

5th May 2026

Mid Sussex Planning Department

BIODIVERSITY NET GAIN EXEMPTION STATEMENT

Dear Sirs,

PROJECT: 35 CHANCELLORS PARK, HASSOCKS, BN6 8EY

Description of Project:

Demolition of the existing single storey rear and side extension and garage. Replacement with a single storey rear extension, reinstatement of the garage and a two-storey side extension above the garage

James Breckell Architects Ltd was commissioned to provide advice regarding the need for a Biodiversity Net Gain Assessment in relation to proposed redevelopment at the above site and in relation to the project as described above.

A site visit was undertaken on the 1st April 2026.

The site measures approximately 437m.sq .

The proposed ground floor works would fall within the category of Permitted Development where a certificate of lawful development would be required from the Local Authority confirming that planning permission is not required. The 1st floor works does require a householder planning permission thus triggering the need to consider Biodiversity net gain.

The works will impact the external envelope of the building but not the external landscaping, because there are no landscaping proposals included in this application. The increase in footprint of the ground floor is less than 5m.sq.

For the purposes of the BNG assessment, building on site were included in the baseline assessment, in accordance with current guidance and none of the buildings on site are being demolished. The house is of masonry construction, two storey structure with a pitched tiled roof.

Developed Land; Sealed Surface. Other Developed Land ub16 Paved and tarmacadam areas exist to the front (driveway).

Suburban Mosaic of Developed and Natural Surface u1d Vegetated Garden. Discrete areas of grassland and planted shrubbery are to the front and rear of the property.

The boundaries are formerly delineated by walls and fences.

Grassland comprised perennial rye-grass (*Lolium perenne*) together with cocks-foot (*Dactylis glomerata*) and occasional false oat grass (*Arrhenatherum elatius*). 0.002 common fleabane (*Pulicaria dysenterica*), dandelion (*Taraxacum* sp.) and common sorrel (*Rumex acetosa*). Planted species included hedge veronica (*Hebe* sp.), buddleja (*Buddleja* sp.), rose (*Rosa* sp.) and common valerian (*Valeriana officinalis*).

SUMMARY:

For major developments in England, Biodiversity Net Gain became mandatory from February 2024, and for small sites from April 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Semi-natural habitats supported within the site are small section of garden extending along the boundaries with discrete areas of shrubbery. Grassland within the site comprises a total area of approximately half the site area (437m.sq), say 200m.sq, all of which will be retained within the proposals of this application.

There is no change to the natural habitat of the site.

On this basis, the current scheme is exempt from requiring a BNG assessment under the de-minimis exemption; whereby sites are exempt from requiring a BNG assessment if less than 25m² of semi-natural habitats are being impacted by the proposed works.

Yours sincerely,

James Breckell BA (hons) Dip. Arch. ARB, RIBA.

Registered Architect with the Architects Registration Board and a member of the Royal Institute of British Architects (1st registration year 1998/ 1999).

James Breckell Architects Ltd was incorporated as a private limited company on the 14th May 2003. The company has been continually trading for 22 years.