

Statement of Biodiversity Net Gain Exemption

Full Planning Application: change of use to use Class C3 residential/ short-let holiday let

19 Union Road, New Mills

February 2026

The Biodiversity Net Gain Requirements (Exemptions) Regulations 2024 stipulate the instances where future developments/ planning applications are exempt from the submission of Biodiversity Net Gain assessment/ statements/ metrics.

Regulation 4 De Minimis exemption states:

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

The site comprises a mid terrace building and a rear yard with a completely sealed surface. The edge red application boundary tightly wraps around the area as shown on the submitted Location Plan that accompanies the planning application.

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

Application response- Based on the proposed development location it would not impact a priority habitat.

“(3) The second condition is that the development impacts-

(a) less than 25 sq.m of onsite habitat that has a biodiversity value greater than zero;

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

Application Response- (a) there is less than 25sq.m of onsite habitat that has a biodiversity value greater than zero. (b) there is less than 5metres in length of onsite linear habitat. Onsite photograph is included in appendix 1 as a point of reference.

In conclusion, the development does meet the Di minimis exemption criteria.

End.



BRAMHALL
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Appendix 1:

