



**STATEMENT OF EXEMPTION FROM BIODIVERSITY NET GAIN (BNG)
REQUIREMENTS**

FOR

**PROPOSED STORAGE CONTAINER AND
OUTBUILDING FOR EXTERNAL SEATING AREA
AT SOUTH WESTERN HOTEL, STATION ROAD, TISBURY, SP3 6JT**

JUNE 2026

REF: F1948 / BNG

BY

**DELLA VALLE ARCHITECTS LTD
LAKE VIEW, CHARLTON ESTATE
SHEPTON MALLET
SOMERSET, BA4 5QE
(01749) 330672**

STATEMENT OF EXEMPTION FROM BIODIVERSITY NET GAIN (BNG) REQUIREMENTS

In accordance with **The Biodiversity Net Gain Requirements (Exemptions) Regulations 2024**, the proposed buildings qualify for the **de minimis exemption** from the requirement to achieve a 10% Biodiversity Net Gain (BNG). This exemption is justified based on the following:

“The first condition is that the development does not impact an onsite priority habitat.”

Following data provided on magic map, Wiltshire Council online mapping and carrying out a site walkover on 09/06/2026 the development noticeably does not impact any onsite priority habitat, satisfying the first condition of the exemption.

“The second condition is that the development impacts—

(a)less than 25 square metres of onsite habitat that has biodiversity value greater than zero;”

The development, as demonstrated in the small-scale metric calculation extract (Appendix A) has an existing biodiversity value of zero being either urban unvegetated garden space or developed sealed surface associated with the existing pub curtilage.

The development therefore affects less than 25 square metres of habitat with biodiversity value greater than zero.

“and (b)less than 5 metres in length of onsite linear habitat.”

The proposed works do not require the removal of any hedgerow and therefore does not impact any linear habitat.

Based on the points above, the proposed work qualifies for exemption from the Biodiversity Net Gain (BNG) requirements in relation to planning permission under **The Biodiversity Net Gain Requirements (Exemptions) Regulations 2024**, maintaining compliance with the **de minimis exemption** criteria by meeting the first and second condition.

In addition to the above, it is important to also consider the emerging changes to BNG Exemption expected to come into effect 31st July 2026. These state that sites, outside of priority habitats and under 0.2ha are exempt from BNG.

The site area is 0.05ha (475sqm) and therefore would also qualify for this exemption when it is adopted.

APPENDIX A BNG SMALL SCALES METRIC EXTRACT

Site Name

South Western Hotel, Tisbury

Sheet Name

5. Area Habitats

Instructions:

1. Enter data into '1a. Baseline habitats' table
2. Enter data on habitats to be created into '1b. Habitats to be created'
3. Enter data on habitats to be enhanced into '1c. Habitats to be enhanced'
4. Enter data on individual trees into '1d. Tree area calculated'

All Key Rules Satisfied ✓

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m ²)			Baseline results		
	A. Broad habitat	B. Habitat type		D. Total Area retained	E. Area retained	F. Area enhanced	Total habitat unit ¹ onsite	Area lost	Units lost
1	Urban	Unvegetated garden	Area compensation not in local strategy/ no local strategy	470.00	261.00		0.00	163.00	0.000
2	Urban	Developed land, sealed surface	Area compensation not in local strategy/ no local strategy	835.00	835.00		0.00	0.00	0.000
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Trees	Individual trees	Urban/rural tree	Formally identified in local strategy	0.00	0.00		0.0000	0.00	0.0000
Totals (trees, semi trees, green walls, semi permanent)				1395.00	1118.00	0.00	0.0000	163.00	0.0000
Error Check 1				Areas Acceptable ✓					
Error Check 2				Areas Acceptable ✓					
Error Check 3				Areas Acceptable ✓					