

BIODIVERSITY NET GAIN VALIDATION STATEMENT

DATE: 20/10/25
REFERENCE: 9074/BNG
CLIENT: City Plumbing Supplies
LOCATION: Wardentree Park, Pinchbeck, Spalding, PE11 3ZN

To whom it may concern

Proportionate BNG statement to allow validation of a Planning Application at Wardentree Park, Pinchbeck, Spalding, PE11 3ZN.

BNG has been assessed to the premises and conclude:

- This is Minor Development.
- The development impacting habitat of an area below the 'de minimis' threshold of 25m² where no priority habitat is present nor impacted.
- The proposal to site a standard ISO 20ft storage container within an existing carpark at the existing trading branch.
- Placing proposed on existing developed carpark will have zero habitat impact.
- The proposal is compliant with the current regulations regarding habitat conservation.

The proposal to site a standard ISO 20ft storage container within an existing carpark at the existing trading branch is considered acceptable with respect to the BNG mandatory requirements.

21.10.25
Ampersand Associates Ltd.