

Small Sites BNG Statement

Proposed erection of 2no bungalows

Land to the east of Forest Way, Holbeach



Lincs Design Consultancy

12 Vickers Lane, Louth, Lincolnshire, LN11 9PJ

T: 01507 611155

W: www.lincsdesignconsultancy.co.uk

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DOCUMENT HISTORY

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1.0 Introduction

- 1.1 This Statement has been prepared to accompany a full planning application for the proposed erection of 2no bungalows at land to the east of Forest Way, Holbeach.

- 1.2 Biodiversity Net Gain is an approach to development which ensures habitats for wildlife are left in measurably better state than what they were pre-development. Biodiversity Net Gain is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). As such, a minimum of 10% net gain is required from obliged planning applications.

2.0 Legislation

2.1 The Town and Country Planning (Development Management Procedure) (England) Order 2015 defines Small Sites as NOT Major Development, as such this means:

- Residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, or if the number of dwellings is unknown, the site area is less than 0.5 hectares, or;
- Commercial development where the floor space created is less than 1,000 square metres or total site area is less than 1 hectare, or;
- Development that is not the winning and working of minerals or the use of land for mineral-working deposits, or;
- Development that is not waste development

2.2 In some instances, the Small Sites Metric cannot be applied to all sites defined as a 'small site', the following criteria also needs to be met to use the Small Sites Metric:

- Where only the habitats available in the SSM are present on-site
 - Any site containing any additional habitats (including riparian zones) not included in the SSM must use the Statutory Biodiversity Metric;
- Where no priority habitats are present on-site
 - Some hedgerows and arable field margins are excluded from the above as these are medium distinctiveness habitats and are included within the SSM;
- Where no statutory protected sites or habitats are present;
- Where no European protected species are present

2.3 Legislation (The Biodiversity Gain Requirements (Exemptions) Regulations 2024) identifies those developments exempt from the mandatory Biodiversity Net Gain (BNG) requirements, these are as follows:

- The applications for planning permission for small development that was made before 2nd April 2024; or planning permission granted for small development which has effect before 2nd April 2024;
- Section 73 planning permission where the original planning permission to which the section 73 permission relates was exempt by virtue of the above point;

- De Minimis exemption whereby;
 - The development does not impact an onsite priority habitat;
 - The development impacts;
 - Less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and
 - Less than 5 metres in length of onsite linear habitat.
- Householder Applications within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
- High speed railway transport network comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High-Speed Rail (Preparation) Act 2013;
- Development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development;
- Self-build and custom build applications;
- Consisting of no more than 9 dwellings;
- Is carried out on a site which has an area no larger than 0.5 hectares; and
- Consists exclusively of dwellings which are self-build or custom housebuilding.

Further exempt developments are identified by the Environment Act 2021, these are as follows:

- Urgent crown developments;
- Developments that are granted planning permission by a development order (including permitted development rights).

3.0 Results / Findings

- 3.1 The proposed development does not meet any of the exemption clauses identified within The Biodiversity Gain Requirements (Exemptions) Regulations 2024 or The Environment Act 2021, therefore if the proposed development is granted planning permission, the Biodiversity Gain Condition as per Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 will apply.

Given the above points, the proposed development can be dealt with under the Small Sites Metric as it comprises the construction of 2no dwellings within a site area of 0.05ha, whereby the existing site comprises modified grassland (which is included within the Small Sites Metric). Furthermore, the site does NOT consist of, nor does it contain any of the following: priority habitats, statutory protected sites / habitats, or European protected species.

This statement is accompanied by an official version of the Small Sites Metric, which contains all of the information provided below, along with supporting information by way of Baseline Habitat Photos. As well as accompanying plans clearly indicating the existing and proposed onsite habitats and their areas.

3.2 Established Baseline:

An overview of all on-site habitats and subsequent impacts is provided within Table 1 as below.

On-Site Habitat	Total Area / Length	Area / Length Retained	Area / Length Lost
Modified Grassland	465m ²	0m ²	-465m ²

Table 1: Summary of On-Site Habitats

There were no irreplaceable habitats present on site, nor evidence of invasive non-native species.

Table 2 below outlines the Baseline Units for Habitats, Hedgerows and Watercourses, which are the three overarching habitats assessed under the Biodiversity Net Gain legislation.

Baseline Units	Habitat Units	0.1860
	Hedgerow Units	-
	Watercourse Units	-

Table 2: Summary of Baseline Units

3.3 Habitat Creation:

An overview of all habitat creation is provided within Table 3 as below.

Habitat Created	Total Area / Length Created
Developed Land; Sealed Surface	311m ²
Vegetated Garden	154m ²

Table 3: Summary of Habitats Created

Table 4 below outlines the Post-Development Units, Total Net Unit Change and the Total Net % Change.

	Post-Development Units	Total Net Unit Change	Total Net % Change
Habitat Units	0.0297	-0.1563	-84.02%
Hedgerow Units	-	-	-
Watercourse Units	-	-	-

Table 4: Summary of Post-Development Figures

4.0 Conclusion

- 4.1 The proposed application seeks full planning approval for the proposed erection of 2no bungalows.
- 4.2 At present, Table 5 outlines that the development will NOT provide a minimum of 10% net gain through on-site provisions. Therefore, off-site compensation will likely be required. Ideally, this should be within the local area and not associated with areas previously enhanced or set aside for development.

	Baseline Units	Post-Development Units	Total Net % Change
Habitat Units	0.1860	0.0297	-84.02%
Hedgerow Units	-	-	-
Watercourse Units	-	-	-

Table 5: Summary of Biodiversity Change

- 4.3 The proposed development will be required to provide a minimum of **0.1749 (0.18)** habitat units in the form of offsite compensation in order to meet the required 10% minimum biodiversity net gain requirement. This is to be secured via planning obligation, whereby evidence is to be provided to the LPA, to prove the prescribed units have been secured / purchased through the applicants preferred route.
- 4.4 The application should therefore be granted permission without delay.