H23-0904-26- Erection of log cabin for incidental domestic purposes and use for childminding, change of use of part of paddock to play area in association with childminding.

Biodiversity Net Gain (BNG) Exemption Statement

1. Introduction

This statement has been prepared in support of the planning application for the proposed development at 46 Broadgate ,Whaplode Drove, Lincs.

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

The development site has an area of **less than 0.2 hectares** and there are **no priority habitats within the application site**. The proposed development will therefore not impact upon any onsite priority habitat.

2. Biodiversity Net Gain Requirements

Biodiversity Net Gain is a statutory requirement under the Environment Act 2021 and associated regulations. However, certain categories of development are exempt from the mandatory BNG requirement.

The Government's current guidance confirms that, from **6 August 2026**, BNG 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 upon onsite priority habitat.

The exemption applies to the development proposed by this application.

3. Site Area

The total area contained within the red-line application boundary is approximately 980m2, which is below the statutory threshold of **0.2 hectares**.

For the purposes of assessing this exemption, the relevant site area is the area contained within the red-line boundary submitted with the planning application.

4. Priority Habitat

There are **no priority habitats within the application site**.

The proposal will have no impact on any other priority habitat.

The proposed development will consequently not result in the loss, degradation or other adverse impact upon any onsite or of site priority habitat.

The development is therefore consistent with the requirements of the exemption.

Conclusion

The application site is **less than 0.2 hectares** in area and contains **no onsite priority habitat**. The proposed development will therefore not impact upon onsite priority habitat.

In accordance with the current Government guidance on Biodiversity Net Gain exemptions, the proposed development qualifies for the **0.2 hectare area-based exemption** from the statutory Biodiversity Net Gain requirements.

It is therefore respectfully requested that the Local Planning Authority treats the proposed development as **exempt from the statutory Biodiversity Gain Condition** and that no Biodiversity Gain Plan or 10% Biodiversity Net Gain provision is required in connection with this application.

This statement should be read alongside the submitted application drawings and site location plan, which identify the extent of the application site and its red-line boundary.