

BIODIVERSITY NET GAIN

EXEMPTION STATEMENT

Proposed Erection of One Dwelling

**Land Adjacent to 144 Reservoir Road
Surfleet, Spalding, PE11 4DH**

Prepared by

M.A.P. Design Services

Application

New Planning Application – 2026

Site Area

1,144 m² (0.1144 hectares)

BNG Exemption

Development No Larger Than 0.2 Hectares

Date

October 2026

1. INTRODUCTION

This Biodiversity Net Gain Exemption Statement has been prepared in support of an application for planning permission for the erection of **one dwelling** on land adjacent to 144 Reservoir Road, Surfleet, Spalding, PE11 4DH.

The application is a **new planning application** and is not an application under Section 73 of the Town and Country Planning Act 1990.

The application site extends to approximately **1,144 square metres (0.1144 hectares)** and currently comprises vacant, undeveloped land consisting predominantly of ordinary/rough grassland, with some overgrown vegetation, shrubs and minor fruit trees.

The applicant considers that the proposed development qualifies for the statutory exemption from the Biodiversity Net Gain planning condition applicable to development on sites **no larger than 0.2 hectares**.

2. BIODIVERSITY NET GAIN LEGISLATIVE

POSITION

The Biodiversity Gain Requirements (Exemptions) Regulations 2024 were amended in 2026 to introduce a specific exemption for development on sites of no more than 0.2 hectares.

The new exemption came into force on **6 August 2026**.

Regulation 7A provides that the biodiversity gain planning condition does not apply where the development meets two conditions:

- 1.the development **does not impact an on-site priority habitat**; and
- 2.the development is carried out on a site with an area **no larger than 0.2 hectares**.

The exemption applies where the planning application was made on or after **6 August 2026**.

Government planning guidance confirms that, from 6 August 2026, development on a site of **0.2 hectares or below** is exempt from mandatory BNG where it does not impact on-site priority habitat.

3. SITE AREA

The application site has an area of approximately:

1,144 m²

This equates to:

0.1144 hectares

The calculation is:

1,144 ÷ 10,000 = 0.1144 hectares

The statutory exemption threshold is:

0.2 hectares = 2,000 m²

The application site is therefore:

856 m² below the 0.2 hectare threshold.

The site represents approximately **57.2% of the maximum site area permitted under the exemption.**

The red-line application boundary shown on the submitted location plan identifies the land to which the planning application relates. Government guidance confirms that the red-line location plan can be used as the starting point for assessing the size of development for the 0.2 hectare exemption.

4. EXISTING SITE

The application site is currently **vacant and undeveloped**.

The land comprises predominantly **ordinary/rough grassland**, together with areas of overgrown vegetation, shrubs and a small number of minor fruit trees.

There are no existing buildings on the application site.

The site is located to the north of Reservoir Road, with existing residential development to the south and open agricultural land to the north and west.

The proposed development will comprise the erection of one dwelling together with associated access, parking, driveway and landscaping.

5. PROPOSED DEVELOPMENT

The application proposes the erection of **one dwelling**.

The submitted Design and Access information confirms that access to the property will be provided directly from Reservoir Road.

The proposal includes:

- one new dwelling;
- a driveway and vehicular access;
- provision for a minimum of two parking spaces;
- associated hardstanding;
- landscaping; and
- appropriate drainage and flood-resilience measures.

The proposal is contained within an application site measuring approximately **0.1144 hectares**.

6. PRIORITY HABITAT

A condition of the 0.2 hectare exemption is that the development must not impact **on-site priority habitat**.

The existing site has been described and assessed for the purposes of this application as **ordinary/rough grassland**, with some overgrown vegetation, shrubs and minor fruit trees.

The site is not identified by the applicant as species-rich meadow, lowland meadow or another identified priority habitat.

On the information available to the applicant, **no on-site priority habitat has been identified within the application boundary**.

The proposed development is therefore considered not to impact on-site priority habitat for the purposes of Regulation 7A.

For clarity, Regulation 7A defines a habitat as being impacted where it is **lost or degraded such that there is a decrease in the biodiversity value of that habitat**.

7. PREVIOUS PLANNING PERMISSION

The land has previously been the subject of planning permission:

Reference: H17-1169-21

Decision date: 28 April 2022

The current proposal is being submitted as a **new planning application** rather than a Section 73 application to vary the previous permission.

This distinction is relevant because the 2026 legislation contains specific transitional provisions concerning Section 73 applications associated with earlier permissions. The 0.2 hectare exemption does not apply to certain Section 73 permissions where the original application was made or permission granted before 6 August 2026.

The present application is not being submitted as a Section 73 application.

8. ASSESSMENT AGAINST REGULATION 7A

Requirement	Assessment
New planning application	Yes
Application made on/after 6 August 2026	Yes
Site area	1,144 m²
Site area in hectares	0.1144 ha
Maximum permitted under exemption	0.2 ha / 2,000 m²
Site below threshold	Yes – by 856 m²
Development	One dwelling
On-site priority habitat identified	No
On-site priority habitat impacted	No
Section 73 application	No
Regulation 7A exemption	Applicable

9. CONCLUSION

The application site at **Land Adjacent to 144 Reservoir Road, Surfleet, Spalding, PE11 4DH** has an area of approximately **1,144 m² (0.1144 hectares)**.

The proposed development comprises the erection of **one dwelling** together with associated access, parking, hardstanding and landscaping.

The application is a **new planning application in 2026** and is not a Section 73 application.

The site area of **0.1144 hectares** is substantially below the statutory **0.2 hectare** threshold.

The existing land comprises ordinary/rough grassland with some overgrown vegetation, shrubs and minor fruit trees. **No on-site priority habitat has been identified**, and the proposed development is therefore considered not to impact on-site priority habitat.

The proposal consequently satisfies both conditions of **Regulation 7A of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as amended in 2026**:

- 1.the development does not impact on-site priority habitat; and
- 2.the development is carried out on a site no larger than 0.2 hectares.

Accordingly, the applicant considers that the proposed development benefits from the **development no larger than 0.2 hectares exemption**.

The statutory Biodiversity Gain planning condition therefore **does not apply** to the proposed development.

A Biodiversity Gain Plan and statutory 10% Biodiversity Net Gain calculation are consequently not required in respect of this application.

Government guidance confirms that developments meeting the 0.2 hectare exemption are not subject to mandatory BNG from 6 August 2026.

APPLICATION DETAILS

Site:

Land Adjacent to 144 Reservoir Road
Surfleet
Spalding
PE11 4DH

Proposal:

Erection of one dwelling

Applicant/Agent:

M.A.P. Design Services

Application Type:

New Planning Application

Site Area:

1,144 m² / 0.1144 hectares

Existing Site:

Vacant/undeveloped ordinary rough grassland

Previous Permission:

H17-1169-21 – approved 28 April 2022

BNG Position:

Exempt under Regulation 7A – Development No Larger Than 0.2 Hectares

Document Date:

October 2026