



MIKE SIBTHORP PLANNING
LOGAN HOUSE, LIME GROVE, GRANTHAM, NG31 9JD
TEL: 01476 569065 MOB: 07983 470950
E-MAIL: MIKES@MSPLAN.CO.UK

PLANNING PORTAL REF: PP-14102032

SHDC REF: H17-0577-25

CHANGE OF USE FROM C3 DWELLING TO C2 RESIDENTIAL CARE HOME
(SUPPORTED LIVING) BRIDGE HOUSE PARK LANE SURFLEET SPALDING
KISIMUL GROUP LIMITED

BNG EXEMPTION STATEMENT

A BNG exemption is claimed in this case for the following reason;

The development does not impact a priority habitat and impacts less than:

- *25 square metres (5m by 5m) of on-site habitat*

It therefore qualifies for exemption on the basis that the de minimis threshold is not exceeded.

The submitted block plan, a copy of which is appended identifies the layout of the site. This identifies areas that are hard-surfaced as well as areas that comprises lawn.

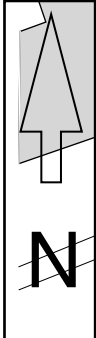
No changes are proposed to the existing site layout, other than a small extension to the existing parking area to provide additional car parking beyond that available within the existing parking area. This extension to the parking area is onto land that is presently lawn.

The plan identifies that the additional area comprises a part of two parking spaces. (Two 5m x 2.5m parking spaces have an area of 25 sq.m). The area is thus demonstrably less than 25 sq.m and is calculated to be 22 sq.m.

Therefore, the amount of grass lost as a result of the proposals is 3 sq.m below the de minimis threshold. On this basis the proposals are exempt from BNG requirements.

Mike Sibthorp
Mike Sibthorp Planning

June 2025



STOCKHOUSE LANE

Mermaid Inn

2

River Glen

Bridge House

Area of grass lawn lost: 22 sq.m

The Lodge

PARK LANE

B1536 SURFLEET ROAD

1

3-11

Amstel

9

2

Kisimul Group Limited
Bridge House, Park Lane, Surfleet
Proposed block plan
Scale: 1:500 @ A3
Drawing No: MSP.2125 002


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