

Bio Diversity Net Gain Exemption Statement

TA/2025/321 – THE STUMP, KELLS

50 High Road

Kells

Whitehaven. CA28 9AG

Change of Use from Pub to Residential dwelling

- The application is simply for a Change of Use, as no changes are to be made externally or internally.
- The application is exempt under the de minimis exemption
- The proposed application is exempt from the Biodiversity Net Gain conditions as the development is a change of use application for an existing building, the development does not require any reworking of the existing building structure or outside space.
- The de minimis exemption applies as the change of use development does not impact on any onsite priority habitat as stated by the Secretary of State for Environment, Food and Rural Affairs under section 41 of the Natural Environment and Rural Communities Act 2006. The development does not impact on any onsite habitat.
- The site does not have any recognised priority habitats.
- The development will not impact on any onsite linear habitats such as hedgerows
- The development is also classified as “small development” under the article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015(1) also making it exempt from the Bio Diversity Net Gain Conditions

4th November 2025