

BNG Statement

Proposed erection of 5no dwellings (previous extant approval for 1no dwelling)

Land between Seagate Road and Wisbech Road, Long Sutton



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CONTENTS

1.0	INTRODUCTION	3
2.0	LEGISLATION.....	4
3.0	RESULTS / FINDINGS	5
4.0	CONCLUSION	6

DOCUMENT HISTORY

ISSUE NO	COMMENTS	DATE
1	Planning	21.11.2024
2	Planning	27.04.2026

1.0 Introduction

- 2.1 This Statement has been prepared to accompany a full planning application for the erection of 5no dwellings on a site which has extant approval for 1no dwelling.
- 2.2 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 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 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 site for development has an extant approval for residential development under which has been commenced onsite in 2022. As such the site has been stripped and is being used as a compound for the wider site, See Figure 1. Therefore the enclosed BNG plan shows the site currently comprises a Sealed Surface.



Figure 1; Aerial photograph of site

- 3.2 The gov.uk and the NPPG website provides guidance in relation to site degradation and state that
- "If activities to implement or in connection with a planning permission are carried out after 25 August 2023 that lower the biodiversity value of the onsite habitat, the pre-development biodiversity value of the onsite habitat is taken to be the biodiversity value immediately before the carrying out of the activities. The relevant date should therefore be set as a date immediately before these activities."*
- 3.3 In this instance the clearing of the site and as such the degradation of habitat was part of the approved planning permission and occurred prior to the 25th August 2025 as clearly shown in Figure which is a historic aerial show from Google Earth dated the July 2022.



Figure 2; Aerial photograph of the site from July 2022 showing the site stoned up as a compound.

- 3.4 The baseline for the BNG should therefore be taken post degradation. As shown on the enclosed BNG plan the site area within the redline is completely sealed surface. As such the development does not impact any onsite priority habitat and subject to the De Minimis exemption.

4.0 Conclusion

- 4.1 The proposed application is exempt from the BNG Legislation.