

BIODIVERSITY NET GAIN (BNG) EXEMPTION FORM

Submitted in support of Planning Application PP-14685906

1. Applicant Details

- **Name:** Sarah Bridge
- **Address:** c/o Emma Kirby Design, Home Farm, Grafton, OX18 2RY
- **Email:** [REDACTED]
- **Phone:** [REDACTED] / [REDACTED]

2. Development Details

- **Site Address:** New Barn, Knowles Brow, Hurst Green, Near Clitheroe, BB7 9PT
- **Planning Portal Reference:** PP-14685906
- **Site Area:** 0.144 hectares
- **Proposed Development:** Conversion of an existing agricultural barn to a single dwellinghouse (Use Class C3)

3. Exemption Basis

The proposed development is exempt from the mandatory biodiversity net gain requirement under **Schedule 7A of the Town and Country Planning Act 1990** (as inserted by the **Environment Act 2021**) and the **Biodiversity Gain Requirement (Exemptions) Regulations 2024**, on the following grounds:

3.1 Self-Build and Custom Housebuilding Exemption — Primary Ground

The development meets the statutory definition of self-build and custom housebuilding as set out in **section 1(A1) of the Self-build and Custom Housebuilding Act 2015** (as amended by the Housing and Planning Act 2016).

The applicant, Sarah Bridge, is an individual directly commissioning the conversion of the barn into a new residential dwelling for her own personal occupation as her principal family home. The applicant has strong connections to the local area, with children attending school nearby, confirming genuine intention to occupy the dwelling as a primary residence.

As the development constitutes the creation of a single new dwelling — converting a non-residential agricultural structure into a habitable home — to be occupied by the individual commissioning the works, it satisfies the statutory self-build definition and is therefore exempt from the mandatory 10% BNG requirement.

In response to the application form questions:

- *Are you building more than nine houses?* — **No**
- *Is the total site area over 0.5 hectares?* — **No** (site area: 0.144 hectares)

- *Do all buildings meet the definition of self-build or custom housebuilding under section 1(A1) of the Self-build and Custom Housebuilding Act 2015? — Yes*

3.2 De Minimis Exemption — Secondary Ground

Without prejudice to the primary self-build exemption above, the development also satisfies the **de minimis exemption** under the Biodiversity Gain Requirement (Exemptions) Regulations 2024. The proposed works are confined to the conversion of an existing agricultural building within its existing footprint. The development does not impact any priority habitat and the area of non-priority habitat affected falls below the 25 square metre threshold required to trigger a mandatory BNG assessment.

4. Supporting Information

4.1 Design and Access Statement A Design and Access Statement prepared by Emma Kirby Design Ltd is submitted with this application. It provides full details of the proposed development and its context within the **Forest of Bowland Area of Outstanding Natural Beauty (AONB)**. The statement confirms that external alterations are minimal and that the existing character and setting of the barn are retained.

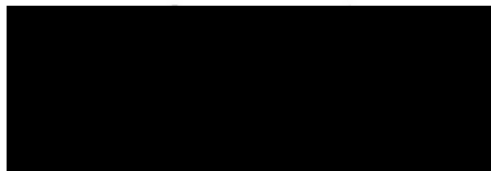
4.2 Ecological Context The site comprises an existing agricultural barn on previously disturbed land. No priority habitats are present within the development footprint. Given the nature of the development — a barn conversion within an existing building envelope — no formal Biodiversity Metric assessment is required. The design approach retains existing boundary features and incorporates landscaping sympathetic to the AONB setting, delivering incidental biodiversity benefit in keeping with the character of the area.

5. Declaration

I confirm that the information provided in this form is accurate and complete to the best of my knowledge. I understand that providing false or misleading information may result in penalties under planning regulations.

Michael Ergatoudis Development Director Emma Kirby Design Ltd

Signature: _



Date: 30 March 2026