

Biodiversity Net Gain Exemption Statement

Planning Application: H22-0776-26 – Elderberry Lodge

Site: Elderberry Lodge, 172 Broadgate, Weston Hills, Spalding, PE12 6DQ

Applicant: Adam Goddard

Biodiversity Net Gain Exemption

This statement has been prepared in support of the above planning application to confirm that the proposed development is exempt from the mandatory Biodiversity Net Gain (BNG) requirements.

The total area contained within the red-line application site is approximately **0.15 hectares (1,500 m²)**.

From 6 August 2026, BNG does not apply to planning applications for developments where the site area within the red-line boundary is 0.2 hectares or below, provided the development does not negatively affect onsite priority habitat.

The proposed development comprises the creation and use of a hardstanding area for vehicle parking and associated access. The application site measures approximately **0.15 hectares** and is therefore below the 0.2-hectare threshold.

The proposal does not involve the loss or degradation of any identified onsite priority habitat.

Conclusion

On the basis that the application site measures approximately 0.15 hectares and that no onsite priority habitat is being negatively affected by the proposal, the development falls within the 0.2-hectare exemption from mandatory Biodiversity Net Gain.

Accordingly, the statutory Biodiversity Gain condition does not apply to this proposal and a Biodiversity Metric calculation and Biodiversity Gain Plan are not required.

Prepared in support of Planning Application H22-0776-26 – Elderberry Lodge.