

BIODIVERSITY NET GAIN EXEMPTION STATEMENT

Nunnerley House Farm, Leaveslake Drove, West Pinchbeck, PE11 3QJ

Conversion of an agricultural barn to residential dwelling

Dated 31.12.2025

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Applicant Details:
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The Biodiversity Gain Requirements (Exemptions) Regulations 2024 require an exemption statement to be submitted:

Site Details:

- **Proposed Development:** Conversion of agricultural building to residential.
- **Planning Reference:** H14-1288-25
- **Location:** Nunnerley House Farm, Leaveslake Drove, West Pinchbeck
- **Completed By:** Justin Carter
- **Date of Exemption Statement Completion:** 31st December 2025

The The Biodiversity Gain Requirements (Exemptions) Regulations 2024

1. Article 7 ('General requirements: applications for planning permission including outline planning permission') of Part 3 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, as amended by Regulation 5 of Part 4 of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 has introduced national validation prerequisites for planning applications relating to Biodiversity Net Gain (BNG).
2. Schedule 14 of the Environment Act 2021 introduced the concept of BNG into planning legislation, stating that "the biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least [10%]".
3. Schedule 14 of the Environment Act 2021 additionally mandates that biodiversity gain objectives will be achieved through the imposition of planning conditions, thus constituting a post permission process.
4. However, certain types of development for which planning permission is required are exempt from biodiversity net gain requirements and planning conditions. These are outlined in The Biodiversity Gain Requirements (Exemptions) Regulations 2024.
5. The development proposals for this application meets the following exemption criterion from the Regulations, De minimis exemption, because the proposal does not impact an onsite priority habitat and the proposal 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.

The proposed development is small scale and involves the conversion of an existing agricultural building on the same footprint to a residential building. Existing access road and parking as detailed in the planning drawings are already established tracks to the proposed site.



Aerial Photograph: Source Google Earth