



Ashford Borough Council
International House
Dover Place
Ashford
TN23 1HU

Dear Officers

**BNG STATEMENT IN RESPECT OF PLANNING APPLICATION REF PA/2025/0980
LITTLE GREENACRES MEADOW, SISSINGHURST ROAD, BIDDENDEN, ASHFORD, TN27 8EH
APPLICATION FOR FULL PLANNING PERMISSION FOR THE PARTIAL DEMOLITION OF EXISTING STORAGE
ROOM AND REPLACEMENT WITH NEW (PART RETROSPECTIVE) TO FACILITATE CHANGE OF USE OF
STORAGE ROOM TO ANCIALLYRY LIVING ACCOMMODATION (AS APPROVED BY PLANNING PERMISSION
PA/2024/2292**

This Statement advises that the above referenced proposed development is not subject to a general Biodiversity Net Gain condition as set out by Paragraph 13, Schedule 7A of the Town and Country Planning Act 1990. The application is exempt from BNG requirements as there is no impact a priority habitat due to the works only being mostly internal and affecting the roof of the existing building. This is reflected in the officer's report for application Ref: PA/2024/2292 to which this application relates (officer's report attached to this note). The application before you seeks to formalise minor alterations in order to make application ref: PA/2024/2292 deliverable. The proposals will not result in the loss of 25sqm of on-site habitat or more.

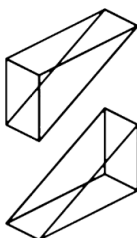
The accompanying application forms confirm that the di-minimis exemption applies and BNG does not apply. It is therefore understood that the applicant's duties in respect of Biodiversity Net Gain have been discharged and the application can be registered at the earliest opportunity.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

Ed Flood MRTPI
Town Planning Consultant

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