

# Biodiversity Net Gain (BNG) Exemption Statement

**Project:** Change of use of former newsagents to **sui generis micropub** with **~34 m<sup>2</sup> internal change of use** and minor external works (roller shutters to principal elevation; installation of a metal cycle locking rail).

**Site address:** 34 High Street, Grimethorpe, Barnsley, S74 7LP

**Local Planning Authority:** Barnsley Metropolitan Borough Council

**Planning application ref.:** 2025/0245

**Applicant/Agent:** Loxley Design Ltd

**Date:** 22/8/25

---

## 1) Purpose of this statement

This statement demonstrates that the proposal is **exempt from the statutory Biodiversity Net Gain (BNG) requirement** (the General Biodiversity Gain Condition under Schedule 7A of the Town and Country Planning Act 1990, as amended), because the development **does not affect any priority habitat** and the **total area of other on-site habitat affected is below the de minimis threshold (< 25 m<sup>2</sup> and < 5 m hedgerow)**.

---

## 2) Description of development

- **Change of use:** Former newsagents (Class E) to **micropub (sui generis)**.
  - **Scale:** Approx. **34 m<sup>2</sup> internal** change of use only.
  - **External works:** (i) Installation of **roller shutters** to the shopfront; (ii) Installation of a **single metal cycle rail** to the frontage.
  - **No other external works.** No extensions, demolition, soft-landscape removal, tree works, or ground reprofiling.
- 

## 3) Site and habitat baseline (red-line boundary)

- The site comprises a **built urban plot:** building footprint and **existing hardstanding/footway** at the frontage.
- Baseline habitat within the red line is recorded as **Urban – Developed land; sealed surface** (very low distinctiveness).

- **No priority habitats** or hedgerows occur within the red line. No watercourses or semi-natural greenspace are present.

#### Baseline habitat schedule

Habitat type	Distinctiveness	Condition	Area/Length within red line
Urban – developed land; sealed surface	Very low	N/A	<b>[~100% of site area]</b>
Priority habitat	—	—	<b>0 m<sup>2</sup> / 0 m</b>
Hedgerow	—	—	<b>0 m</b>

*(Areas based on a measured red-line survey/OS base; to be confirmed on the submitted site plan.)*

#### 4) Construction and post-development habitat impact

- **Internal works (34 m<sup>2</sup>):** Internal fit-out and use changes **do not affect on-site habitats** and therefore **do not count** towards the BNG area thresholds.
- **Roller shutters:** Fixings to existing built façade; **no habitat loss.**
- **Cycle rail:** To be **fixed into existing building frontage; no soft-landscape removal.**
- Result: **No loss of on-site habitat area (0 m<sup>2</sup>).** Even if a minimal local break-out were required for the cycle rail, any affected area would be **well below 25 m<sup>2</sup>** and not a priority habitat.

#### Post-development habitat schedule

Habitat type	Post-development area/length
Urban – developed land; sealed surface	<b>unchanged</b>
Priority habitat affected	<b>0 m<sup>2</sup> / 0 m</b>
Hedgerow affected	<b>0 m</b>

No new habitat creation is proposed/required; drainage and hard surfacing remain as existing. The development does **not** impede any future opportunity to deliver urban biodiversity enhancements should the Council later seek them.

#### 5) Exemption being claimed

The proposal is exempt from the BNG requirement on the basis that: 1. **No priority habitat** is present or affected within the red line; and

2. The **total area of other habitat affected is 0 m<sup>2</sup>** (or, in any event, **below 25 m<sup>2</sup>**), and **no hedgerow length** is affected (< 5 m).

Accordingly, a **Biodiversity Gain Plan (BGP)** is **not required** to discharge the General Biodiversity Gain Condition for this application.

---

## 6) Supporting information submitted

- **Red-line location plan and existing/proposed site plan** identifying the **built/sealed** nature of the site and locations of the roller shutters and cycle rail.
  - **Site photographs** of the frontage.
  - **Statement of no priority habitats/hedgerows** within the red line.
- 

## 7) Declaration

I confirm, to the best of my knowledge, that the information in this statement is accurate and that the proposed works **do not** trigger the statutory BNG requirement by virtue of the **de minimis / below-threshold exemption**. Should the scope of works change to affect any **priority habitat** or to exceed the **25 m<sup>2</sup> / 5 m** thresholds, the applicant will notify the LPA and submit a **Biodiversity Gain Plan** prior to commencement.

**Name:** Simon Taylor

**Company:** N/A

**Email/Phone:** 

**Signed:** \_\_\_\_\_

**Date:**

Photograph of Existing Shop front:



Photographs internally:

