

Biodiversity Net Gain (BNG) Statement

Property: Barland Cottage, Bewley Mews, Bewley Lane, Lacock, SN15 2NW **Designation:** Grade II Listed (Outside Conservation Area)

Proposal: Installation of domestic EV charging upstand and 51.2m buried cabling.

1. Biodiversity Gain Condition The applicant confirms that the mandatory biodiversity gain condition does not apply to this application.

2. Basis for Exemption

- **Householder Exemption:** This is a 'householder application' for development within the curtilage of an existing dwellinghouse (Barland Cottage) for purposes incidental to the enjoyment of the dwellinghouse. Under the 2024 BNG exemptions, householder applications are exempt from the mandatory 10% gain requirement.
- **De Minimis Threshold:** The 51.2m cable trench is a narrow, hand-dug excavation. The route follows the base of existing modern walls and the area behind an established hedge line.
- **Habitat Impact:** The works are located entirely within existing compacted gravel and soil margins. The project does not involve the removal of any trees, hedgerows, or protected habitats.

3. Conclusion As the project falls under the householder exemption and impacts a negligible area of modern, non-vegetated substrate, no mandatory biodiversity metric or net gain is required for this installation.