

BIODIVERSITY NET GAIN (BNG)

EXEMPTION STATEMENT

Site Address	Beechfield House, High Street, Spalding, PE11 1UD
Proposal	Replacement / alteration of existing windows within existing building openings
Applicant / Agent	Divine Property Services
Date	08 July 2026

The proposal is considered to fall within the de minimis exemption for Biodiversity Net Gain. The works relate to the replacement / alteration of existing windows within an established building envelope and within existing masonry openings. The proposal does not involve the creation of any new built footprint within external vegetated land and does not require the removal, loss or degradation of onsite habitat.

The proposed works would not impact any priority habitat. The nature and scale of the works are limited to the existing building fabric and would not affect more than 25 square metres of non-priority onsite habitat, nor more than 5 metres of non-priority onsite linear habitat.

For the reasons set out above, the proposal is considered exempt from mandatory Biodiversity Net Gain requirements. The works are limited to the existing building fabric, would not result in the loss or degradation of habitat, and would remain below the de minimis threshold for habitat impact. On this basis, a Biodiversity Gain Plan is not required for determination of the application.