

Biodiversity Net Gain (BNG) Exemption Statement

Site Address: 132a Pavilion Road, Gaisford, Worthing, BN14 7EL

Proposal: Conversion of loft space to flat into habitable bedroom with the installation of 2no new rooflights to the rear roof pitch.

1. Statutory Exemption Claimed

This application is exempt from the statutory Biodiversity Net Gain (BNG) requirements under the "De Minimis" exemption, as defined by the Biodiversity Gain Requirements (Exemptions) Regulations.

2. Justification for Exemption

The proposed development qualifies for exemption based on the following criteria:

No Habitat Impact:	The development consists solely of the installation of two rooflights into the existing roof fabric of a flat. It does not involve any land take, clearing of vegetation, or modification of any existing ground-level habitats.
Threshold Limits:	The development does not impact a priority habitat or an area of habitat greater than: - 5m² of non-priority terrestrial habitat; - or 5m of linear habitat (such as hedgerows).
Householder/Small Scale Nature:	As the works are confined to the existing building envelope, the "Biodiversity Gain Value" of the development site is effectively zero. There is no loss of biodiversity that would require a 10% uplift.

3. Conclusion

In accordance with the Environment Act 2021, it is submitted that a Biodiversity Gain Plan is not required for this application as the works meet the "de minimis" threshold for exemption.

