

Manor Farm, Holbeach BNG Statement

March 2025

1 Legislative Background

- 1.1 Schedule 7A of the Town and Country Planning Act 1990 (inserted by Schedule 14 the Environment Act 2021), generally requires a net gain in biodiversity of 10%, when planning permission is granted. However, there are some exceptions.
- 1.2 The Biodiversity Net Gain Requirements (Exceptions) Regulations 2024 prescribe exemptions for categories of development to which biodiversity net gain does not apply. This includes a “*de minimus exemption*”, at part 4 of the regulations. This states the following:

“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 greater than zero; and

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

2 The Site

2.1 The site does not contain any habitats, and it is barren, having been part of an active construction site for the past few years. this can be seen in the photographs below.



3 The Site

- 3.1 The site does not contain any habitats, and it is barren. No habitats will be impacted. There is no need to provide any net gain in biodiversity.