

# Biodiversity Net Gain (BNG) Exemption Statement

**Site Address:** Flat A 20 Winsover Road Spalding

**Local Planning Authority:** South Holland District Council

**Planning Application Reference:** H16-1026-25

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## Statement of Exemption

This statement is submitted in support of the above planning application to confirm that the proposed development is **exempt from the mandatory Biodiversity Net Gain (BNG) requirement** under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021).

The applicant considers the proposal to be exempt on the following basis:

### Type of Exemption:

- Development impacting **less than 25 square metres of on-site habitat** (or less than 5 metres for linear habitats);
- **Small scale development** qualifying for a statutory exemption;
- Development that does **not affect any on-site habitat** as defined by the BNG regulations;

## Site and Proposal Description

The proposed works comprise Conversion of an existing three-bedroom, two-storey flat into two self-contained one-bedroom flats. The site is currently empty, and no loss of natural, semi-natural, or priority habitats will arise as a result of the development.

No hedgerows, trees, watercourses, or ecologically valuable features will be removed, altered, or adversely affected.

## Conclusion

Based on the nature, scale, and location of the development, and having regard to the relevant legislation and guidance, the proposal meets the criteria for a **BNG exemption**. As such, a Biodiversity Gain Plan and biodiversity metric calculation are not required.

This statement is provided as a standalone document in support of the planning application, as requested.

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