

F.A.O Clifford Scott  
Lindum Group  
Jubilee Place  
Lindum Business Park  
Station Road  
North Hykeham  
Lincoln  
Lincolnshire  
LN6 3QX

BG Reference: BG24.506

17th March 2025

Dear Clifford,

**RE: Biodiversity Net Gain Statement for the site known as Thomas Cowley High School**

Brindle and Green Ltd were commissioned by the Lindum Group to undertake a Preliminary Ecological Appraisal of Thomas Cowley High School, Donington, on the 19<sup>th</sup> of December 2024 (BG24.506 Thomas Cowley High School - Preliminary Ecological Appraisal). As part of this appraisal, a baseline habitat assessment was undertaken to determine if the site was exempt from the statutory biodiversity net gain planning condition under the 'De minimis' exemption, as detailed in The Biodiversity Gain Requirements (Exemptions) Regulations 2024 – Regulation 4.

The Site is located at TF 2111 3568 within the village of Donington, Lincolnshire. The site consists of a single school building surrounded by amenity grassland and hardstanding, with some scattered trees, along with a single ornamental hedgerow. The building is currently an active classroom, and the development plans are for an extension to the building within the surrounding area of hardstanding. No habitats on site will be impacted by the proposed development with the proposed extension restricted to the existing hardstanding footprint.

The application site meets both conditions of the De minimis exemption:

1. The development does not impact an onsite priority habitat;
2. the development impacts:
  - a) less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and
  - b) less than 5 metres in length of onsite linear habitat.

As the proposed development will be restricted to the existing building and hardstanding on site, which are both categorised as 'Developed land; sealed surface' and have a biodiversity value of zero (as per Schedule 7a of the Town and Country Planning Act 2006), no habitats of biodiversity value will be impacted. Additionally, no onsite linear habitats are to be impacted, and no onsite priority habitats are present.

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Unit 3, Silverhill Court,  
Radbourn, Ashbourne,  
Derbyshire, DE6 4LY.

Therefore, the application site is exempt from Biodiversity Net Gain requirements under the De minimis exemption, and the development proposals are not required to reach an onsite 10% net gain.

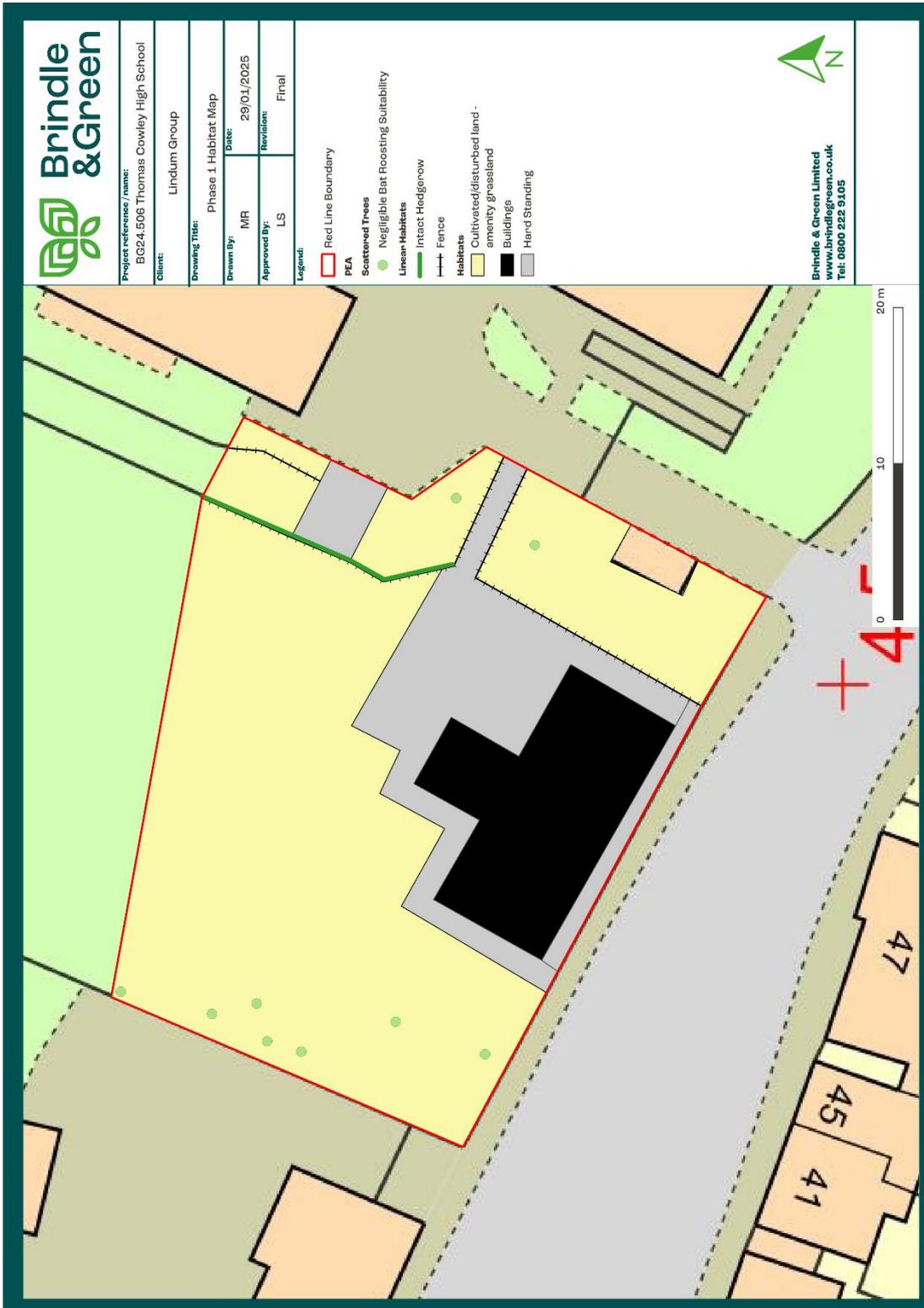
Yours sincerely,

Marc Redmond  
Consultant Ecologist  
For and on behalf of Brindle & Green Ltd

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Brindle & Green Limited. Registered company in England & Wales. Company number 08174516.  
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Appendix 1: Baseline Habitats



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