

BNG Exemption Statement



Proposed Site Development

Mitch-Tech Group Limited

Applicant:

Mitch-Tech Group Limited

Lynn House, Mill Lane
Sutton St. James
Spalding
PE12 0EJ

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1.0 Introduction

This document contains information to support a Full Planning Application submitted to South Holland District Council on behalf of the applicant, Mitch-Tech Group Limited.

This application seeks permission by way of a Full Planning Application to develop the current site so that the applicant can move their current business from the Fleet Road Industrial Estate to the new location off Mill Lane.

This document is to be read in conjunction with all other information submitted as part of the Full Planning Application, including all relevant drawing information, the Design and Access Statement and the Flood Risk Assessment.

2.0 Location

Site Address: **Lynn House, Mill Lane, Sutton St. James, Spalding, Lincolnshire PE12 0EJ**

The application site occupies an area of 6895 sq. metres (1.70 acres) and is located less than 0.5 kilometre to the South of the small village of Sutton St. James in the South Holland District of southern Lincolnshire. The site is surrounded by predominantly agricultural farm land and sits approximately 6 miles South of Holbeach and 12 miles East of Spalding.

The site is served by Mill Lane, which connects with the B1165 Chapel Gate in the centre of Sutton St. James to the North. From here the road network links to the A1101 Wisbech Road providing access to Wisbech to the South and the main A17 carriageway providing access to King's Lynn to the East or Spalding to the North West.

Please refer to the **Google Maps** aerial imagery below, showing the location of the application site in context of the surrounding areas.



3.0 Biodiversity and Landscaping

The external surfaces across the entire site can be categorised as a mixture of seeded to grass areas used for recreation purposes and a number of informal hardstandings, made up of compacted stone that are used for vehicle parking and general set down areas for materials.

To the front and rear of the house there is a close cropped lawn with no formal planting and a single established tree located at the North West corner of the site.

Please refer to **Bing Maps** aerial imagery below, showing the location of the Proposed Gym Building in context of the existing hardstanding areas and landscaped surfaces at the rear of the main house.



Figure 1: Bing Maps Imagery © 2025 TomTom, © OpenStreetMap, © Excel Imaging

The proposed Gym Building represents an overall footprint of 150 square metres, of which 127 square metres will replace existing external hardstanding areas made up of compacted stone material and an isolated concrete slab. The remaining 23 square metres will remove a small strip of the existing grassed lawn at the rear of the property.

Please refer to Figure 2 overleaf, an extract from the Proposed Site Layout drawing (1752-P-103) showing the footprint of the Proposed Gym Building and the proportion of the existing grassed lawn area that will be impacted by the proposed development.

3.0 Biodiversity and Landscaping (continued)

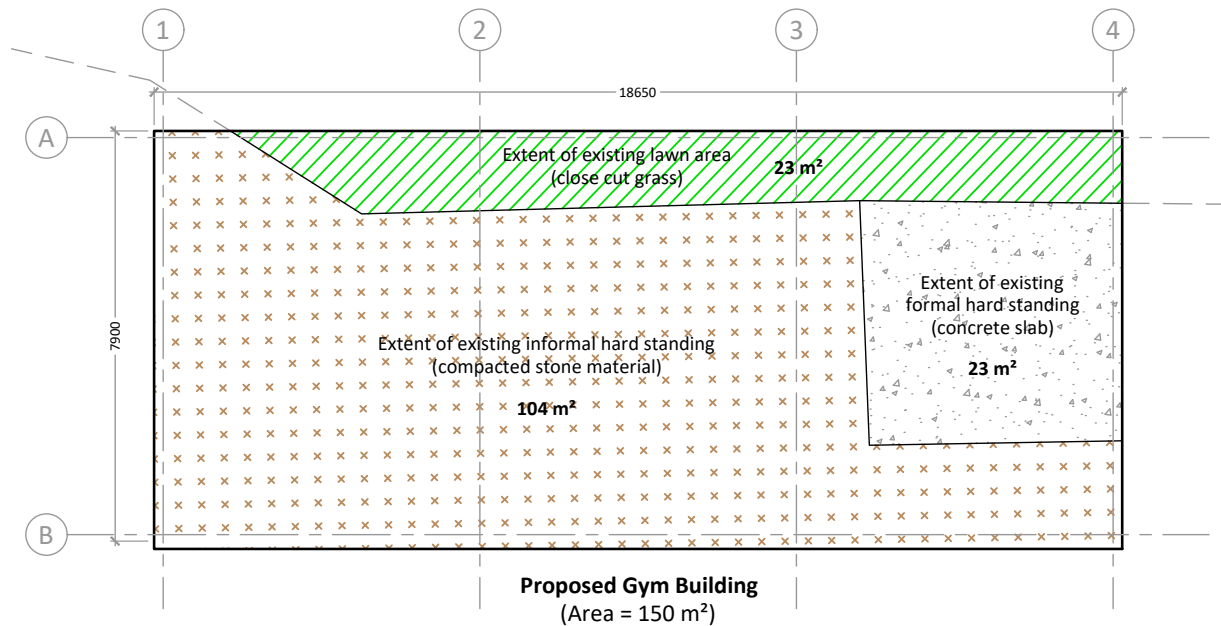


Figure 2: Footprint of the Proposed Gym Building in relation to the existing lawned areas.

It is our belief that the proposed development outlined within this application are exempt from the mandatory biodiversity net gain (BNG) requirements based on the following;

- The additional development footprint generated by the Gym Building totalling 150m² will encroach onto the existing grassed lawn area by 23m² while the remaining footprint will encroach on existing hardstanding areas made up of compacted stone and an isolated concrete slab.
- The proposed development will impact less than the 25 square metres threshold of on-site habitat and is therefore classed as a small-scale development and meets the specific “de minimise” criteria as set out in the *Town and Country Planning Act 1990 Schedule 7A Exemptions*.

4.0 Site Photos



Figure 3: Existing information hardstanding areas around the site



Figure 4: Close cut grassed lawn to the rear of Lynn House.

4.0 Site Photos (continued)



Figure 5: Weed growth present in the informal stoned up hardstanding adjacent to the main lawn



Figure 6: Redundant concrete hardstanding adjacent to the main lawn

