BIODIVERSITY NET GAIN – DE MINIMIS EXEMPTION STATEMENT

Site: Denby Cricket Club – Planning Application AVA/2026/0518

Proposal: Alterations and extension to existing changing room facilities, provision of disabled toilets and external players' viewing terrace

1. Proposed Development

The proposed works at Denby Cricket Club comprise the part-demolition of the existing officials' changing room and removal of the existing external stair, to facilitate an extended changing room facility. The works also include the relocation of the officials' changing room, provision of disabled toilet facilities and an external players' viewing terrace.

The works are predominantly located within the existing developed area of the cricket club and involve the alteration and extension of existing buildings and facilities.

2. Existing Habitat and Areas Affected

The area directly affected by the proposed works has been reviewed to establish the extent and nature of any habitat that would be lost or degraded.

The total area of existing grassland that would be directly affected by the proposed works is approximately **21.36m²**.

The remainder of the area affected by the works comprises **existing concrete, paving and slabbed hardstanding**, as illustrated by the accompanying photographs. These areas are already developed and do not comprise habitat of biodiversity value that would be lost or degraded as a result of the proposals.

There is **no loss or degradation of hedgerow or other priority habitat** as a consequence of the proposed works. In particular, the proposed development does not affect any existing hedgerow or other linear habitat.

Photographic Evidence

Figure 1 – Existing hardstanding within the area of the proposed works.



Figure 2 – Existing paved/slabbed area adjoining the existing changing room facilities.



Figure 3 – Existing paved access and grassed area within the vicinity of the proposed works.



Figure 4 – Existing hardstanding and grassed areas associated with the changing room facilities.



The photographs demonstrate that the majority of the area affected by the proposals comprises existing hardstanding and paved surfaces, with only a limited area of grassland being directly affected.

3. Biodiversity Net Gain – De Minimis Exemption

Under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, the statutory Biodiversity Net Gain requirement does not apply where a development:

- does not impact onsite priority habitat;
- impacts less than **25m² of onsite habitat** having biodiversity value; and
- impacts less than **5 metres of onsite linear habitat**, such as hedgerows.

The de minimis assessment relates to the habitat actually impacted by the development, rather than the overall area of the planning application site.

In this case, the proposed works would directly affect approximately **21.36m² of existing grassland**, which is below the 25m² de minimis threshold.

No hedgerow or other linear habitat would be lost or degraded, and there would be no impact on any priority habitat as a result of the proposed works.

The remaining areas affected by the proposals comprise existing concrete and paved/slabbed surfaces, as demonstrated by the accompanying photographs.

The proposal therefore satisfies the statutory criteria for the **de minimis exemption** from the mandatory Biodiversity Net Gain requirement.

4. Wider Biodiversity Enhancements

It is also noted that Denby Cricket Club has undertaken a number of wider biodiversity enhancement measures across the site.

During the recent winter period, the Club established a **new hedgerow on the second ground**. In addition, **over 100 trees comprising 12 different species have been planted on the bank of the main ground**.

These measures are separate from the proposed development but demonstrate the Club's ongoing commitment to improving biodiversity and habitat provision across the wider cricket ground.

Importantly, none of these areas is affected by the proposed works and the new hedgerow and tree planting will be retained.

5. Conclusion

The proposed development at Denby Cricket Club is confined predominantly to existing buildings, concrete, paving and hardstanding, with only approximately **21.36m² of existing grassland** directly affected. There is no loss or degradation of priority habitat or hedgerow, and the area of non-priority habitat affected is below the statutory **25m² de minimis threshold**.

On this basis, the proposed development is considered to fall within the **de minimis exemption under the Biodiversity Gain Requirements (Exemptions) Regulations 2024**. Accordingly, the statutory Biodiversity Net Gain requirement does not apply to the proposed works and a Biodiversity Gain Plan is not required.