



BNG Note – Gault Brick Roadside Barn, Ashwell Road, Newnham, SG7 5DP

Purpose

This note is provided to clarify that the proposed development qualifies for the Biodiversity Net Gain (BNG) de minimis exemption under Schedule 7A of the Town and Country Planning Act 1990 (as amended).

The Proposed Development

The proposed development involves the conversion and alteration of part of an existing barn to form an artisan bakery. The works are confined to the existing building footprint and would not affect any existing habitats.

The proposed development also includes an area for parking for up to eight cars immediately adjacent to, and to the north-east of, the existing barn. This area is already laid to hardstanding and is currently used for parking and the storage of items associated with the agricultural use of the site. No new hard surfacing is therefore required, and its use for parking would not encroach upon the existing boundary hedgerow or result in the loss of any existing habitat.



Figure 1 - Existing Photograph



Conclusion

The proposed development would not result in the loss, degradation, or alteration of any existing habitat. The conversion works are confined to an existing building, while the proposed parking area is located on an existing hardstanding area currently used for parking and agricultural storage. No new hard surfacing is required, and there would be no encroachment into the existing boundary hedgerow or any other vegetated areas.

As no habitats would be affected by the proposed development, there would be no measurable loss of biodiversity value. The proposal therefore qualifies for the Biodiversity Net Gain (BNG) de minimis exemption under Schedule 7A of the Town and Country Planning Act 1990 (as amended), and the submission of a Biodiversity Gain Plan is not required.