

Biodiversity Net Gain Exemption Statement

Country Kids Day Nursery
Main Road, Holbeach Drove, Spalding, PE12 0PS
TAC Architects | 5 October 2026

Purpose and application

This statement supports a fresh full planning application for extensions and alterations to the existing children's day nursery, additional nursery accommodation and staff facilities, associated parking formalisation and landscaping. The previous permission H09-0498-26 was granted on 24 July 2026. This resubmission seeks a new permission recognising the current statutory BNG exemption; it does not vary the existing permission.

Site area and exemption

The HS Ecology Biodiversity Assessment, final report dated February 2026, records a total site area of 1,122 m² (Section 3.1, page 6). This is 0.1122 hectares and is also the site area stated in Section 21 of the application form. It is below 0.2 hectares (2,000 m²). The current site boundary is shown on submitted drawing 24/656/PA/008, dated 27 September 2026.

Government guidance confirms that the exemption for development on sites of 0.2 hectares or below applies to new planning applications made on or after 6 August 2026, provided there is no impact on onsite priority habitat. This fresh application is made after that date.

Habitat evidence

The February 2026 assessment identifies developed land and sealed surfaces, buildings, sparsely vegetated land, artificial unvegetated/unsealed surfaces, modified grassland and non-native hedgerows (Sections 3.1 and 3.3, pages 6 to 8). No onsite priority habitat is identified in that assessment. On the recorded habitat evidence, the proposed development is not considered to impact onsite priority habitat. This conclusion relies on the assessment and the submitted site boundary; no new ecological survey is represented by this statement.

Conclusion

The applicant considers that the development is exempt from the Biodiversity Gain Condition under the exemption for sites of 0.2 hectares or below. South Holland District Council is requested to record the exemption in determining the fresh application and to grant the new permission without mandatory BNG delivery and associated 30-year habitat management requirements. The requirements under conditions 4 and 5 of H09-0498-26 are therefore not sought for the new permission. Landscaping, habitat protection and other ecology considerations remain subject to normal planning assessment.

References

HS Ecology, *Biodiversity Assessment, Country Kids Day Nursery, Holbeach Drove*, final report, February 2026, pages 6 to 8.
TAC Architects, drawing 24/656/PA/008, 27 September 2026.
DEFRA, *Biodiversity net gain: exempt developments*, updated 6 August 2026, accessed 5 October 2026: gov.uk/guidance/biodiversity-net-gain-exempt-developments.