

3 Green Lane, Spalding, Lincolnshire, PE11 2YB

BNG exemption Statement

1.1. The proposed development is for the addition of 1 bedroom to an existing 6-bedroom, 6-person House in Multiple occupation. There are no external works associated with this change of use and it does not impact any onsite priority habitat.

1.2. Additionally, the site is under 0.2 HA and is made after the 6th August 2026 so is exempt under exemption 7A - Development no larger than 0.2 hectares of *The Biodiversity Gain Requirements (Exemptions) Regulations 2024*.

Development no larger than 0.2 hectares

7A.—(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development is carried out on a site which has an area no larger than 0.2 hectares.

(4) The exemption in paragraph (1) does not apply in relation to planning permission where the application for planning permission was made before 6th August 2026.

(5) The exemption in paragraph (1) does not apply in relation to a section 73 planning permission where—

(a) the application for the original planning permission to which the section 73 planning permission relates was made before 6th August 2026; or

(b) the original planning permission to which the section 73 planning permission relates was granted before 6th August 2026.

(6) In this regulation—

(a) “original planning permission to which the section 73 planning permission relates” has the same meaning as in regulation 3;

(b) “priority habitat” has the same meaning as in regulation 4(2);

(c) “section 73 planning permission” has the same meaning as in regulation 3;

(d) a habitat is impacted where the habitat is lost or degraded such that there is a decrease in the biodiversity value(3) of that habitat.]