

31st October 2025

Dunster House, Gosberton - Biodiversity Net Gain Exemption Statement

Proposed development: Installation of a wood kiln and associated fuel tank.

Planning Reference: H08-1066-25

Location: Dunster House, S M C Belchmire Lane, Gosberton, Lincolnshire, PE11 4HG

Completed by: Lambert Smith Hampton

Date of exemption statement: 31st October 2025

1. Biodiversity Gain Requirements (Exemptions) Regulations 2024.

4.— (1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development impacts—

(a) less than 25 square metres of onsite habitat that has biodiversity value(1) greater than zero; and

(b) less than 5 metres in length of onsite linear habitat.

2. Exemption

The land which will be used for the proposed development is as existing, hard standing i.e., gravel. Therefore, has a zero score in the biodiversity metric and is exempt from the requirement.

See below two images of the proposed area for the kiln and associated tank adjacent to the existing kiln taken from different angles, displaying the hardstanding.

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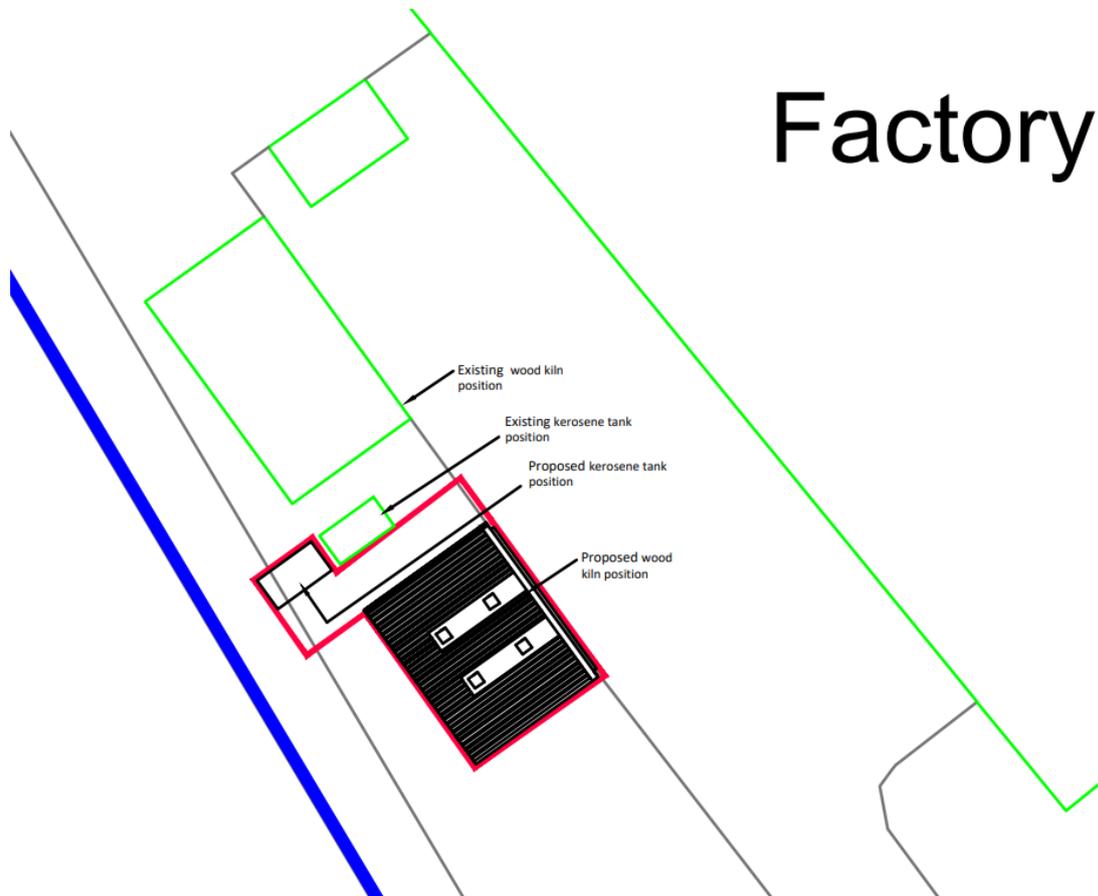
Image 1:



Image 2:



Image 3: Proposed layout



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3. Proposed Layout

The proposed layout (image 3) illustrates the extent of the development within the existing hard standing area. Due to the distance required to provide a 2.5m clearance (for fire purposes) between the proposed fuel tank and the nearest tree, there is the potential that the proposed layout could impinge slightly on the scrub which runs along the southern boundary. This has been considered, and if necessary to achieve the 2.5m separation distance, only two small Laurel bushes would be affected (see image 4). In the event that these need to be moved, the shrubs would be carefully removed and replanted, along the same shrub / tree line, during the dormant season (autumn through winter) to support successful transplantation. As the affected vegetation does not exceed 5 linear metres of onsite habitat, this aspect remains exempt from Biodiversity Net Gain requirements.

Image 4:



4. Summary

In summary, we are of the opinion that the proposed works are exempt from Biodiversity Net Gain requirements.