

Derby Arms, 635 Knowsley Ln, Knowsley, Prescot L34 9EA

Biodiversity Net Gain certificate
Exemption Statement

We believe the proposed development is below the set threshold (de minimis exemptions)
Due to the following factors:

- Commercial development
 - Site is under 1 hectare
 - Development will create under 1000sq metres of floor space
 - Development does not involve mining or the use of land for mineral working deposits or waste development
 - The development will not result in the creation of 10 or more dwelling houses
 - Planning application was submitted after 2 April 2024
- The site has more than 25m sq of 'habitat' .

The site is currently some hardstanding, some grass / soft surfacing.



current hard surfacing



current grassed areas

We are not proposing to reduce any grassed areas or increased any hardstanding areas on the site.

We believe that BNG does not apply to either very small scale development or development which does not impact habitat, through loss or degradation within the red line boundary.

Statement made by DV8 Designs
On behalf of our client Greene King

On 18.11.24