Biodiversity Net Gain (BNG) Exemption Statement

Planning Reference: H09-0706-25
Proposal: Change of Use from Class B8 Storage to Class E Hair & Beauty
Site Address: 3c Boston Road South Holbeach Spalding
Date of Completion: 28/07/25

Site:
This application relates to a minor development proposal involving a site that is entirely sealed surface and hard standing. The site contains no vegetation, trees, or adjacent natural features. The proposed development will impact less than **25 square metres** (specifically 5m x 5m) of on-site habitat and less than **5 metres** of linear habitat (e.g., hedgerows). There are **no priority habitats** present on or adjacent to the site.

Exemption Criterion Claimed:
This development qualifies for exemption under **Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024**, also known as the **"de minimis exemption"**, which states:

The biodiversity gain planning condition does not apply in relation to planning permission for development which:

- (a) does not impact an onsite priority habitat, and
- (b) 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

Supporting Evidence:

- The site is fully sealed and consists of hard standing only.
- No vegetation, trees, or priority habitats are present on or adjacent to the site.
- Aerial imagery and site photographs can be provided upon request to support this statement.

Conclusion:
The proposed development meets the criteria for exemption from mandatory Biodiversity Net Gain under the de minimis provision. Accordingly, no BNG condition is required for this planning application.