



BNG De-Minimis Exemption Letter

version 01

Project:
DfE Havant Academy
Wakefords Way,
Havant
PO9 5JD

Client: Wates
Date: 10/10/2025
Project: Havant Academy



Proposal: Demolition of part of "Block F", comprising removal of the Hall, Changing Rooms, and associated offices and corridor. Making good of exposed masonry, with new structural peer and new external double door to retained corridor. Alterations to landscaping to provide new pedestrian footpath to new external door.

Case Reference: APP/25/00623

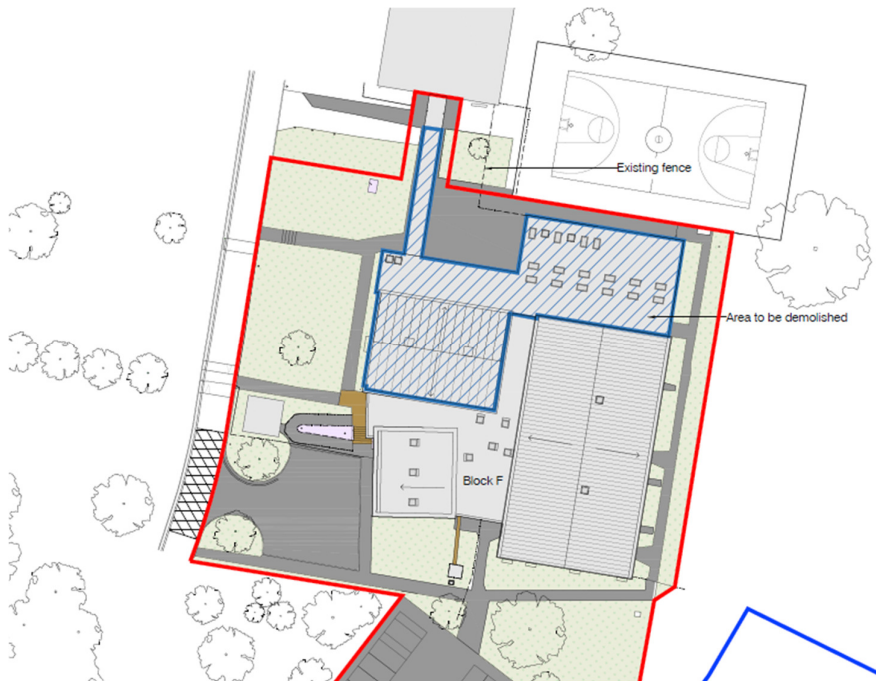
This Report is to demonstrate that the above application falls under the de-minimis exemption for BNG improvements.

The threshold for de-minimis exemption applies to:

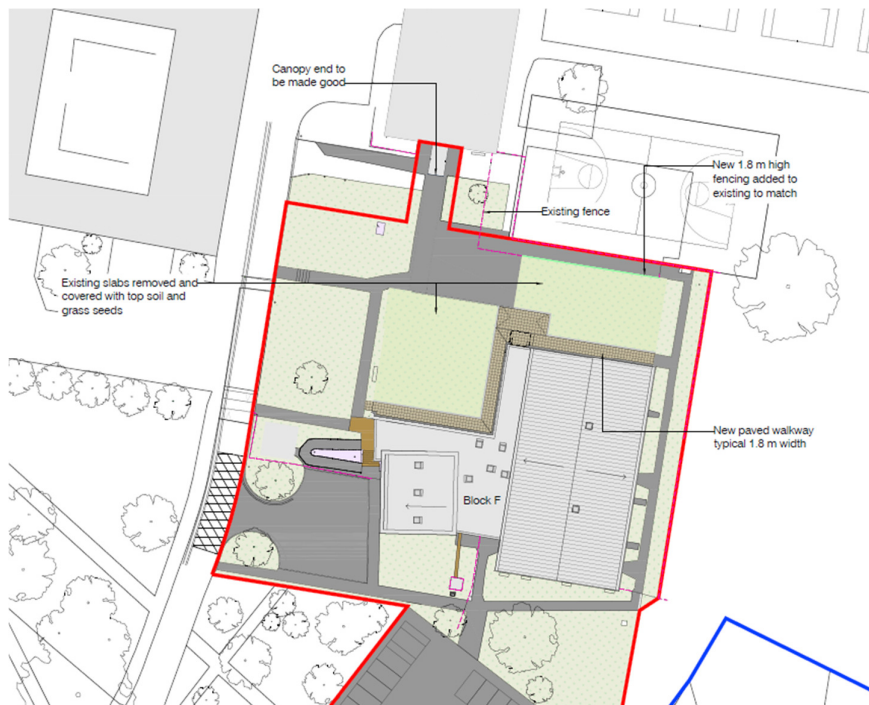
development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m x 5m) of non-priority onsite habitat (such as modified grassland) or 5m for non-priority onsite linear habitats (such as native hedgerows). This exemption is designed to ensure that BNG does not apply to either very small scale development or development which does not impact habitat, through loss or degradation within the red line boundary.

The proposed site area contains areas of mown grass, with several trees located within the boundary area. None of these areas will be impacted by the demolition activities or by the proposals. Demolition storage will be sited on the tarmacked areas. Therefore, the 25m² threshold triggering BNG requirements will not be reached.

The existing and proposed site plans are shown on the following pages, with accompanying site photos.



Existing Site Plan



Proposed Site Plan

LEEDS:

Calls Landing, 36-38 The Calls, Leeds, LS2 7EW
0113 887 4415

LONDON:

25 Horsell Road, London, N5 1XL
0208 092 6170

info@boxarchitects.co.uk
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Grass area to the west of the site



Grass area to the north west of the site



Grass area to the north of the site with tree

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Grass area to the East of the site



Grass area to the south of the site

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