

Biodiversity Net Gain Exemption Statement

Re. The Central Hotel, Main Street, Egremont, Cumbria CA22 2DB.

The planning application TA/2024/639 The Central Hotel, Main Street, Egremont, Cumbria CA22 2DB is *exempt with regard to BNG for the reasons below.*

Small development” means development which is not major development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015(1).

The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development impacts—

(a)less than 25 square metres of onsite habitat that has biodiversity value(1) greater than zero; and

(b)less than 5 metres in length of onsite linear habitat.

(4) For the purposes of this regulation—

(a)“priority habitat” means a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006(2);

(b)a habitat is impacted where the habitat is lost or degraded such that there is a decrease in the biodiversity value of that habitat;

(c)“linear habitat” means the types of hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric(3) (which are measured by length (expressed in kilometres) rather than area).