

# **Biodiversity Statement**

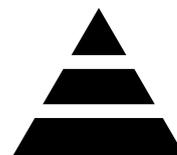
## **Planning Application October 2025**

**Site:** Former Jewson, Land East of BOSTON ROAD, HOLBEACH SPALDING PE12 7LX

**Proposal:** Change of use part of existing Car wash into Tyre Fitters and Car Wash

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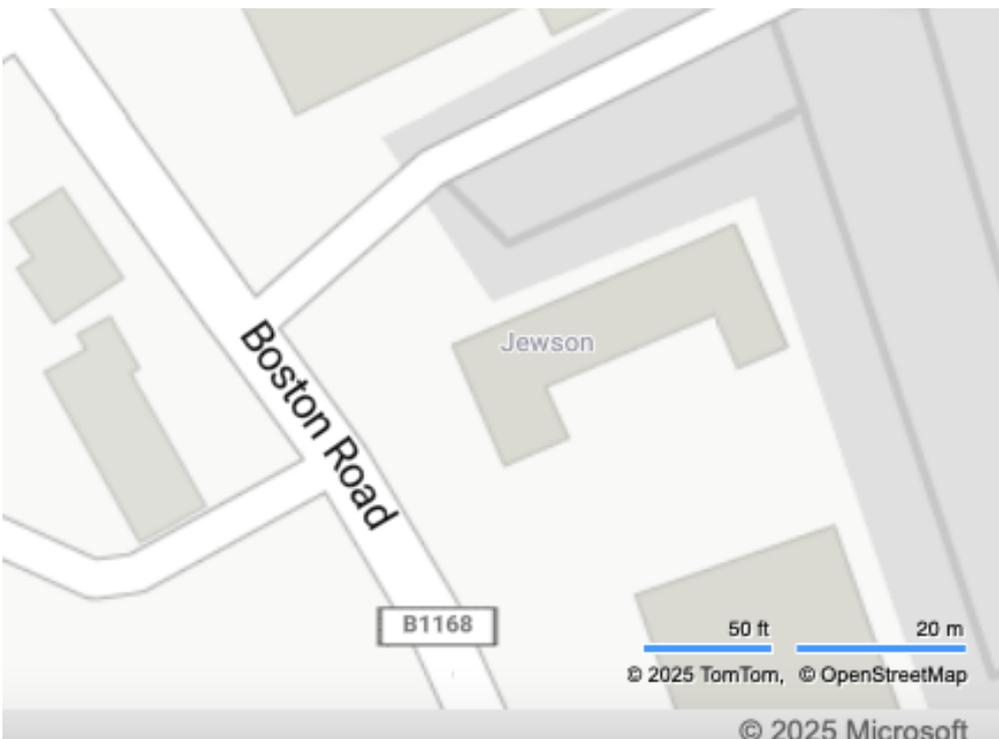
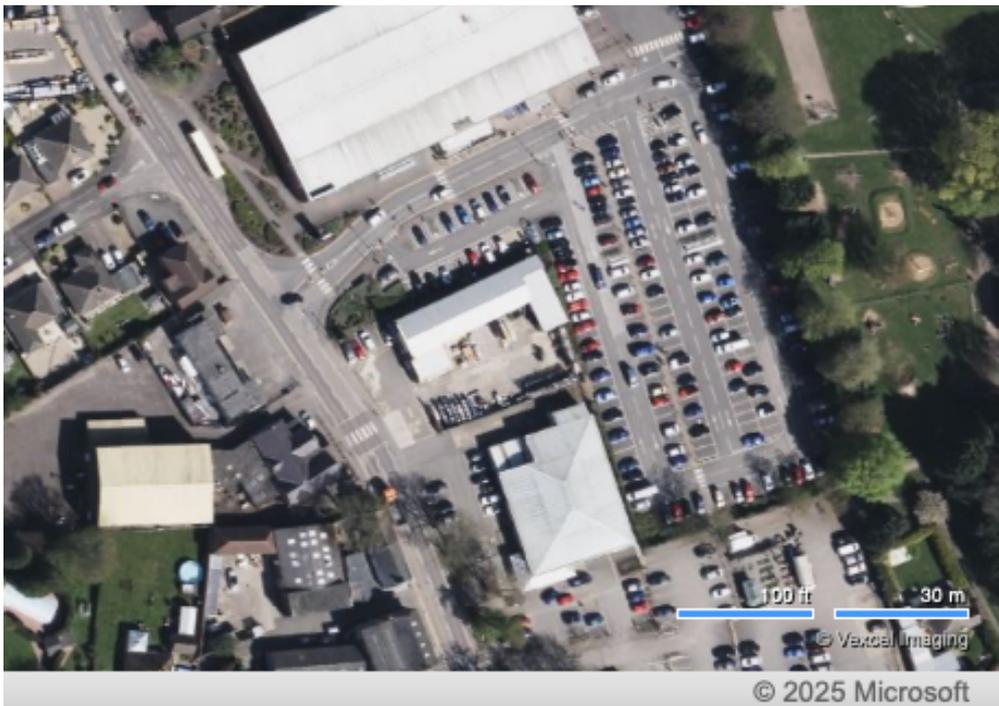


**Delta Tech Ltd**

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 car wash and tyre fitters (sui generis)

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

The new proposal will retain the existing car wash and the restaurant take away use granted under planning permission reference H-09-0563-25 dated 22/08/2025. The proposal will only utilise a section of the area used by the existing car wash. The tyre filtering equipment/compressors will be located within the existing structure and thereby limiting possible noise disturbance on nearby properties and residents.

The site benefits with car parking for customers immediately to the side and on site, plus the site has additional space for new cycle storage, motorbike/scooter parking 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.

## **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 car wash and tyre fitters. 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.