

South Holland District Council

Proposed Development:

Retrospective planning application for the siting of temporary agricultural sheds used for equipment storage, animal feed storage, and livestock shelter.

Site Address:

Dragonfly Farm and Lakes, Bourne Road, West Pinchbeck, Spalding

Planning Application Reference:

H14-1281-25

This statement is submitted in support of the above **retrospective planning application** to confirm that the development is **exempt from the requirement to deliver Biodiversity Net Gain (BNG)** under Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

The development comprises several **temporary agricultural sheds** located on agricultural land forming part of an established agricultural holding measuring **approximately 12.74 acres (5.16 hectares)** in total extent. The structures are used solely for purposes incidental to the agricultural operation of the holding, namely the storage of agricultural equipment, storage of animal feed, and provision of shelter for livestock.

All structures are **temporary in nature**, with **no permanent foundations or bases**, and are capable of being removed without permanent alteration to the land. The underlying land use remains agricultural, and no permanent hardstanding, sealed surfaces, or engineered ground works have been introduced.

Although the application is retrospective, the development would otherwise fall within the scope of **permitted development under Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015**, having regard to the size of the agricultural holding and the nature and purpose of the structures. Development that is permitted development is **exempt from mandatory Biodiversity Net Gain requirements** in accordance with the **Biodiversity Gain Requirements (Exemptions) Regulations 2024**.

Furthermore, the development has not resulted in the loss, degradation, or alteration of any **priority habitats, irreplaceable habitats, or habitats of principal importance**. There has been no material change to habitat extent or condition, and the works do not give rise to any measurable biodiversity impact.

On this basis, the proposed development is **not subject to the requirement to achieve a minimum 10% Biodiversity Net Gain**, and the submission of a biodiversity metric calculation or biodiversity gain plan is not required.

Short BNG Exemption Statement (validation version)

The proposed retrospective development comprises temporary agricultural sheds on a 5.16 hectare (12.74 acre) agricultural holding, used for equipment storage, animal feed storage, and livestock shelter. The structures are temporary, have no permanent foundations, and do not result in habitat loss or land sealing. The development would otherwise fall within the scope of permitted development under Part 6 of the GPDO and is therefore exempt from Biodiversity Net Gain requirements under the Biodiversity Gain Requirements (Exemptions) Regulations 2024. No biodiversity metric or gain plan is required.

This statement is provided to assist **South Holland District Council** in the determination of the application and to demonstrate compliance with current biodiversity legislation and national planning policy.

Sign



Position/Relationship to Development: *WIFE.*

Date: *12/06/2026.*