

Biodiversity Net Gain Exemption Memo - Shepherds Cottage, Sayers Common (Change of use application)

Project	Shepherds Cottage, Stuccles Farm, Twineham Lane, Sayers Common
Date	03.02.2026
Author	Bradley Collins, Senior Ecologist
Reviewer	Paul Sheridan MCIEEM, Senior Ecologist

Summary: This report assesses whether the proposed change of use of the existing barn and stable building to residential ancillary accommodation is exempt from the mandatory 10% Biodiversity Net Gain (BNG) requirement. As the proposals involve no habitat loss or impact, the development is considered exempt from BNG under current planning policy.

Background

- 1.1 The site is the subject of an application (Application Ref DM/25/1857) for retrospective change of use of the barn and stable building to residential ancillary accommodation.
- 1.2 It is understood that Place Services, as part of consultation process, have asked that an addendum is provided to set out why the application is exempt from the mandatory BNG requirements.

Purpose of this report

- 1.3 This report assesses the exemption of the proposals from the requirement to achieve mandatory 10% Biodiversity Net Gain. The site boundary is shown in Appendix 1.
- 1.4 As the application involves a retrospective change of use of the existing barn and stable building to provide residential ancillary accommodation no habitats will be impacted.
- 1.5 This report is broadly considered valid for a duration of two years, although some ecological factors may change within shorter timescales.

Planning Policy

- 1.6 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the

Environment Act 2021). All planning permissions granted (with some exemptions) must deliver at least 10% Biodiversity Net Gain compared to the pre-development biodiversity value of the on-site habitat, resulting in more or better-quality natural habitats.

- 1.7 The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2024) states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, and that plans should identify and pursue opportunities for securing measurable net gains for biodiversity.

Methodology

- 1.8 An assessment was undertaken by Paul Sherian MCIEEM, Senior Ecologist at TMA. The submitted plans and the proposed change of use of the barn and stable building were reviewed to identify any potential effects on habitats arising from the proposals.

Results

- 1.9 As the application purely relates to a change of use no habitats are being impacted and therefore the application meets the criteria under the 'de minimis' exemption.
- 1.10 The UK government website¹ states 'A development that does not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat or 5 metres of on-site linear habitats such as hedgerows is exempt from Biodiversity Net Gain'.

Recommendations

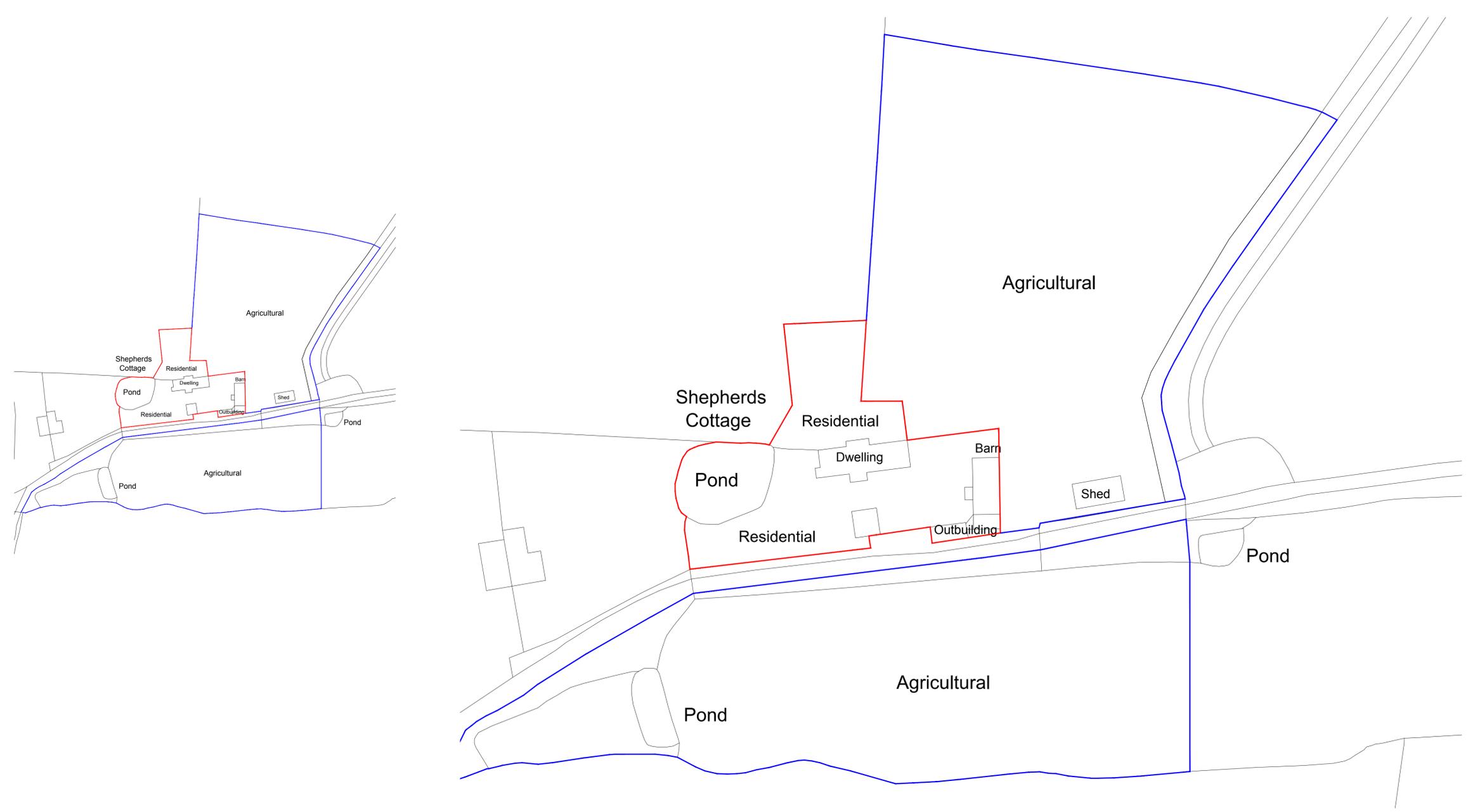
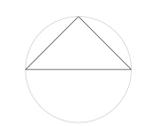
- 1.11 The proposals are considered to be exempt from mandatory Biodiversity Net Gain requirements and will not require a formal Biodiversity Net Gain assessment nor a 10% net gain.

¹ [Biodiversity net gain: exempt developments - GOV.UK](#)



Appendix 1- Site boundary

Notes:
 This drawing is to be read in conjunction with all other drawings carrying the same drawing numbers.
 Contractor to check all dimensions on site and report any discrepancies before proceeding.
 All relevant British standards and Codes of Practices to be complied with.



LOCATION PLAN
 0 10 50m
 1:1250

SITE PLAN
 0 5 25m
 1:500

A	Red and Blue edge boundaries redefined at request of planners	18.08.25
Rev:		Date:

Revisions:				
	A	B	C	T
Drawing Status:				✕

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Project Title:
 Shepherds Cottage, Stuccles Farm
 Twineham Lane, Sayers Common
 BN69JF

Client:
 Mrs Daisy Honeybunn

Drawing Title:
 Location and Site Plans class designation as proposed.

Dwg No: LVa2208.03.103 **Rev:** A
Scale @ A1: 1:1250 & 1:500 **Date:** November 2024

All dimensions are to be checked on site. Do not scale from this drawing. Copyright remains with Lisa Vohmann