BNG Exemption Statement

NOVO COSMETICS, Church Street, Holbeach PE127LL

May 2024

Location: Address: Church Street, Holbeach, Spalding, PE12 7LL

Introduction:

This report evaluates the suitable for a 10% biodiversity net gain for the proposed change of use at the mentioned location.

Site Description:

The building, which was erected in the early 1970's and is of contemporary design, the site is within Holbeach Conservation Area but outside the defined town centre of Holbeach. It is a commercial area with mixed land uses, including retail shops, offices, and residential properties nearby.

Proposal Description: The proposal involves changing the current use of the premises from a currently empty building with planning permission for a Cosmetic Beauty Clinic to a Shop planning class E(a).

Conclusion:

The proposed change of use does not involve any material change to the building or the land surrounding the property. The building is surrounded by a very narrow concrete passage. Our conclusion is that this site is not suitable for a 10% biodiversity net gain.







Hans Zollinger Ball (Zollinger&Ball LTD)

14/05/2024