

DOCUMENT REF: DOC-03

Biodiversity Net Gain (BNG) Statement

Regarding: Full Planning Permission for the installation of a freestanding outdoor server unit (ref: H16-0923-25). **At:** The Sessions House, Sheep Market, Spalding, Lincolnshire, PE11 1BB. **Applicant:** Castle Events Limited.

Date: 30 September 2025

1.0 Introduction & Purpose

1.1 This Biodiversity Net Gain (BNG) Statement has been prepared to support the planning application for the erection of a freestanding server unit at The Sessions House, Spalding.

1.2 It has been produced to provide the specific information requested in the council's invalidation letter dated 30th September 2025, and demonstrates that the development will achieve a statutory biodiversity net gain of at least 10%.

2.0 BNG Exemption Status

2.1 It is confirmed that this development **is not exempt** from the statutory biodiversity net gain requirement.

3.0 Baseline Habitat Information (Pre-Development)

3.1 The baseline for this proposal is the state of the site prior to the recent installation of the planters/hedging. The development's area of influence within the courtyard consisted entirely of hardstanding and gravel, used for the storage of refuse bins.

3.2 Under the official Statutory Biodiversity Metric, this habitat is classified as "Urban - Developed land; sealed surface". This habitat has a pre-development biodiversity value of **0.00 Habitat Units**.

4.0 Proposed Habitat Enhancement (Post-Development)

4.1 To enhance the character and amenity of the courtyard, the proposal includes the creation of a **10m² native hedgerow**. This will be sited along the outer perimeter of the courtyard, adjacent to the old police station.

4.2 This feature will serve to soften the boundaries of the space, provide an attractive green backdrop for visitors, and create a valuable new habitat, which is a positive enhancement to the setting of the Grade II listed building.

5.0 Biodiversity Net Gain Summary

5.1 The creation of 10m² of new native hedgerow habitat on a site with a baseline value of 0.00 results in a significant and measurable biodiversity net gain.

5.2 As the baseline is zero, any habitat creation represents an infinite percentage gain, therefore comfortably exceeding the statutory 10% minimum requirement.

6.0 Supporting Documentation

6.1 This statement is supported by the following documents, submitted alongside this application:

- **The BNG Metric Calculation Tool:** The completed official Statutory Small Sites Metric Calculation Tool has been submitted as a separate Excel file (.xlsm format).
- **The BNG Habitat Plan:** The required habitat plan, showing the location of existing and proposed habitats, is incorporated directly into the **Proposed Block Plan (drawing ref: SH-DRAW-003)** for clarity.

7.0 Management & Monitoring

7.1 The new native hedgerow habitat will be retained and maintained for a minimum period of **30 years** following the completion of the development, in accordance with the Environment Act 2021.

8.0 Conclusion

8.1 This statement and the supporting documents confirm that the development will deliver a significant biodiversity net gain, in full compliance with national legislation and local planning policy.