BIODIVERSITY NET GAIN (BNG) EXEMPTION STATEMENT

Revision A: Updated Site Address

Site Address: 970 Huddersfield Road, Mirfield, WF14 9HS

Planning Portal Reference: PP-15233070

Proposed Development: Change of use from vacant dwelling to dental surgery (single-chair practice)

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 development is located on a site no larger than 0.2 hectares.

Relevant Exemption

- 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.

Conclusion

The application site is no larger than 0.2 hectares, and the proposed development will not impact any onsite priority habitat.
Accordingly, the development qualifies for exemption from the statutory Biodiversity Net Gain requirement. 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.