

Biodiversity Net Gain Exemption Statement

Planning Application: Change of Use at 15 Sheep Market, Spalding

Applicant: JRC Residential Ltd.

Site Address: 15 Sheep Market, Spalding

1. Introduction

This statement has been prepared in support of the planning application for the proposed change of use at 15 Sheep Market, Spalding, on behalf of JRC Residential Ltd.

The purpose of this statement is to establish that the proposed development is exempt from the statutory Biodiversity Net Gain (BNG) requirements.

2. Biodiversity Net Gain Requirements

The Environment Act 2021 introduced mandatory Biodiversity Net Gain requirements for relevant planning permissions in England. Subject to the applicable legislation and exemptions, development is generally required to achieve a minimum 10% biodiversity net gain.

However, certain developments are exempt from the mandatory BNG provisions where they fall within the relevant statutory exemptions.

3. De Minimis Exemption

The proposed development comprises a change of use at 15 Sheep Market, Spalding.

The application site has a total area of less than 0.2 hectares. The development therefore falls within the relevant de minimis exemption, as the proposal does not exceed the applicable area threshold.

The development is accordingly considered to be exempt from the mandatory Biodiversity Net Gain requirements.

4. Conclusion

On the basis that the application site has an area of less than 0.2 hectares, the proposed change of use at 15 Sheep Market, Spalding qualifies for the applicable de minimis exemption from mandatory Biodiversity Net Gain.

Accordingly, a Biodiversity Gain Plan and the associated BNG assessment requirements are not considered necessary in support of this application.

Applicant: JRC Residential Ltd.

Site: 15 Sheep Market, Spalding

Proposal: Change of Use

BNG Status: Exempt – De Minimis Exemption (Site Area Less Than 0.2 Hectares)