



LLOYDS BANK SPALDING

PROPOSED HANDRAIL TO MAIN ENTRANCE

BNG ASSESSMENT

1. What BNG Is

Biodiversity Net Gain (BNG) is a requirement under the Environment Act 2021, made mandatory for most developments in England from February 2024.

It means developers must deliver at least 10% biodiversity improvement compared to the pre-development baseline — typically through habitat creation or enhancement.

However, this only applies where the development type triggers BNG obligations under the Town and Country Planning Act 1990 (TCPA).

2. When BNG Applies

BNG applies to most major and minor developments requiring planning permission — for example:

- New buildings or extensions
- Significant changes to land use
- Works affecting existing habitats (grassland, trees, hedgerows, etc.)

Local Planning Authorities (LPAs) must require a biodiversity metric calculation and a BNG plan for those.

3. Why BNG Does *Not* Apply

For your Lloyds Bank, Spalding handrail proposal:

- It's a minor external alteration to an existing built-up area (urban, hardstanding, or paved forecourt).
- The work does not involve ground disturbance, vegetation clearance, or loss of any natural habitat.

- The development is likely “de minimis” (too small to have measurable biodiversity impact).
- BNG regulations explicitly exclude works that:
 - Are entirely within the footprint of existing buildings or hardstanding, or
 - Do not change the site’s habitat baseline (e.g. minor access improvements, signage, or fittings).

Therefore, no measurable change in biodiversity units = no BNG requirement.

The proposed works comprise minor external alterations within the existing hardstanding area and will not result in the loss or degradation of any habitat. As such, the proposal does not trigger Biodiversity Net Gain requirements under Schedule 14 of the Environment Act 2021.”

5. Summary

Reason	Explanation
Nature of works	Minor physical alteration (handrail)
Location	Existing built-up / hardstanding area
No habitat loss	No vegetation or soil disturbance
Outcome	BNG not applicable under the Environment Act 2021