

# **BIODIVERSITY NET GAIN (BNG) EXEMPTION STATEMENT**

**Site Address:** 307&309 Old Wakefield Road, Moldgreen, Huddersfield, HD5 8AA

**Planning Portal Reference:** PP-15203968

**Proposed Development:** Erection of retail unit with apartment above.

## Purpose of the Statement

This statement is submitted in support of the planning application identified above. It explains why the statutory Biodiversity Net Gain (BNG) requirement does not apply to the proposed development, as the proposal qualifies for exemption on two separate grounds:

1. the development is located on a site no larger than 0.2 hectares
2. the development satisfies the de minimis exemption

## Relevant Exemptions

### 1. Development on a Site No Larger Than 0.2 Hectares

For planning applications submitted on or after 6 August 2026, the statutory BNG requirement does not apply where:

- the site within the red-line application boundary measures no more than 0.2 hectares; and
- the development does not impact any onsite priority habitat.

The application site measures less than 0.2 hectares, and the proposed development will not result in the loss or degradation of any onsite priority habitat. The proposal therefore qualifies for this exemption.

### 2. De Minimis Exemption

The proposal also satisfies the de minimis exemption because it:

- does not impact any onsite priority habitat;
- impacts less than 25 square metres of onsite habitat having a biodiversity value greater than zero; and
- impacts less than 5 metres of onsite linear habitat, such as a hedgerow or watercourse.

Any impact upon onsite habitat with a biodiversity value greater than zero will be confined to an area below the applicable threshold. No hedgerows, watercourses, priority habitats or other linear habitat features exceeding the statutory threshold will be removed or degraded.

## Conclusion

The application site is no larger than 0.2 hectares and the proposed development will not impact any onsite priority habitat. The proposal also falls within the applicable de minimis thresholds. Accordingly, the development qualifies for exemption from the statutory Biodiversity Net Gain requirement on both grounds. The biodiversity gain condition contained in Schedule 7A to the Town and Country Planning Act 1990 therefore does not apply, and a Biodiversity Gain Plan is not required.