Austin John Architectural, Rualen, Mill Green Road, Pinchbeck, Spalding PE11 3PU

Biodiversity Net Gain Exemption Statement - Ref: Proposed Change of Use from B8 Storage and Distribution to Class E Photography Studio at The Bungalow, Camelgate, Spalding, PE12 6ES

We believe that the proposed development at The Bungalow, Camelgate is exempt from Biodiversity Net Gain under the small sites exemption.

The site area of the proposed application is under the 0.2 hectare threshold and does not affect any known priority habitat, therefore the statutory biodiversity gain condition does not apply, and a Biodiversity Net Gain calculation or Biodiversity Gain Plan is not required.