Our Ref: 23002537
Your Ref:

18th April 2024

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South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Karen,

Client Name Cadent Gas Limited
Title H18–0298–24 Installation of a new regulator building within existing operational site at Bridge Road, Sutton Bridge, Spalding.

Proposed Development

Cadent Gas Limited (CG) are proposing to install a new regulator building within their existing operational site at Bridge Road, Sutton Bridge, Long Sutton, South Holland, Lincolnshire, PE12 9EG (NGR: TF 45556 22188). The proposed development is required as part of the Metering Systems Upgrade project where CG is required to install new regulators which in turn require a new kiosk to house them with a temporary laydown. The new building will allow sensitive gas infrastructure to be secured safely and ensure that the apparatus meets the recently updated CG health and safety guidelines as well as meeting industry standards.

Biodiversity Net Gain

From Monday 12th February 2024, as per the Environment Act 2021, major developments (where sites exceed 1ha in size) and waste developments will have to demonstrate a minimum 10% Biodiversity Net Gain (BNG). Furthermore, from the 2nd April 2024, the small sites exemption no longer applies and any development exceeding 25m² will require a net gain of 10%.

Dalcour Maclaren (DM) submitted the planning application for the proposed development to South Hollond District Council (via the Planning Portal) on behalf of CG on Thursday the 28th March (this is evidenced through the declarations signed via the planning portal). Under the BNG heading of the application, DM stated that the proposed development would be exempt through the 'small sites exemption'.

However, the proposed development is exempted from Biodiversity Net Gain by the de minimis exemption as:

- The development does not impact on any onsite priority habitat;
- The habitat on site is classified as 'artificial unvegetated, unsealed surface' which has a biodiversity value of zero under the statutory biodiversity metric with a trading value of 'no compensation required; and
- There are no other onsite habitats.

Therefore, we respectfully ask that the planning application for Sutton Bridge is deemed valid based on the above exemption relating to BNG.

Yours sincerely
Lucy Drew-White (Dalcour Maclaren on behalf of Cadent Gas Limited)

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