Russen and Turner Ltd,
17 High Street,
King's Lynn,
Norfolk,
PE30 1BP.

South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

BIODIVERSITY NET GAIN EXEMPTION STATEMENT

Application Reference: H11-0800-25.
Site Address: LC Packaging UK Ltd, Bridge Road,
Long Sutton, Spalding, Lincolnshire, PE12 9EF.
Applicant Agent: Russen and Turner Ltd.
Date: 26/08/2025

1. Introduction

This statement confirms that the proposed development is **exempt** from the requirement to deliver Biodiversity Net Gain (BNG), in accordance with the **Environment Act 2021** and **The Biodiversity Gain Requirements (Regulations 2024).**

2. Development Description

The application relates to minor alterations within the existing LC Packaging UK Ltd site, including works to existing office amenities, circulation areas, and the external façade of the single-storey element, only. The proposals do not involve the erection of new dwellings or major development and remain wholly within the curtilage of the existing operational site and within the existing building footprint.

3. Relevant BNG Exemption

The proposed development qualifies for exemption on the following basis:

Exemption type: De minimis exemption
Reference: The Biodiversity Gain Requirements (Exemptions) Regulations 2024

De minimis exemption

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(1) greater than zero; and

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

(4) For the purposes of this regulation—

(a)"priority habitat" means a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006(2);

(b)a habitat is impacted where the habitat is lost or degraded such that there is a decrease in the biodiversity value of that habitat;

(c)"linear habitat" means the types of hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric(3) (which are measured by length (expressed in kilometres) rather than area).

4. Justification

- The site is an established commercial/industrial premises.
- The works are limited to existing office amenities/internal areas and the external façade of the existing single-storey element, only.
- No new significant greenfield land take, habitat loss, or removal of existing trees/vegetation is proposed.
- All existing hardstanding, landscaping, vegetation, and trees are to be retained as shown on the plans.

Accordingly, the proposals fall below the threshold requiring a biodiversity gain plan.

5. Conclusion

The proposed development is confirmed to be exempt from the statutory biodiversity net gain requirement. No BNG metric calculation or biodiversity gain plan is required as part of this application.