



**COOPER
ARCHITECTURAL
DESIGN**

90 WINSOVER ROAD SPALDING Lincs PE11 1HA

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Highfield Farm
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PE12 8PB**

Biodiversity - De minimis exemption.

Scenario 1: A development solely on a sealed surface The development is a new commercial building on an existing car park. There are no other habitats (e.g. a green verge or tree) within the red line boundary of the development. The development would be exempted from biodiversity net gain by the De minimis exemption as:

- the development does not impact on any on site priority habitat;
- the car park would be classified as developed land: sealed surface which has a biodiversity value of zero under the statutory biodiversity metric; and
- there are no other on site habitats.

The proposed is for approval to construct an extension (68.20 sq. m.) to an existing well established Butchers Shop. It proposed that this will be built on the Existing car park area. The available parking area will in turn be extended to encompass the area of a block of disused garages which are to be demolished.

All trees and hedges within the red line boundary are to be retained.

It is therefore felt that the development meets the criteria to be Exempt from Biodiversity Net Gains.