

BNG - Statement The Works / 49 Bury Road, Radcliffe

Accompanying the planning application is a BNG Block plan identify the site.

The whole site is currently covered by buildings and forecourt. Neither of these areas count towards a BNG calculation.

Consequently, the site will adversely affect less than 25m² of habitat (buildings and hard-standing do not count as you cannot 'adversely' affect their BNG score which is 0).

Neither will the development affect a Priority Habitat.

The development of the site is exempt from statutory BNG. This is in accordance with the 'de minimis' exemption listed at the link below

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments#developments-below-the-threshold>

and

<https://www.legislation.gov.uk/ukxi/2024/47/regulation/4/made>