

Biodiversity Net Gain Exemption Statement - Ref: Outline Planning Application for the Partial Demolition of Workshop to be Replaced by 1 Dwellinghouse with Boundary Walls and Change of Use from Class E Workshop to Class C3 Dwellinghouses- Workshop to the rear of: 9 New Road, Sutton Bridge, PE12 9RB

We believe that the proposed development at 9 New Road, Sutton Bridge is exempt from Biodiversity Net Gain under the de minimis exemption.

The reason for this is that the development area does not have, and is not close to any priority habitats, and the site consists of already developed land, the existing workshop is on a sealed surface which has a biodiversity value of 0 under the statutory biodiversity metric. The existing building will also only partially be demolished with the existing boundary walls remaining. The current internal floorspace of the existing building is 124m², with the proposed new internal floorspace of the proposed dwelling being 138.18m². The proposed works will only increase the floorspace by 14.18m², which falls under the 25m² threshold for a small site development, therefore meeting the de minimis exemption requirements.

In conclusion, we believe that as the floorspace of the proposed development is only increasing by 14.18m² this falls under the de minimis exemption.