

BNG Exemption Statement

Development description:

Reconstruction of existing gravelled road and parking areas to permeable hard surface with a new surface water drainage system.

Planning reference:

H06-0745-25

Development address:

Hoddins Way Business Park, Long Sutton Spalding, PE12 9JB

Completed by:

Hayley Redford – Lincolnshire County Council

Date of Exemption Statement Completion:

06/08/2025

The development proposals for this application meets the following exemption criterion from the Regulations:

Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024, also known as the “de minimis exemption”, states the following: The biodiversity gain planning condition does not apply in relation to planning permission for development which: (Condition 1) does not impact an onsite priority habitat, and (Condition 2) impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero; and less than 5 metres in length of onsite linear habitat.

The proposed reconstruction of existing gravelled road and parking areas to permeable hard surface with a new surface water drainage system meets Conditions 1 and 2 of Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Statement of how this application meets the exemption criteria:

The site does not contain any priority habitats listed under the Government’s List of priority habitats and species in England (‘Section 41 habitats and species’) for public bodies, landowners and funders to use for biodiversity conservation, a copy of which can be found at the following website: <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-inEngland>

The proposed road, carpark and water drainage system are to be constructed on existing hard standing area with no trees or linear habitat features. Proposal is for conversion works and would impact less than 25sq.m/5m of habitat.

Consequently, the area to be developed can be described as consisting of a mix of habitats classified under the UK Habitat Classification, as detailed in Appendix 2 of The Small Sites Metric (Statutory Biodiversity Metric) User Guide (2024), as follows:

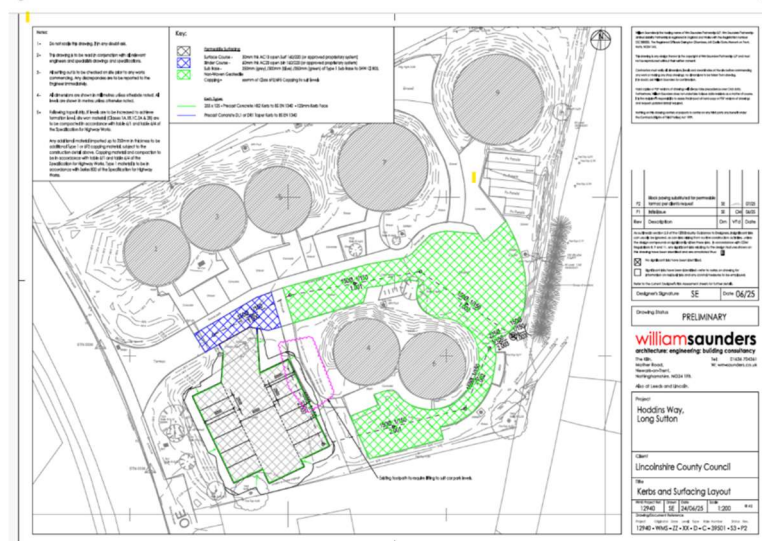
- Urban - Developed land; sealed surface (“Impermeable Hardscape”)

None of the habitat classifications within the red line boundary have a biodiversity value exceeding zero, as can be verified in the Government’s Small Sites Metric (Statutory Biodiversity Metric) User Guide and Calculation Tools (2024). Consequently, the proposed development would impact less than 25 square metres of onsite habitat that has a biodiversity value greater than zero, thereby meeting Condition 2 of Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024. As a result, the proposed development is exempt from biodiversity net gain requirements and planning conditions under the de minimis rule of Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Aerial imagery, photographs and proposed works



Aerial view of site.



Proposed works



Back parking area near unit 9



Entrance to site

Front carpark non LCC owned

