Our Ref: 21436/AB/JH
Your Ref: PP-14153176
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09 July 2025

Planning Department
South Holland Disrict Council
Priory Road
Spalding, Lincolnshire
PE11 2XE

Dear Sir/Madam,

UNIT 4, HOLLAND MARKET, WINFREY AVENUE, SPALDING, LINCOLNSHIRE, PE11 1RQ – PLANNING APPLICATION FOR EXTERNAL ALTERATIONS

This letter has been submitted in support of the planning application above.

We believe the proposed development is exempt from the Biodiversity Net Gain under the *de minimis* exemption for the following reasons:

i. the application scheme will not create any new floorspace as it is only proposing a series of minor alterations to the external areas of the unit.
ii. the application scheme does not propose a change of use at the site, which will continue to operate as a Class E unit.
iii. the existing building will be retained.
iv. no extension to the existing building envelope is proposed.
v. there is not 5m of linear habitat such as hedgerows on the site which is subject of this application and as such there would not be any biodiversity within the site to impact.

We believe the above is sufficient for the application to be validated. Please feel free to contact me for any further information you may require.

Kind regards

JOSHUA HINDLE
Senior Planner