4) TO LARGER HMO (SUIS
GENERIS).**

At

**34-36 WESTLODE STREET
SPALDING
LINCOLNSHIRE
PE11 2AF**

For

MR GRZEGORZ WIGLUSZ



PLANNING APPLICATION ISSUE

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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 proposal, we note the following. The proposal comprises a Change of Use with works being physically limited to internal alterations. As such there is no impact upon external space, nor upon biodiversity. Referring to the guidance provided at www.gov.uk/guidance/biodiversity-net-gain-exempt-developments we would propose that the application is exempt due to it being 'Development below the threshold'. This is the case because it complies with 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 of on-site linear habitats such as hedgerows.

Note:

A development 'impacts' a habitat if it decreases the biodiversity value. Clearly in this case there is no decrease in biodiversity value.

This being the case it is considered that the requirement is not relevant for this application and therefore no further submission is required beyond this statement.