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Biodiversity Net Gain (BNG) Exemption Statement

25 Georgian Court, Spalding, Lincolnshire, PE11 2QT.

This BNG Exemption Statement is to be used as part of the proposed planning application, for the use of the House Manager's flat by any person of the retirement age.

Ref No: H16-0699-26 (South Holland District Council)

26th September 2026

Biodiversity Net Gain Exemption

This statement has been prepared to accompany the planning application for the proposed change of use of Flat 25, Georgian Court, Spalding, PE11 2QT.

The change of use planning application relates solely to the existing 2-bedroom ground-floor flat of approximately 65 sq m, within an established retirement estate.

The proposal does not involve the construction of a new dwelling, an extension to the building, or any works resulting in the loss or alteration of existing habitat.

The proposed development is therefore a change of use of an existing building, with no proposed physical development or disturbance to land or habitat.

On this basis, the proposal does not give rise to a biodiversity impact requiring the statutory Biodiversity Net Gain (BNG) provisions to apply. The application is therefore considered exempt from the mandatory BNG requirement.

No existing habitat will be lost or degraded as a consequence of the proposed change of use and no on-site biodiversity enhancement or off-site BNG provision is therefore required.

This statement is submitted to confirm the applicant's position that the statutory biodiversity gain condition does not apply to the proposed development.