

# **Biodiversity Statement**

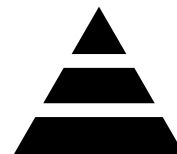
## **Planning Application June 2025**

**Site:** 34 BOSTON ROAD, HOLBEACH SPALDING PE12 7LX

**Proposal:** Change of use part of existing car wash into new restaurant (E use class) and take away (sui generis) with installation of extraction flue system to rear side, new shop front and rear single storey extension

Prepared by:  
Delta Tech Ltd  
86 - 90 Paul Street  
London  
EC2A 4NE

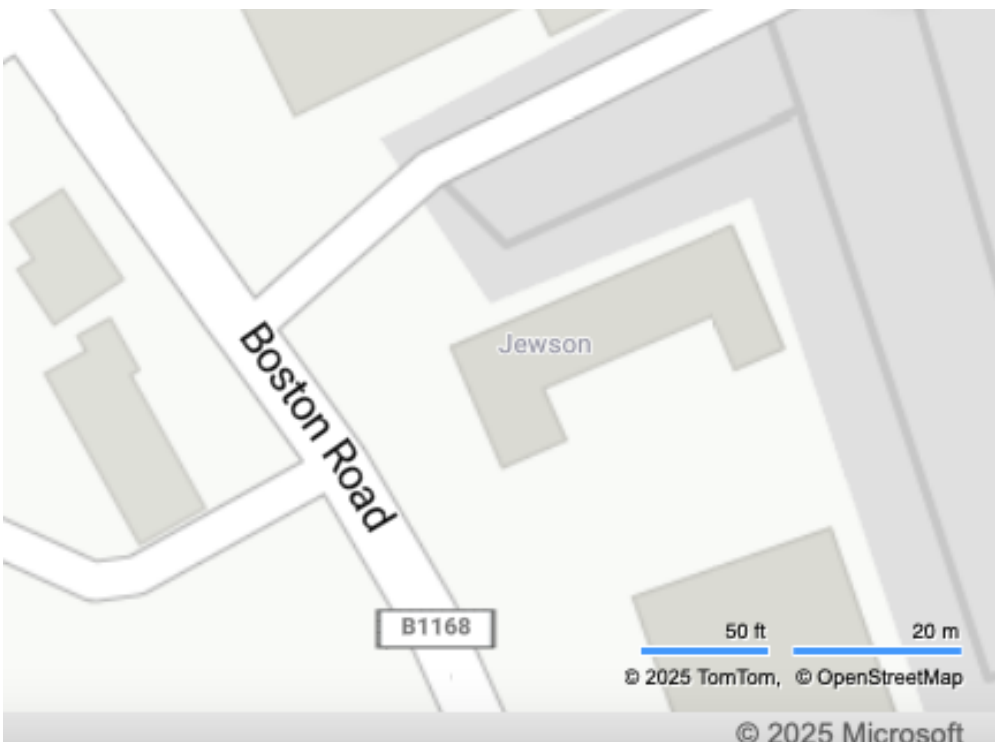
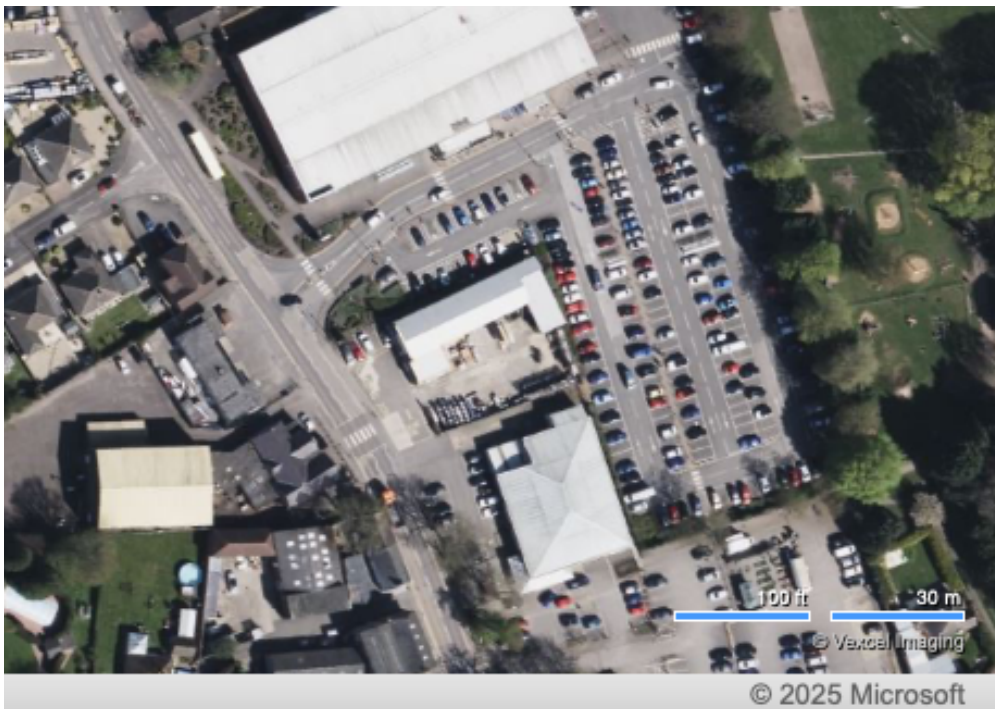
[www.deltatechltd.com](http://www.deltatechltd.com)



**Delta Tech Ltd**  
Architecture & Construction

**Site details:**

The property is located on the eastern side of Boston Road, north of Holbeach. Set within a predominant area of residential dwellings but along a parade of mixed commercial uses. The properties along Boston Road vary in design and style, brick built typical two or three storey buildings with pitch and flat roofs, commercial unit on the ground floor and residential or offices on upper floors. The architecture and construction of buildings within the neighbourhood are from the early 20th century. The site faces west with Boston Road running in a general north to south direction along the site locality. Nearby areas include Fleet Hargate to the east with Whaplode to the west. The application site is single storey structure set within ample lot, currently used as car wash. The application will utilise a small section of the unused site and take advantage of the large car park area.



## **Proposal:**

This statement is in support of an application for the change of use part of existing car wash into new restaurant (E use class) and take away (sui generis) with installation of extraction flue system to rear side, new shop front and rear single storey extension. The proposed restaurant would provide good number of internal seating area for patrons to enjoy hot cooked food, especially for shoppers, whilst also providing a new food outlet service for the local community.

The proposal intends to also provide much needed economic boost to the existing area by providing a new hot food outlet within the locality with seating thereby attracting patrons from the local community and businesses. The introduction of a new business and hot food outlet would in turn also provide the employment of extra staff from the community.

The new proposed restaurant would incorporate acoustic insulation, between the extraction flue system and the ceiling. Anti-vibration mounts would also suppress any noise from the system reaching nearby receptors along the route of the flue (please see Annex). The motor of the extraction systems would be incorporated within the rear section of the flue with added extra acoustic insulation and anti vibration mounts.

The extraction flue system would exit to the rear side, up to the roof and finally terminate at roof level pointing away from windows of nearby units. The exit level of the extraction system is at a level beyond existing cooking extraction system within the parade. The flue is minimal in size and can be easily camouflaged to match the existing brickwork and or colour of the host building to ensure it blends into the host building. Importantly, the flue system would utilise extreme levels of filtration with the aid of ESP/ozone filtration system. These systems would be located within the unit, the space would be also acoustically insulated to prevent any form of noise disturbance. The site is located some significant distance away from any sensitive receptors and thereby noise nor odour disturbance will be introduced to the locality.

The new shop front will incorporate material from the neighbouring sites and construction methods in order not to detract the street scene. The site benefits with car parking for patrons immediately to the side and on site, plus the site has additional space for new cycle storage, motorbike/scooter parking for delivery riders and staff parking within the rear car park yard and thereby the proposal should not increase nor cause harm to highway users.

The site will use the existing rear yard for refuse storage and collection which is accessed via Boston Road with the use of large wheelie bins.

The proposed extension is minimal in nature and provides additional internal space for the new proposed restaurant/take away without affecting the existing car wash business but taking advantage of free space within the rear yard. The size of the unit is designed not to cause any form of loss of light nor loss of privacy for nearby properties.

## **Biodiversity Gain:**

The proposal should not require Biodiversity Gain or Calculations because the development subject to the de minimis exemption. Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, or 5 metres of linear habitats such as hedgerows.

The Gov website states clearly the following for the exemption:

What development does the de minimis exemption apply to? And how should it be assessed? The de minimis exemption only applies to development if the following two conditions are met:

the development must not impact on any onsite priority habitat; and  
if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow)  
Onsite habitat is impacted by the development if it is lost or degraded such that there is a decrease in the biodiversity value of that habitat (as determined by the statutory biodiversity metric). A decrease in biodiversity value occurs where there is a change in habitat type, extent, or condition which results in a negative unit score. A priority habitat is a habitat listed by the Secretary of State for Environment, Food and Rural Affairs under section 41 of the Natural Environment and Rural Communities Act 2006.

The exemption is designed to cover planning permissions for:

- Development which only impacts on onsite habitat with a biodiversity value of zero so no gain would be required if there was no exemption;
- Developments where there is only a de minimis impact on other onsite habitat to ensure biodiversity net gain is applied proportionally;
- Minor development in established areas of habitat where the development would have less than 25 square metres (or less than 5 metres for linear habitat) impact on this habitat (unless priority habitat); and

**- Change of uses to development where there is no or only a de minimis impact on onsite habitat**

The site at present is already established and built, single storey brick building with ground floor commercial unit and large car park. change of use part of existing car wash into new restaurant (E use class) and take away (sui generis) with installation of extraction flue system to rear side, new shop front and rear single storey extension. As per the definition of Section 41 of NERC Act 2006 there are no priority habitats within the boundary of the site thereby is no impact on onsite habitat.