External Alterations to the Flexible Use Industrial Building (permitted Under Application 22167/6) including Partial Reroofing, Recladding, Repainting, Changes to Fenestration. Removal of Existing Loading Bay Extension, Provision of New Loading Bay Doors, Erection of New Fence and Gates within Interior of Site, Rationalisation of Parking Layout & Replacement of Existing Open sided Entrance Canopy

At

36 New Lane, Havant, Hampshire, PO9 2JL

Biodiversity Net Gain Statement

Figure 1 *Application Site*

Applicant:
Shed 5 Limited

Matthew R. Pickup

Pickup Town Planning

26th March 2026

Draft Issue

1.0 Introduction

1.1 This Biodiversity Net Gain statement is submitted with a planning application which seeks a grant of permission for "*External Alterations to the Flexible Use Industrial Building (permitted Under Application 22167/6) including Partial Reroofing, Recladding, Repainting, Changes to Fenestration. Removal of Existing Loading Bay Extension, Provision of New Loading Bay Doors, Erection of New Fence and Gates within Interior of Site, Rationalisation of Parking Layout & Replacement of Existing Open sided Entrance Canopy.*"

1.2 The proposed development would result in predominantly changes to the external appearance of the building which would result in only minor changes to on-site non-priority habitats. In effect the proposed development would result in the loss of 21.3sq.m of on-site habitat. As such, it is considered that the proposed development falls below the 'de minimis' threshold and so would be exempt from having to provide a Biodiversity Net Gain of 10%+.

2.0 Application Site Description

The application site comprises a large industrial unit located on the corner formed by the east side of New Lane and the southern side of Stanbridge Road in Havant. The building, which sits in a flat plot of some 1 hectare (2.44 acres), has a floor area of approximately 5800sq.m. set over a ground floor and a and mezzanine floor. The footprint of the building extends to the north and west from the sites south-east corner. The building is surrounded by an 'L' shaped, almost entirely hard surfaced, vehicle parking and manoeuvring area which itself is secured by a 2.2m high galvanised steel fence. The building which was constructed following the grant of planning permission in August 1986 (LPA Ref: 22167/6) as *"…a flexible use industrial unit with ancillary facilities…"* has been used over the years for a range of industrial, manufacturing and storage and distribution uses together with ancillary office accommodation.

Figure 2 Location of Application Site & Surrounding Area

3.0 Biodiversity Net Gain – The Legislative Background

3.1 The Governments online Planning Practice Guidance (PPG) explains "Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

3.2 In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

3.3 Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

3.4 The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development. There are exemptions and transitional arrangements which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats.

3.5 The statutory framework for biodiversity net gain also includes provisions about information requirements for planning applications and the treatment of the condition on decision notices on the grant of planning permission."

3.6 The PPG explains[1] "What development does the de minimis exemption apply to? And how should it be assessed?" This section of the PPG states:

"The de minimis exemption only applies to development if the following two conditions are met:

- *the development must not impact on any onsite priority habitat; and*
- *if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow)*

Onsite habitat is impacted by the development if it is lost or degraded such that there is a decrease in the biodiversity value of that habitat (as determined by the statutory biodiversity metric). A decrease in biodiversity value occurs where there is a change in habitat type, extent, or condition which results in a negative unit score. A priority habitat is a habitat listed by the Secretary of State for Environment, Food and Rural Affairs under section 41 of the Natural Environment and Rural Communities Act 2006.

The exemption is designed to cover planning permissions for:

- *Development which only impacts on onsite habitat with a biodiversity value of zero so no gain would be required if there was no exemption;*
- *Developments where there is only a de minimis impact on other onsite habitat to ensure biodiversity net gain is applied proportionally;*
- *Minor development in established areas of habitat where the development would have less than 25 square metres (or less than 5 metres for linear habitat) impact on this habitat (unless priority habitat); and*
- *Change of uses to development where there is no or only a de minimis impact on onsite habitat."*

[1] **Paragraph: 005 Reference ID: 74-005-20240214**

Development below a de minimis threshold

3.7 This 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. In practice, this will be demonstrated by a decrease in the biodiversity value, which is determined by the biodiversity metric.

3.8 If a development impacts less than 25 square meters of non-priority habitat but 5m or more of non-priority linear habitat is negatively impacted, or vice-versa, then the exemption will not apply and all habitats will be subject to BNG.

3.9 If any priority habitat within the red line boundary of the development is impacted, the exemption will not apply and all habitats will be subject to BNG.

3.10 Existing sealed surfaces such as tarmac or buildings are assigned a zero score in the statutory biodiversity metric, meaning that these surfaces are effectively exempted from the 10% net gain requirement.

3.11 This exemption ensures that BNG is applied proportionately and that a development does not incur unnecessary extra cost to, for example, comply with accessibility requirements as in the example above. It also encourages developers to design in ways to avoid impacting the habitat on site in the first place, following the biodiversity gain hierarchy.

3.12 The PPG advises that "when providing reasons for the de minimis exemption, an applicant should provide sufficient evidence to support their justification. In cases where the development would be smaller than 25 square metres, the description of development, existing and proposed site plans, and the development's area size (in square metres) may be sufficient evidence."

4.0 Conclusions

4.1 The proposals to carry out mainly external changes to the building together with additional minor works, involving a rationalisation of vehicle parking and manoeuvring facilities is considered to fall within the de-minimis threshold.

4.2 This 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.

4.3 Given that the proposed development would only result in the loss of 21.3sq.m. of 'non-priority on-site habitat' it is considered that the proposed development falls below the 'de minimis' threshold.