

4 Oakwood Road, Chandlers Ford, SO53 1LU

Biodiversity Net Gain 'de minimus' Exemption Statement

This Statement has been prepared to support a planning application for the proposed change of use of 4 Oakwood Road, Chandlers Ford. The description of development is as follows:

“Change of use / conversion of existing dwelling and associated garage to provide residential accommodation for up to six adults with learning disabilities and support needs, together with associated communal facilities, staff room/office and parking (Use Class C2).”

We note that the Planning Portal requires reasons to be given where the biodiversity net gain requirement is not considered applicable and/or where the application is considered eligible for the 'de minimis' exemption.

This application relates to an existing residential dwelling and its associated curtilage. The proposed development comprises the change of use of the existing building with only very minor external works. No new buildings are proposed.

The external works to facilitate the re-organisation of the frontage parking area will involve the re-use of an existing area of hardstanding as shown on the existing and proposed site/block plans (drawings 9002 and 9003 Rev A respectively).

The proposal does not involve the loss of any priority or non-priority habitat and any impact on on-site habitat is below the statutory 'de minimis' threshold as defined within Schedule 7A of the Town and Country Planning Act 1990 and associated secondary legislation.

Biodiversity Net Gain is not therefore required.