

Biodiversity Net Gain (BNG) Exemption Statement

Application Reference: 4/26/2115/0F1



Site Address: 20 Lingmell Crescent, Seascale

Applicant: Applicant: Martin Rigg

Date: March 2026



1. Introduction

1.1 This statement has been prepared to confirm whether the proposed development is subject to the statutory Biodiversity Net Gain (BNG) requirement, as introduced by Schedule 7A of the Town and Country Planning Act 1990 (as amended).

2. Description of Development

2.1 The application seeks planning permission for the change of use of land, with minor associated operational development comprising the erection of boundary fencing.

2.2 The red line application site extends to approximately 311 square metres.

3. Assessment Against BNG Requirements

3.1 Under the statutory framework, development is exempt from BNG where it falls within the definition of de minimis development, including where:

- The development does not impact an area of habitat exceeding 25 square metres, and
- There is no impact on priority habitats or other ecologically significant features.

3.2 In this case the proposal is primarily a change of use, with very limited physical works. The only operational development comprises the installation of fence posts and associated minimal ground disturbance.

3.3 The total area of land affected by physical development is less than 25 square metres.

3.4 The development does not involve the removal of any trees, nor does it affect any priority habitat or ecologically valuable features.

4. Conclusion

- 4.1 The proposal meets the criteria for de minimis development as defined within Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 4.2 Accordingly, the development is exempt from the statutory Biodiversity Net Gain requirement, and no further BNG assessment or metric calculation is required

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