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THE FAMILY PRACTICE 133 BOWNESS ROAD,MIDDLETON, M24 4EN

I am writing to provide details of the Biodiversity Net Gain (BNG) requirements for the proposed above development.

The proposed development is a garage conversion.

Paragraphs 180(d), 185(b) and 186(d) of the National Planning Policy Framework (NPPF) set out requirements for the delivery of BNG.

In England, BNG is mandatory under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990.

Under the statutory framework, subject to some exemptions, every grant of planning permission is granted subject to the condition that the biodiversity gain objective is met . This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitats.

It is considered that the proposed development is exempt from the Statutory BNG requirements under Regulation 4 of the Biodiversity Net Gain Requirements . ‘Regulation 4 reads as follows: De minimis exemption 4.—(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions. (2) The first condition is that the development does not impact an onsite priority habitat. (3) The second condition is that the development impacts— (a)less than 25 square metres of onsite habitat that has biodiversity value(1) greater than zero;

Yours sincerely,

Patrick Hand