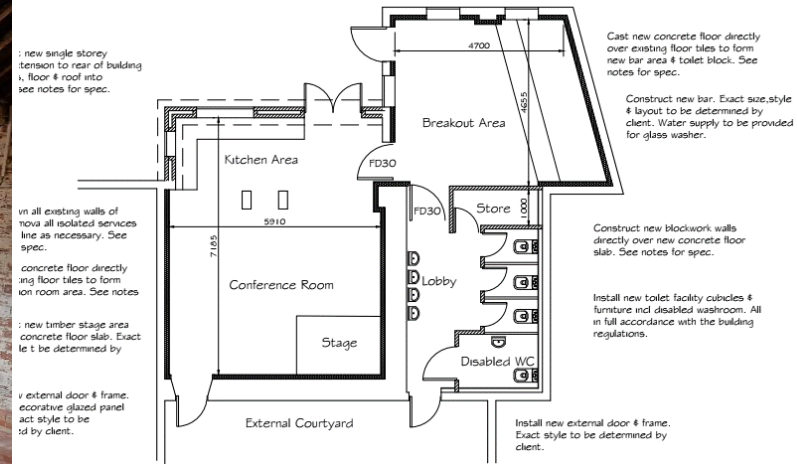


BNG Exemption Statement– Land to rear of 27 Market Place, Egremont CA22 2AG

Proposal:

Conversion of former brick house bakery building to conference facility.



Applicant: Emma Ralls Wealth Management Ltd, 27 Market Place, Egremont, Cumbria, CA22 2AG

1st May 2024

1.0 Introduction

1.1 On 2nd April 2024 BNG regulations were introduced for all small scale development. However exemptions are provided for developments that will have a 'de minimis' impact on BNG. These include:-

1. Development which only impacts on onsite habitat with a biodiversity value of zero so no gain would be required if there was no exemption;
2. Developments where there is only a de minimis impact on other onsite habitat to ensure biodiversity net gain is applied proportionally;
3. Minor development in established areas of habitat where the development would have less than 25 square metres (or less than 5 metres for linear habitat) impact on this habitat (unless priority habitat); and
4. Change of uses to development where there is no or only a de minimis impact on onsite habitat.

1.2 It is considered that this planning application is within the scope of the de minimis exemption and the main reasons are:-

- This is predominantly a change of use development where there is no impact on onsite habitat
- There is no net increase in the footprint of the building and effectively translates to being 25 m² below the threshold of minor development requiring a BNG assessment.