Biodiversity Net Gain Exemption Statement
Town and Country Planning Act 1990
Application Reference: H16-0725-26
Site: Trojanwood Ltd, Bourne Road, Pode Hole, Spalding, PE11 3LW
Proposal: Proposed installation of biomass boiler with automatic woodchip feeder and hopper

Biodiversity Net Gain Exemption Statement

This statement has been prepared in response to the Local Planning Authority's request for a separate Biodiversity Net Gain (BNG) Exemption Statement.

The proposed development comprises the installation of a replacement 175kW biomass boiler together with an automatic woodchip feeder and hopper to replace the existing biomass heating system serving Trojanwood Ltd. The proposal is located within the existing operational commercial site, positioned within the established rear service yard behind the existing factory buildings. Existing vehicular access and the overall use of the site remain unchanged.

The proposed works are confined entirely to a previously developed, hardstanding area within the established industrial curtilage. The development does not require the loss of woodland, trees, hedgerows, grassland or other priority habitats, nor does it involve any alteration to adjacent natural features.

The total area of habitat affected by the proposal is less than 25 square metres, consisting solely of areas of existing hardstanding and land of negligible ecological value associated with the installation works. As such, the proposal falls within the category of de minimis development and is exempt from the statutory Biodiversity Net Gain requirements.

The exemption is considered applicable under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021) and the Biodiversity Gain Requirements (Exemptions) Regulations 2024, which exempt developments impacting less than 25m² of on-site habitat (or less than 5 metres of linear habitat) from the mandatory Biodiversity Net Gain provisions.

Furthermore:

- The proposal is contained wholly within the existing developed site.
- The installation replaces an existing heating system and does not facilitate expansion into undeveloped land.
- There will be no removal of trees, hedgerows or other ecological features.
- Existing site access arrangements remain unchanged.
- The surrounding habitats outside the operational yard will remain unaffected by the proposal.

Accordingly, it is considered that the proposed development is exempt from the mandatory Biodiversity Net Gain requirements, and the submission of a Biodiversity Gain Plan or Biodiversity Metric is therefore not required.
It is respectfully requested that the Local Planning Authority accepts this statement as confirmation that the proposal benefits from the statutory exemption.

Directors: Lee J Ward MCIAT IMaPS
Zoe L Massey BA(Hons) DiPArch

Hayward Architects Limited
19 Station Road, Hinckley,
Leicestershire, LE10 1AW

T: 01455 635665 E: mail@haywardarchitects.co.uk

www.hayward-architects.co.uk

Registered office: Edward House, Grange Business Park, Whetstone, Leicester, LE8 6EP. Company registration No 3396 69937.