

241054 – NEXT, Unit 2, Ruislip Retail Park 190325

BNG Exemption Statement

This note accompanies the planning application for the following developments:

43510/APP/2024/3336 :

“Installation of an internal mezzanine floor for retail purposes Use Class E(a) including the use of an ancillary cafe and back of house storage space.”

43510/APP/2024/3337 :

‘Refurbishment of the existing retail unit (Unit 2) to provide a new shop front, new fire exit door and for the use of the retail unit to be within Class E(a) with an ancillary café and back of house storage space.’

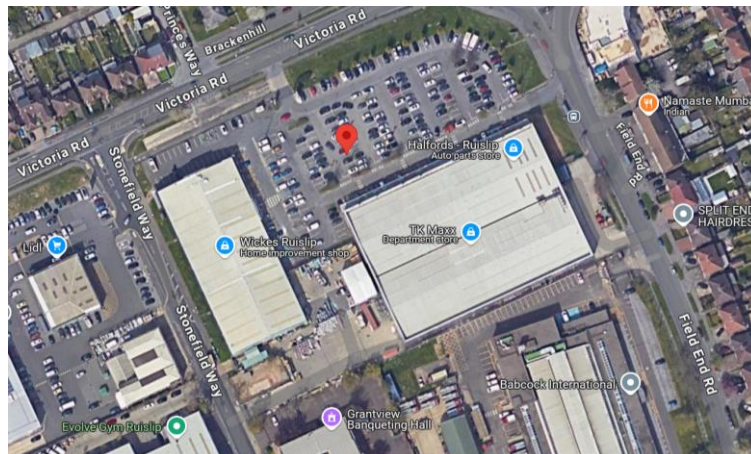
Due to the floorspace created, the application is considered to be major development and therefore an BNG Exemption Statement has been requested to accompany the application.

BNG Guidance

The Planning Practice Guidance sets out there are certain types of development where the biodiversity net gain condition does not apply, these include

“Development subject to the de minimis exemption. Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, and 5 metres of linear habitats such as hedgerows.”

The existing retail store is a middle unit of a run of four retail units at Ruislip Retail Park. The extract from google maps below shows the unit and surrounding development.



The above plan shows there are no priority habitats within scope of the application site and therefore the de minimis exemption applies.

Conclusion

The applications propose the installation of an internal mezzanine and alterations to the shopfront and sales of clothing from the unit, there are no priority habitats affected by the proposals and the de minimis exemption applies.