



Date: June 2026

White Gate, Bagnall – Biodiversity Exemption Letter

Based on Leigh Ecology Ltd's assessment, the proposed development at the above site falls within the de minimis exemption threshold under the Biodiversity Net Gain (BNG) requirements.

The proposed extension will be constructed entirely on existing hard standing and will not result in the loss of any habitats of ecological significance. The development will result in the loss of less than 25 square metres of habitat and less than 5 metres of hedgerow, which is below the threshold requiring mandatory Biodiversity Net Gain.

Biodiversity Net Gain is a statutory requirement introduced under Schedule 7A of the Town and Country Planning Act 1990, as inserted by Schedule 14 of the Environment Act 2021. The legislation requires most developments to deliver a minimum 10% increase in biodiversity value compared with the pre-development baseline. However, certain developments are exempt, including those that fall within the de minimis threshold.

As the proposed works are confined to existing hard standing and do not affect habitats of ecological value, the development qualifies for the de minimis exemption and is therefore not subject to the mandatory 10% Biodiversity Net Gain requirement.

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