

Technical Note



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Project: Fenn Lanes, Fenny Drayton, CV13 6BP

Our Reference: 250801.BNGExempt.V2

To: Shaan Chaudry

Date: 14 October 2025

Subject: Biodiversity Net Gain Exemption Statement V2

Prepared by: Dom Riley ACIEEM

Comments: V2 updated in light of revised red line boundary and proposals

Croft Ecology was commissioned by Shaan Chaudry to provide the necessary supporting information on Biodiversity Net Gain for a forthcoming planning permission in relation to the creation of a storage container site. The land edged red in Figure 1 is hereafter referred to as 'the Site'.



Figure 1. Site Location Plan (as demarcated by red line boundary)

The Site was surveyed by Dom Riley on 20 August 2025, and the weather conditions at the time of the survey were overcast 30% cloud cover with no rain, a light breeze and a temperature of 18°C. A UK Hab Baseline Habitats Map of the Site can be found at Appendix A.

The habitats present within the red line boundary of the Site mostly consisted of artificial unvegetated, unsealed surface. The Site was previously being used by a waste management company to store green waste which is visible by way of stored cut trees/shrubs etc on previous Google Earth images of the Site. The history of the Site also includes an approval for 11 dwellings. The Site was cleared in accordance with this permission in December 2021/January 2022 (i.e. prior to the 25 August 2023 BNG cut-off for implementing planning permissions and changing the baseline) and hardcore was laid as the surface; this permission was implemented but not completed.

The area comprised loose stone and gravel with some sparse areas of colonising flora. Colonising species included rare teasel *Dipsacus fullonum*, great willowherb *Epilobium hirsutum*, silverweed *Potentilla anserina*, prickly sow-thistle *Sonchus asper*, bristly oxtongue *Helminthotheca echioides*, and young field maple saplings *Acer campestre* with a DBH of <7cm.

The access road leading to Fenn Lanes also consists mostly of unsealed surface, with compacted and crushed stone present. A small area of sealed surface was located at the very north of the Site, where concrete is present leading onto Fenn Lanes. Little to no vegetation was seen colonising on the access road.

Vegetation cover was less than 10% of the area of the surface, as such a classification of artificial unvegetated, unsealed surface remains appropriate.



Figure 2. Southern extent of the Site consisting of unsealed surface.



Figure 3 and 4. Northern extent of the Site consisting unsealed surface.



Figure 5 and 6. Access road leading to Fenn Lanes, comprising mostly unsealed surface (left) and concrete sealed surface at the very north of the Site (right)

The unsealed surface at the Site would score 'zero' on the BNG metric with no compensation required. The encroaching vegetation measures <25m² in area and comprised less than 10% of the unsealed surface within the red line boundary.

The planning application is therefore considered to be exempt from the requirement for a 10% gain in biodiversity as it meets the 'de minimis' exemption:

- **The proposed application impacts habitat <25m²**
- **The proposed application does not impact priority or irreplaceable habitat**

Consequently, the biodiversity gain condition is not considered to apply in this instance, although enhancement of the Site through the addition of native tree or scrub planting within the client's ownership but outside of the red line boundary could provide a welcome enhancement in line with the National Planning Policy Framework.

APPENDIX A – UKHab Baseline Habitats Map

