BIODIVERSITY NET GAIN STATEMENT

For

PROPOSED CHANGE OF USE OF PART OF GROUND FLOOR OF PUBLIC HOUSE TO RETAIL SHOP

At

The Bell Inn
69 Austendyke Road
Weston Hills
Spalding
PE12 6BX

For

MR. NAVARATNAM SATHEESKUMAR

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 project it is believed that the change of use to retail shop from public house at existing premises will have no impact upon the existing biodiversity of the site. Further, referring to www.gov.uk/biodiversity-net-gain-exempt-developments we would conclude that the site is exempt on the basis that it falls below the threshold in that it is:

A development that does not impact a priority habitat and impacts less than:

25 square meters (5m by 5mk) of on-site habitat.
5 metres on on-site linear habitats such as hedgerows.

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