



BNG Exemption Statement

Date: 29 July 2026

Application reference: H16-0613-26

Proposal: Change of use of part of Fenscape Centre from office facilities into public toilets and external alterations

Location: Fenscape Centre, Springfields Outlet Shopping & Leisure, Camelgate, Spalding

Applicant: UBS Triton

Basis of exemption

The proposed development relates to an existing building and comprises a change of use together with associated external alterations. The works would not impact any priority habitat.

The development would impact less than 25 square metres of onsite habitat with a biodiversity value greater than zero and less than 5 metres of onsite linear habitat. It therefore falls within the de minimis exemption under Regulation 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Accordingly, the statutory biodiversity gain requirement does not apply to the proposed development.