Biodiversity Net Gain Exemption Statement

The Nook, Mill Lane, Gedney Hill, PE12 0PW · Oct 15, 2026

Application details

Application reference	H07-0983-26
Local planning authority	South Holland District Council
Site address	The Nook, Mill Lane, Gedney Hill, Spalding, PE12 0PW
Proposal	Erection of a single-storey timber outbuilding for use as a dog grooming facility (Class E(c)(iii) / sui generis to be confirmed by the LPA), ancillary to the dwelling
Agent	Taylor Planning and Building Consultants (project J26261)
Supporting drawing	26261/PL01 – Existing and proposed layout

Purpose of this statement

The proposed development is exempt from the mandatory biodiversity gain condition, so no Biodiversity Net Gain (BNG) metric calculation or Biodiversity Gain Plan is required. This statement sets out the two statutory exemptions that apply and is submitted to allow the Local Planning Authority to confirm that the general biodiversity gain condition does not apply to any permission granted.

Site and proposal

The application site measures 445 m² (0.0445 hectares) within the red line boundary shown on drawing 26261/PL01. It comprises the existing dwelling known as The Nook, its driveway and parking area, a patio, a path and a maintained domestic garden laid to lawn.

The proposal is a single-storey timber outbuilding with an external footprint of 3.0 m × 2.5 m, giving a total of **7.5 m²**. It is sited within the existing domestic garden beside the patio, on land that is regularly maintained as part of the residential curtilage. No trees,

hedgerows, watercourses or other linear habitat features will be removed or affected, and there are no changes to the site access, driveway or boundaries.

Legislative context

Mandatory BNG is set out in Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021. Every planning permission in England is deemed to carry a general biodiversity gain condition, unless the development falls within an exemption.

Exemptions are set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024, as amended by The Biodiversity Gain (Town and Country Planning) (Amendments and Transitional Provisions) (England) Regulations 2026, which came into force on 6 August 2026. This application was made after that date, so the amended exemptions apply.

Exemption 1: small site exemption (0.2 hectares or less)

The development qualifies for the small site exemption introduced on 6 August 2026. This applies where the area within the red line boundary is no more than 0.2 hectares and the development does not negatively affect any onsite priority habitat.

Test	Threshold	This application	Met
Red line site area	0.2 ha (2,000 m²) or less	0.0445 ha (445 m²)	Yes
Onsite priority habitat affected	None	None present	Yes
Application date	On or after 6 August 2026	October 2026	Yes

The site is less than a quarter of the qualifying threshold.

Exemption 2: de minimis exemption

Independently of the small site exemption, the development also meets the de minimis exemption in Regulation 4 of the 2024 Exemptions Regulations. This applies where development does not impact a priority habitat and impacts less than 25 m² of onsite habitat and less than 5 m of linear habitat such as hedgerows or watercourses.

Test	Threshold	This application	Met
Area habitat impacted	Less than 25 m²	7.5 m² of maintained garden lawn	Yes

Test	Threshold	This application	Met
Linear habitat impacted	Less than 5 m	0 m	Yes
Priority habitat impacted	None	None	Yes

Priority habitat and ecology

There is no priority habitat on the site or near it. The land affected is regularly mown domestic lawn within an established residential curtilage, which is of low ecological value.

The outbuilding is a lightweight timber structure that will not require deep foundations, external lighting towards boundaries, or removal of any vegetation beyond the 7.5 m² footprint. There will be no direct or indirect effect on any designated site, priority habitat or protected species. The development remains subject to the general biodiversity policies of the National Planning Policy Framework and the South East Lincolnshire Local Plan.

Conclusion

The proposal is exempt from mandatory Biodiversity Net Gain on two separate grounds: the site area of 0.0445 ha is below the 0.2 ha small site threshold, and the 7.5 m² of habitat affected is below the 25 m² de minimis threshold. No priority habitat is present or affected.

No biodiversity metric calculation or Biodiversity Gain Plan is therefore required. The Local Planning Authority is respectfully asked to confirm that the general biodiversity gain condition does not apply to any permission granted under reference H07-0983-26.

Taylor Planning and Building Consultants · www.taylorplanningandbuilding.co.uk · 01733 530757