Biodiversity Net Gain Statement

Unit 2&3, 14 The Crescent, Spalding, PE11 1AE

Introduction

This statement has been prepared in connection with the proposed development at Unit 2, 14 The Crescent, Spalding, PE11 1AE (the “Site”). It addresses the requirements of the biodiversity net gain (BNG) provisions under Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

Description of the Development

The proposed development does not involve any works to the external footprint of the building, no ground-breaking works, and no impact on any existing habitat or greenspace. The Site is a commercial property with no garden, trees, hedgerows, or ecological features of note.

Biodiversity Net Gain Assessment

Having regard to the nature and scope of the proposed development, the following is confirmed:

- The development affects less than 25 square metres of habitat impact;
- The development does not affect any priority habitat as defined under Section 41 of the Natural Environment and Rural Communities Act 2006;
- The development does not affect any irreplaceable habitat;
- No net loss or gain of biodiversity is anticipated as a result of the development.

Accordingly, the development falls below the de minimis threshold for mandatory biodiversity net gain as set out in the statutory provisions and the associated guidance. The mandatory BNG condition does not therefore apply to this development.

Conclusion

For the reasons set out above, the proposed development is exempt from the mandatory biodiversity net gain requirement. No biodiversity net gain metric calculation or biodiversity gain plan is required in connection with this application.