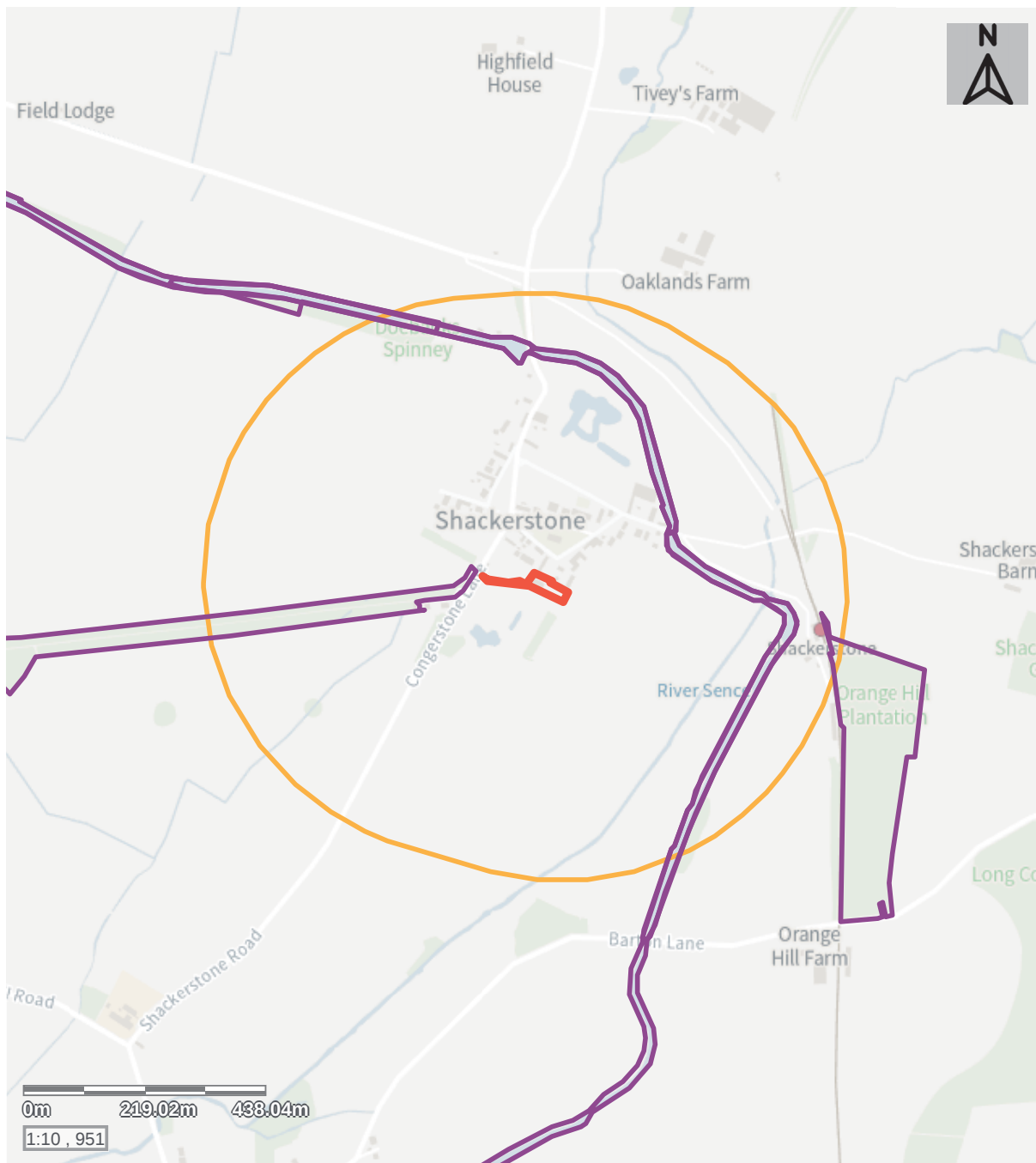


Priority Habitats report for The Old House Congerstone Lane Shakerstone CV13 6NJ

This report shows the presence of priority habitats, as under Section 41 of the Natural Environment and Rural Communities Act (2006). All data comes from Natural England.



The orange boundary in the above map shows the area around the site boundary which comes under the LPA zone of influence. The purple shapes display priority habitat sites around the site boundary.

Habitat Name	Natural England Unique Id	On Site?
Priority Habitat Inventory - Deciduous Woodland (England)	3e488b55-90d1-4854-ad8c-716c48ef3d68	Within 500m
Priority Habitat Inventory - Deciduous Woodland (England)	e617d08f-5c2c-4056-a0a9-554ffee1555c	Within 500m
Priority Habitat Inventory - Deciduous Woodland (England)	4cf72d12-3191-47d9-a327-ddb3dbbe7258	Within 500m
Sites of Special Scientific Interest Units (England)	a65d7f02-2a63-4bc4-b35e-787cb4ba8683	Within 500m
Sites of Special Scientific Interest Units (England)	ebde28c0-8c98-40db-8641-d4419bfbd362	Within 500m
Sites of Special Scientific Interest Units (England)	23f6fd93-9e27-4769-9a5f-f5d1c6b18183	Within 500m
Sites of Special Scientific Interest (England)	df7713da-9a16-43d9-a01f-b50fc2a30528	Within 500m

Application of the 0.2 hectare exemption

This section explains how the statutory exemption for sites of 0.2 hectares or below applies to the development at The Old House, Congerstone Lane, Shackerstone, CV13 6NJ.

Legal framework

The biodiversity gain condition is imposed by Schedule 7A to the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Exemptions from the condition are set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as amended by the Biodiversity Gain (Town and Country Planning) (Amendments and Transitional Provisions) (England) Regulations 2026 (SI 2026/790), which came into force on 6 August 2026.

SI 2026/790 introduces an exemption for development where the area of the site — that is, the land within the red line boundary of the planning application — is 0.2 hectares (2,000 square metres) or below, provided the development does not negatively impact an onsite priority habitat. Where both conditions are met, the development is not subject to the mandatory 10% biodiversity net gain requirement and no Biodiversity Gain Plan is required.

Conditions of the exemption

Condition	Requirement	Position for this site
1. Site area	The area within the red line boundary of the application must be 0.2 hectares (2,000 m ²) or below.	The red line boundary shown on page 2 encloses an area clearly below the 0.2 hectare threshold.
2. Onsite priority habitat	The development must not negatively impact a priority habitat located within the red line boundary.	No priority habitat is recorded within the red line boundary. See the following page for the full assessment.
3. Application date	The exemption applies to planning applications made on or after 6 August 2026. It is not retrospective.	This application is made after 6 August 2026 and the exemption is therefore available.

The exemption operates by reference to the site itself. Priority habitats near the site but outside the red line boundary do not disqualify a development from the exemption.

Priority habitat: the onsite test

The second condition of the exemption requires that the development does not negatively impact a priority habitat within the site. Priority habitats are those listed under Section 41 of the Natural Environment and Rural Communities Act 2006 and recorded in Natural England's Priority Habitat Inventory.

Method

The red line boundary of the site was intersected against Natural England's Priority Habitat Inventory (England) and the Sites of Special Scientific Interest datasets. Every feature returned by that search within the 500 metre zone of influence is listed in the table on page 3. The test for the exemption is whether any of those features intersects the red line boundary itself.

Results

Dataset	Features intersecting the red line boundary	Features within 500m (outside the boundary)
Priority Habitat Inventory – Deciduous Woodland (England)	0	3
Sites of Special Scientific Interest Units (England)	0	3
Sites of Special Scientific Interest (England)	0	1

No priority habitat polygon, and no SSSI or SSSI unit, intersects the red line boundary. All seven features identified in this report lie outside the site, within the 500 metre zone shown in orange on the map on page 2, and are areas of deciduous woodland and designated land clearly separated from the red line boundary.

No reasonable grounds for onsite priority habitat

The Priority Habitat Inventory is the authoritative national dataset for the presence of priority habitats. It records no priority habitat within the red line boundary, and nothing in the surrounding mapping suggests an unmapped priority habitat is present. There are therefore no reasonable grounds to consider that the development would negatively impact an onsite priority habitat, and the second condition of the exemption is satisfied.

The applicant confirms that no habitat is present on site that could constitute an unmapped priority habitat — including species-rich hedgerows, traditional orchards, or ponds meeting the priority habitat definition — and that the works will not affect any such habitat.

Conclusion and evidence statement

On the basis of the data set out in this report, the development at The Old House, Congerstone Lane, Shackerstone, CV13 6NJ qualifies for the 0.2 hectare exemption from the biodiversity gain condition.

Summary of findings

Test	Finding
Site area 0.2 ha or below	Met. The red line boundary encloses an area clearly below the 2,000 m ² threshold.
No negative impact on onsite priority habitat	Met. No priority habitat, SSSI or SSSI unit intersects the red line boundary. All identified features lie outside the site, within the 500m zone of influence.
Application made on or after 6 August 2026	Met. The exemption under SI 2026/790 applies to this application.

Accordingly, the mandatory biodiversity net gain requirement does not apply to this development and no Biodiversity Gain Plan is required to be submitted or approved. This report may be submitted with the planning application as evidence of the basis on which the exemption is claimed.

Continuing obligations

The exemption removes only the mandatory 10% biodiversity net gain requirement. It does not affect the National Planning Policy Framework, protected species legislation, hedgerow or tree protection, or local plan biodiversity policies. The local planning authority may verify the basis of the exemption against the red line boundary and the datasets below.

Data sources

Dataset	Publisher	Purpose
Priority Habitat Inventory (England)	Natural England	Presence of Section 41 priority habitats
SSSI and SSSI Units (England)	Natural England	Statutory designated sites around the site
OS base mapping and red line boundary	OS / applicant	Site location and red line area measurement