VO OR
ARCHITECTURAL DESIGN

Biodiversity Net Gain Exemption Statement – A01

For

Proposed Detached Dwelling

Via

Outline Planning Application

At

Willowdale, Shepeau Stow, Spalding, PE12 0UA



Figure 1 – Aerial view showing the application site within its surrounding context. Application boundary shown indicatively in red. Imagery ©2026 Google; map data ©2026.

1.0 Introduction

This statement has been prepared in support of an Outline Planning Application for the demolition of an existing detached garage and detached storage building and the erection of one detached two-storey dwelling within the residential curtilage of Willowdale, Dowsdale Bank, Shepeau Stow, Spalding, PE12 0UA.

The purpose of this statement is to confirm the basis upon which the proposed development is considered exempt from the statutory Biodiversity Net Gain (BNG) requirements.

2.0 Biodiversity Net Gain Exemption

From 6 August 2026, Biodiversity Net Gain does not apply to planning applications for development where the site area within the red-line boundary is 0.2 hectares or below, provided that the development does not impact an onsite priority habitat. A habitat is considered to be impacted where it is lost or degraded resulting in a decrease in its biodiversity value.

The application site is defined by the red-line boundary shown on drawing **26.018 - E001.XX.XX - 1.0 - E01 – Site Location & Block Plan**.

The area contained within the application boundary has been calculated from the OS map information as approximately 825m² (0.825 hectares) and the application site is therefore below the BNG threshold applicable to the exemption.

3.0 Existing Site and Priority Habitat

The application site forms part of the established residential curtilage of Willowdale and comprises the existing dwelling, domestic garden areas, existing detached buildings, gravel and paved surfaces and established boundary vegetation.

The proposed development involves the demolition of the existing detached garage and detached storage building and the erection of one detached dwelling within the existing residential plot.

A visual inspection of the site was undertaken in connection with the preparation of the planning application. No obvious habitat features indicative of an onsite priority habitat were identified within the areas affected by the proposed development.

The site inspection was not undertaken as a specialist ecological or botanical survey. However, having regard to the established domestic use and character of the site, the existing buildings and hard-surfaced areas affected by the development, and the observations made during the site visit, there is no indication that the proposed development would result in the loss or degradation of an onsite priority habitat.

Existing trees and boundary vegetation shown on the indicative site layout are not based upon a detailed arboricultural or ecological survey, and their detailed consideration will form part of the subsequent Reserved Matters application where necessary.

4.0 Conclusion

On the basis of the above, the proposed development is considered to meet the relevant Biodiversity Net Gain exemption criteria and is therefore exempt from the statutory Biodiversity Net Gain requirements.

A Biodiversity Metric and Biodiversity Gain Plan are therefore not believed to be required.