

BNG Exemption Statement

Planning Application Reference: H09-0832-25

Proposal: Proposed New Timpson Pod with Step for Access

Location: Tesco, Boston Road South, Holbeach, Spalding

Reason for Exemption:

This proposal qualifies for exemption from Biodiversity Net Gain (BNG) requirements under the **de minimis exemption** category, as outlined in the Biodiversity Net Gain Regulations 2024.

Justification:

- The proposed development area is **under 25 square metres** in total.
- The works are limited to the installation of a small pod structure on an existing hardstanding area within the Tesco store car park.
- The development **does not impact any priority habitats** or linear features such as hedgerows.
- There will be **no loss of existing greenfield or semi-natural habitats** as the site is entirely within a previously developed area.

Therefore, the development falls below the **de minimis threshold** and is **exempt from BNG requirements**.

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