

Site:	Unit 7, Panattoni Park, Burgess Hill, BN6 9ZJ
Client:	PMK Consult
Job Number:	784-B082778
Date of Report:	24/09/2026

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Prepared by: George Siskos BSc (Hons) ACIEEM Associate Ecologist 		Checked / Approved by: Joe Salkeld BSc (Hons) MSc MCIEEM Principal Ecologist 	

Planning Statement: De Minimis Exemption for Biodiversity Net Gain

The proposed development site, which measures 0.87 hectares, by PMK Consult is located at Unit 7, Panattoni Park, Burgess Hill, West Sussex, BN6 9ZJ and is centred at Ordnance Survey National Grid Reference TQ 28959 20348 . This statement confirms that it qualifies for the de minimis exemption under Biodiversity Net Gain (BNG) regulations, as outlined by the Department for Environment, Food and Rural Affairs¹.

Proposals: Full planning application for site alterations, including the addition of ancillary structures such as a smoking shelter, guard hut, service equipment unit, and the installation of a waste platform and canopy. Various access alterations including the installation of two new pedestrian doors, a level-access door, steel ramps, height restrictors and rising-arm barriers as well as boundary treatment and elevation alterations to include louvres.

¹ Department for Environment, Food and Rural Affairs (DEFRA) (2026) Biodiversity Net Gain: Statutory Guidance on Exemptions. Available at: <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments> (Accessed: 17/08/2026).

The application boundary is shown in **Figure 1: Site Location Plan**. Photographs of the site can be found in **Appendix A**.

Methodology:

A high-level UK Habitat Classification Survey was undertaken on the site on the 19th August 2026 by Tetra Tech Associate Ecologist, George Siskos BSc (Hons) ACIEEM. A review of the development proposals on 24/09/2026, photographs and aerial imagery was also completed prior and post survey by our suitably experienced Assistant Ecologist Alberto Cardillo-Zallo BSc (Hons).

Information in this letter regards BNG only and does not constitute an ecology survey or comprehensive survey for invasive species. However, given the small scale of the proposals and habitats present, this is not considered to represent a constraint to the findings of this letter with regards to BNG.

Our Ecologists follow CIEEM's Code of Professional Conduct², with all surveys completed in accordance with Tetra Tech's Biosecurity Policy³.

Eligibility and Application of the De Minimis Exemption:

The site is larger than the 0.2-hectare site exemption to BNG that came into effect on the 6th August 2026.

The site is currently a vacant warehouse unit that was built out within the last 3 years with the majority of the site made up of existing development land including a large warehouse and existing tarmacked parking and roads, which have a biodiversity value of zero under the statutory biodiversity metric⁴. Habitats included within the application boundary consist of recently created soft landscaping areas: grassland, native species-rich hedgerow, individual trees and introduced shrub along the perimeter of the site (**Appendix A, Photographs 1, 2 and 3**). In the wider landscape existing mature trees and hedgerows are present to the north, east and west of the site.

The application boundary falls approximately 15 meters from a ditch to the north of the site (**Appendix A, Photographs 4**), but as the application boundary is outside of the riparian zone (<10m from bank top) and works do not directly interface with the watercourse or functionally impact its hydrological connectivity or riparian habitat, no assessment of the watercourse was

² Chartered Institute of Ecology and Environmental Management (2022) Code of Professional Conduct. CIEEM.

³ Tetra Tech (2025) Biosecurity Policy.

⁴ Department for Environment Food & Rural Affairs (DEFRA) (2024). The Statutory Biodiversity Metric Calculation Tool.

required. There will be no works, drainage alterations, or vegetation clearance of these habitats. Therefore, there will be no direct or indirect impacts to habitats that separate the site from the watercourse.

Habitat Units

Based on the development proposals, the works are to impact urban habitats of no biodiversity value and no natural habitats will be lost to the development. The client has also confirmed that all other habitats within the application boundary and adjacent habitats, e.g. onsite grassland, recently planted native species-rich hedgerow and scattered trees as well as offsite lines of mature trees will remain unimpacted during works (**Appendix A, Photographs 1, 2, 3 and 4**), and protected through fencing with exclusion signage (if required). These areas are displayed in

Figure 2: Construction Exclusion Zone Plan.

Assessment of Biodiversity Impact

Based on the final application boundary shown in the Site location plan, the proposal is considered to meet the exemption:

- No priority habitat is affected within the application boundary.
- On-site habitats and adjacent habitats will be protected during works and adequately fenced off, further details will be provided as a Construction Zone Exclusion Plan to the contractors.
- There will be no / negligible loss of, or negative impact on, natural habitats present on or adjacent to the site.

As the biodiversity impact falls below the de minimis threshold of <25m² of non-priority habitat lost, the **development falls within the de minimis exemption and does not require a Biodiversity Gain Plan** for habitat, hedgerow or watercourse units.

Conclusion

Since the proposal **meets the de minimis exemption criteria**, BNG requirements do not apply.

Figure 1: Site Location Plan



Site Location Plan

Burgess Hill

Pulse Consult

Legend

 Site boundary



Notes:

Drawn by: MELISSA.ANDERSON\1

Checked by: George Siskos

Figure No. 1

Revision No. A

24 September 2026

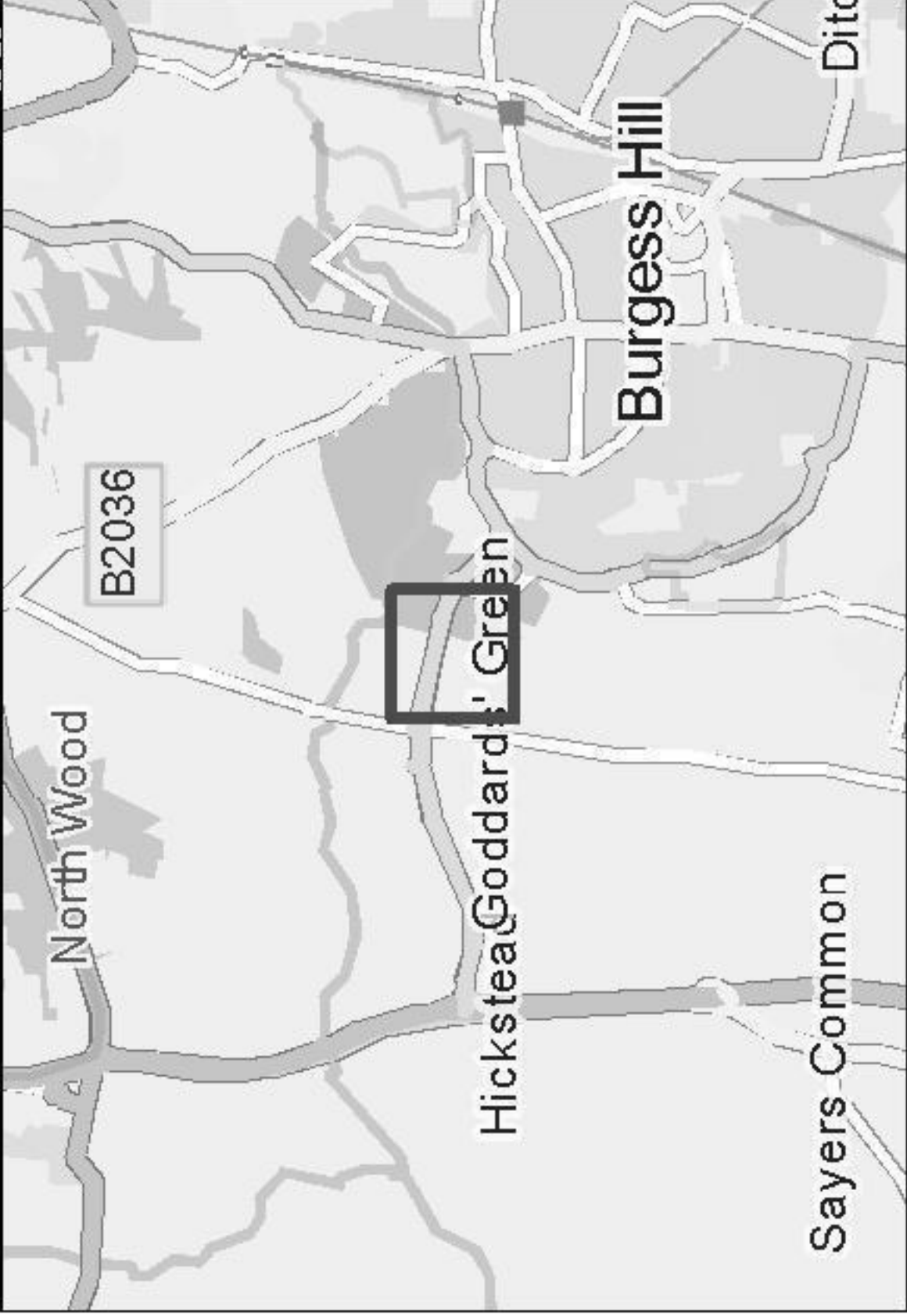
0 25 50 75 100 Meters

Scale 1:2,500 @A3

British National Grid

NGR: 528954E 120358N

Microsoft, Vantor, Sources: Map data © OpenStreetMap contributors, Microsoft, Esri, Community Maps contributors, Map layer by Esri



TETRA TECH

3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER

Tetra Tech Limited,
Registered in England
number: 01959704

Figure 2: Construction Exclusion Zone Plan



Construction Exclusion Zone Plan

Burgess Hill

Pulse Consult

Legend

- Site boundary
- Construction exclusion zone



Symbology defined by UK Habs. <https://ukhab.org/ukhab-documentation/>

Notes:

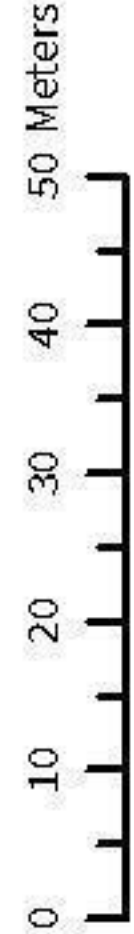
Drawn by: MELISSA.ANDERSON1

Checked by: George Siskos

24 September 2026

Figure No. 2

Revision No. A



Scale 1:1,500 @A3

British National Grid

NGR: 528954E 120358N

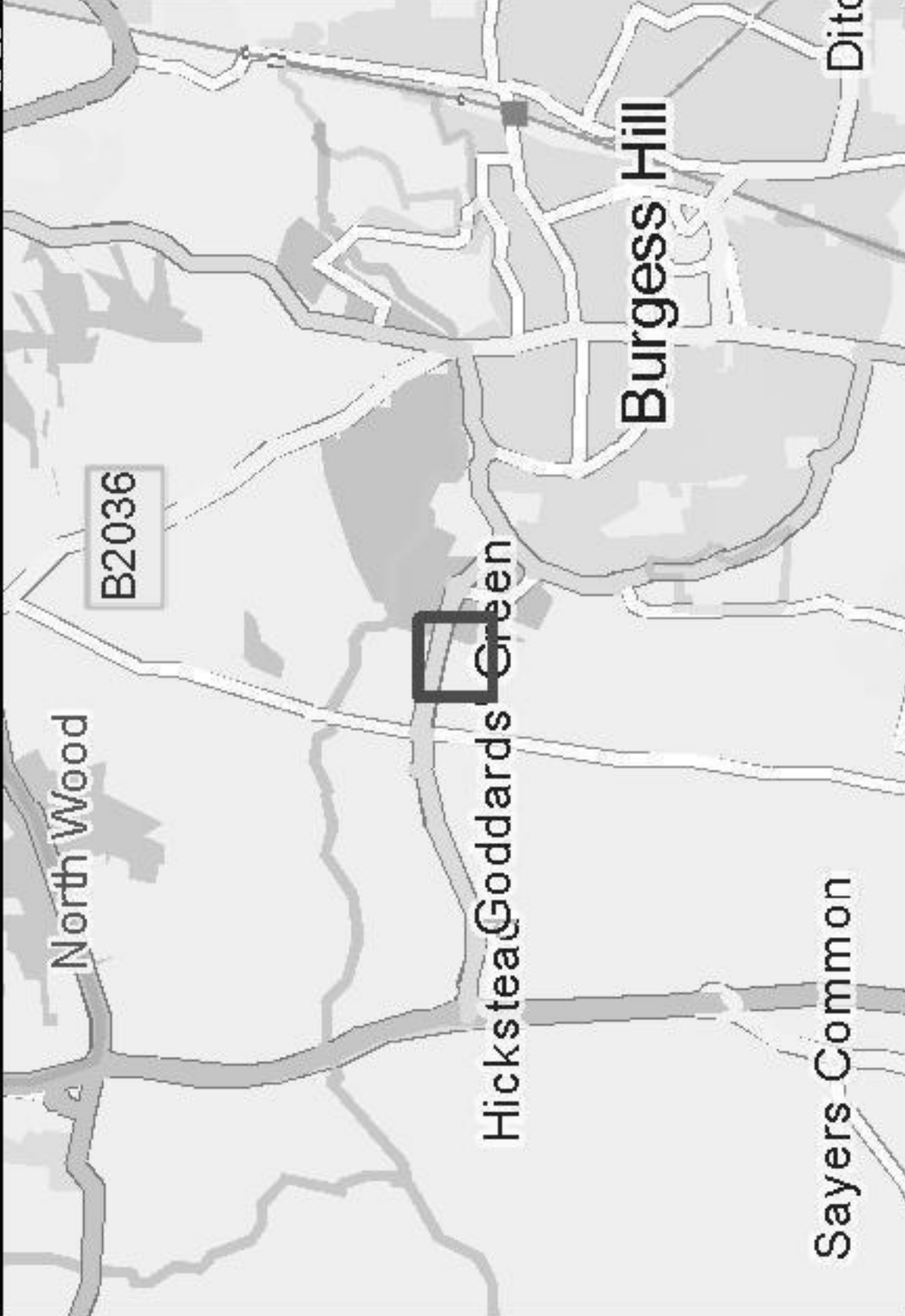
Microsoft, Vantor, Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri



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3 Sovereign Square
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Appendix A: Site Photographs



Photograph 1 – Area of grassland within the application boundary to the south of the site.



Photograph 2 – Area of grassland and newly planted trees in the west of the site, with a line of recently planted native species-rich hedgerow between the access road and the grassland in the west of the site.



Photograph 3 – Section of recently planted native species-rich hedgerow and introduced shrub in the west of the site.



Photograph 4 – Offsite ditch located >10m to the north of the application boundary.