# BIODIVERSITY NET GAIN STATEMENT

## ADDRESS:
## KNOB FARM
## BURY HILL
## ALDERWASLEY
## DERBYSHIRE
## DE56 2RA

## CLIENT:
## MS. DEMPSTER

## DATE OF DOCUMENT:
## 9TH JULY 2026

Document History

| Issue | Date | Comment | Author | Chk'd |
|---|---|---|---|---|
| 1 | 09/07/2026 | First Issue | RJ | AW |

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## 1.0 STATEMENT

**The Biodiversity Gain Requirements (Exemptions) Regulations 2024**

**For:** Change of Use to convert existing storage barn into extended habitable space with no increase to the structural footprint.

**Planning Reference:** AVA/2026/0121

**At:** Knob Farm, Bury Hill, Alderwasley, DE56 2RA

**Completed By:** Richard Jarman BSc (Hons) MRICS

**Date of Exemption Statement:** 9th July 2026

**Requirements:**

The Town and Country Planning (Development Management Procedure) (England) Order 2015, as amended by The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 has introduced national validation prerequisites for planning applications relating to Biodiversity Net Gain (BNG).

The Environment Act 2021 requires "the biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least [10%]".

Certain types of development for which planning permission is sought can be exempt from BNG requirements and planning conditions. These are outlined in The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The development proposals for this application meets the following exemption criterion from the Regulations in so far that:

• The development will impact less than 25m squared of area-based habitat (with a biodiversity value less than zero) within the site boundary.

• I am satisfied that the development will impact less than 5m of linear habitat within the site boundary.

**Supporting Information:**

The proposed barn conversion will be undertaken on land that is currently occupied by the existing barn and hard standing surfaces. No increase to the structural footprint is proposed.

Consequently, the area to be developed can be classified as Urban - Developed land; sealed surface.

The proposed development therefore does not impact a priority habitat and impacts less than 25 square metres of onsite habitat or 5m of on-site linear habitat that has a biodiversity value greater than zero.

**In summary:**

The barn footprint has zero-value habitat.
Any hardstanding has zero-value habitat
No hedgerow, ditch or the like will be removed and therefore less than 5 m linear impact.

**Supporting Imagery**

The below is an annotated aerial image from Google Maps 2026. It shows the existing barn and the Existing and Proposed Plans already submitted illustrate that the structural footprint of the barn from existing to proposed is not altering.




**Copyright: Google 2026**



**Photograph of existing front elevation.**



**Photograph of the existing rear elevation.**

**Limitation**

This statement does not negate the need for an ecological survey to be undertaken, if required, under the Wildlife and Countryside Act 1981.