

BNG Exemption Statement

Application Reference: H22-0106-26

Site: Land Adjacent to St Mary's Church, High Road, Weston

Proposal: Change of use to provide additional burial ground

1. Introduction

This statement is submitted in support of the above planning application to confirm that the proposal is exempt from the requirement to deliver Biodiversity Net Gain (BNG).

2. Description of Development

The application relates solely to the change of use of land to burial ground associated with St Mary's Church. The proposal does not include operational development, built structures, engineering works, or the creation of new hardstanding beyond any minor, ancillary and permeable surfacing required for maintenance access.

The site will remain predominantly open and permeable green space.

3. Biodiversity Net Gain Requirement

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021), Biodiversity Net Gain is required for most planning permissions granted for development, subject to specific exemptions.

The statutory requirement applies to development involving operational development and does not apply to development that does not materially affect biodiversity value.

4. Reason for Exemption

This proposal is exempt from BNG requirements on the following basis:

- The application is for a change of use only, with no operational development forming part of the proposal.
- No buildings, engineering works, or significant groundworks are proposed.
- The land will remain open and largely undeveloped in character.
- There is no measurable loss of habitat as defined under the statutory biodiversity metric.

As such, the proposal does not constitute development to which the mandatory Biodiversity Net Gain provisions apply.

The proposed change of use to burial ground does not involve operational development and does not result in habitat loss requiring measurement under the biodiversity metric. The application is therefore considered exempt from mandatory Biodiversity Net Gain requirements.

