

BNG Exemption Statement — 5 Lion Road, Pagham, Ref. P/176/25/PL



This Biodiversity Net Gain (BNG) Exemption Statement has been prepared in support of a full planning application ref. P/176/25/PL for the Change of use of C3 dwelling to a supported living home and the conversion of annex into 2 No self-contained independent living units at 5 Lion Road, Pagham, PO21 3JZ.

The proposed development comprises change of use only of the existing dwelling and annex. No new buildings are proposed, and there will be no extension of the site boundary or physical development works that would result in the loss, degradation or alteration of habitats.

The application site consists of an existing residential property and its associated residential curtilage, which is already fully developed and in residential use. The proposal does not affect any vegetated areas, trees, hedgerows or other linear habitat features, and there are no priority habitats present within the red line boundary.

As such, the proposed development meets the criteria for exemption from mandatory Biodiversity Net Gain under the de minimis exemption, as it:

- Does not impact a priority habitat; and
- Impacts less than:
 - 25 square metres of on-site habitat, and
 - 5 metres of on-site linear habitat, such as hedgerows.

The development therefore does not trigger the requirement to achieve a minimum 10% Biodiversity Net Gain, and no biodiversity metric calculation is required.

Consequently, there are no further obligations with regards to BNG.

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