



BNG EXEMPTION STATEMENT

Proposed Housing Development

at:

Land/barn adjacent to
1A Field Head
Shepley
Huddersfield
HD8 8DR

for:

Mr. S Sykes

job nr:

25060

date:

09 January 2026

1. Introduction

This statement has been prepared in support of the planning application for the demolition of an existing barn and the construction of two new sustainable family homes in Shepley, Huddersfield. The purpose of this document is to demonstrate that the development is **exempt from the mandatory Biodiversity Net Gain (BNG) requirements** under the **de minimis exemption**, in accordance with current legislation.

2. Legislative Context

Mandatory Biodiversity Net Gain is required under:

- **Schedule 7A of the Town and Country Planning Act 1990** (as inserted by the Environment Act 2021), and
- **The Biodiversity Gain Requirements (Exemptions) Regulations 2024.**

Under **Regulation 4 and Schedule 1** of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, development is exempt from BNG where it meets the **de minimis** criteria, namely where:

- The development **does not impact more than 25 square metres of non-priority habitat**, and
- Does not impact **more than 5 metres of linear habitat features**, and
- Does not impact any **priority habitat**.

3. Exemption Being Claimed

This development is exempt from mandatory BNG requirements under the:

De Minimis Exemption

(as defined in the Biodiversity Gain Requirements (Exemptions) Regulations 2024)

The proposal results in **less than 25m² of habitat loss** and **less than 5m of linear habitat loss**, with no impact to priority habitats.

4. Site Description

The red line application site extends to approximately **432m²** and is predominantly characterised by existing built form and hardstanding, with very limited ecological value. The site comprises:

- **163m²** – Existing barn footprint
- **Remaining area** – Hardstanding surfaces including **tarmac, concrete, stone flags and gravel**
- **Small area of planting** within the existing yard, which will largely be retained

The site is therefore dominated by **developed, sealed and heavily disturbed surfaces**, with only a **minor area of ornamental planting** present. There are no trees, hedgerows, watercourses, priority habitats, or semi-natural habitats within the site boundary.

5. Proposed Development

The proposal involves:

- The **demolition of the existing barn**, and
- The **construction of two new sustainable family homes**.

The scheme has been designed to significantly improve the environmental quality of the site and will introduce:

- **96m² of new turfed lawn** within the rear gardens, and
- **A new native hedgerow measuring approximately 15 linear metres.**

These measures will result in a **net enhancement in habitat provision** compared to the existing condition.

6. Impact Assessment

The only habitat loss associated with the development is:

- **A small section of planting within an existing dry-stone wall**, equating to:
 - **Approximately 4m² of habitat** or **Approximately 4.8 linear metres** of linear feature.

All other planting within the yard will be retained.

There will be:

- **No loss of priority habitat**
- **No impact to trees or hedgerows**
- **No impact to watercourses or semi-natural habitats**

The majority of the site currently comprises hardstanding and built form, which will be replaced with **permeable garden areas and planted boundaries**, representing a **clear ecological improvement**.

7. De Minimis Threshold Compliance

In accordance with the **Biodiversity Gain Requirements (Exemptions) Regulations 2024**, the development qualifies for the de minimis exemption because:

- **Total habitat loss = approximately 4m²** (well below the 25m² threshold)
- **Total linear habitat loss = approximately 4.8m** (below the 5m threshold)
- **Priority habitat loss = 0m²**
- **New habitat creation = 96m² of lawn + 15m new hedgerow**

The proposal therefore comfortably meets the criteria for the de minimis exemption.

8. Conclusion

The proposed development:

- Is located on a site dominated by existing buildings and hardstanding,
- Results in **minimal habitat loss well below statutory thresholds**,
- Introduces **substantial new garden habitat and hedgerow planting**, and
- Delivers an overall **net gain in biodiversity value**.

On this basis, the development clearly qualifies for the **de minimis exemption** under the **Biodiversity Gain Requirements (Exemptions) Regulations 2024** and is therefore **exempt from the requirement to deliver mandatory Biodiversity Net Gain**.

A Biodiversity Metric calculation and Biodiversity Gain Plan are **not required**.

9. Supporting Evidence

The following documents have been submitted alongside this statement to evidence compliance with the exemption:

- **Site plan as existing 25060D-01-P01:** This drawing is the existing site plan/topographical plan. The plan shows the existing hard landscaped surface finishes. The drawing also includes the location plan with the redline boundary indicated.
- **Site plan as proposed 25060D-02-P03:** This plan identifies the retained existing hedge to the rear and shows the new proposed rear hedge and garden area.

Below please see the following supporting evidence:

- **Existing site photographs** showing the dominance of hardstanding and built form.
- **Current Aerial image** which shows the existing hardstanding surfaces.

These documents visually demonstrate that the development meets the de minimis exemption criteria.

