

BIODIVERSITY NET GAIN STATEMENT



For

PROPOSED LOADING DOCK

At

**PUDDING LANE, PINCHBECK,
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PLANNING APPLICATION ISSUE

Company Reg. No.
4419410

Biodiversity Net Gain Statement

The mandatory requirement for Biodiversity Net Gain was introduced through the NPPF in January 2024 (see also Environment Act 2021).

Referring to www.gov.uk/guidance/biodiversity-net-gain-exempt-developments we would conclude that this development is exempt on the following basis

The application is for an external loading dock raised 1200mm above the concrete yard level together with the relocation of two steel framed buildings within the site. The existing yard is entirely concrete other than some small areas of stone and gravel to the margins and between the buildings as in the photos below.

Further, referring to www.gov.uk/biodiversity-net-gain-exempt-developments we would conclude that the site is exempt in that it is a de minimis exemption which falls below the threshold:

A development that does not impact a priority habitat and impacts less than:

25 square meters (5m by 5m) of on-site habitat.
5 metres on on-site linear habitats such as hedgerows.

On the above basis it is considered that no further statement is necessary for this application.



Concrete yard and the two buildings to be relocated



Site entrance and temporary building to be removed



Concrete yard where loading dock is to be constructed



Area of stone/gravel between the buildings