

BNG Exemption Statement

Site Address: Borers Yard, Borers Arms Road, Copthorne, Crawley, West Sussex, RH10 3LH

Client Name: Harbour Holdings

Reference: Biodiversity Net Gain exemption

Date: 04/06/2025

Background

Arbtech Consulting Ltd was instructed by Harbour Holdings (the client) to provide a BNG Exemption statement for Borers Yard, Borers Arms Road, Copthorne, Crawley, West Sussex, RH10 3LH (the site), a site location plan is provided in **Appendix 2**. The proposals are described as: The demolition of the existing single storey extension and construction of a single storey front extension to retail unit to provide new accessible entrance. The proposed development is shown in **Appendix 3**. The report should be read in conjunction with the Preliminary Ecological Appraisal and Roost Assessment (PEAPRA, Arbtech Consulting Ltd, 2025). The PEAPRA was undertaken for the site in May 2025.

Methodology

The development will affect less than 25m² habitat with value and is therefore exempt from demonstrating a biodiversity net gain (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>), see habitat map in **Appendix 1**. Any post-development enhancements relating to biodiversity are valuable and encouraged, however it is not necessary for the site to demonstrate a net gain owing to the *de minimus* exemption. The proposed development comprises alterations to developed land (u1b) and buildings (u1b5), as the area contains no habitat of value, less than 25m² of valuable habitat will be affected during development.

Author

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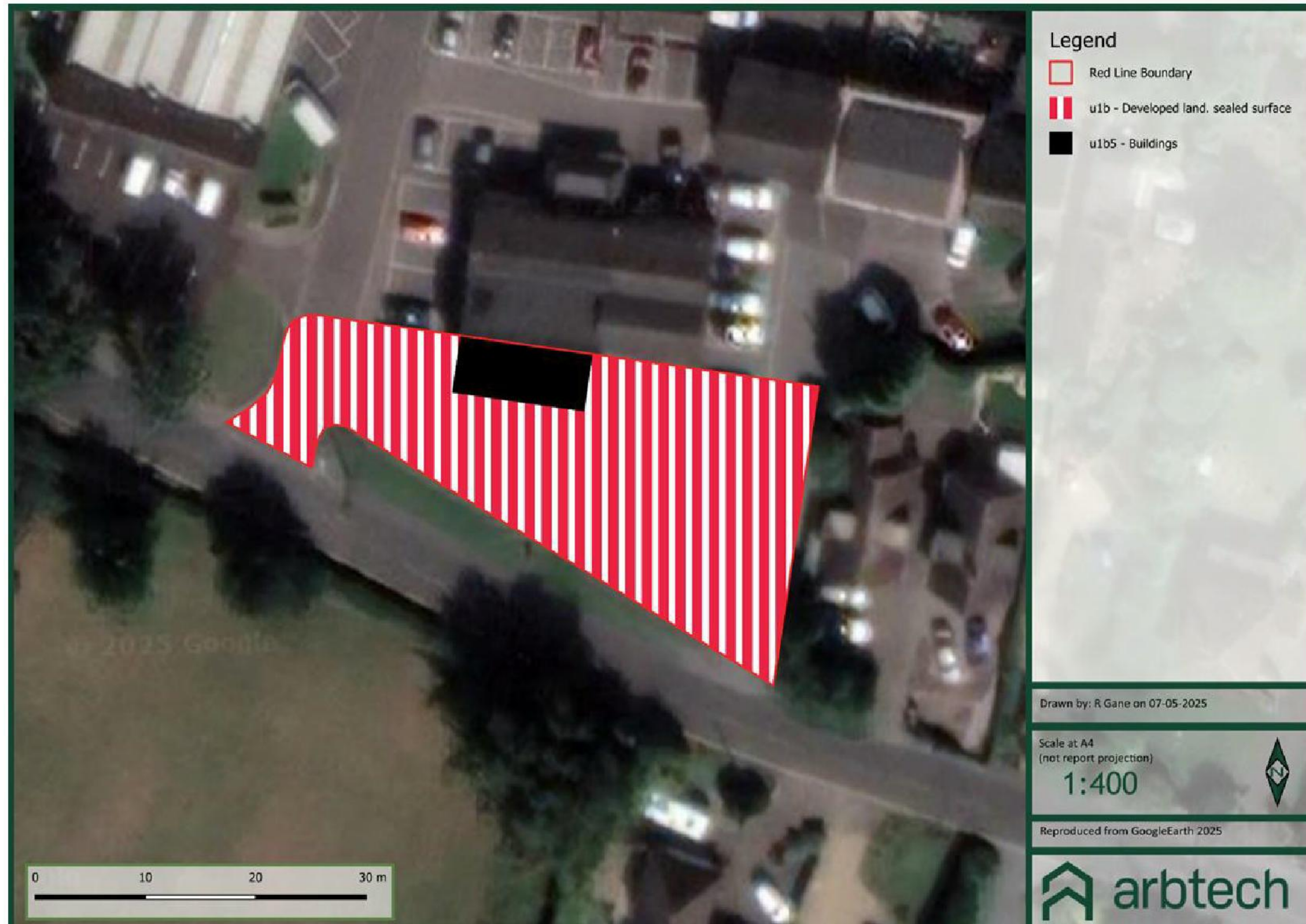
Reviewer

Jamie Lee Anderson BSc (Hons) – Consultant Ecologist

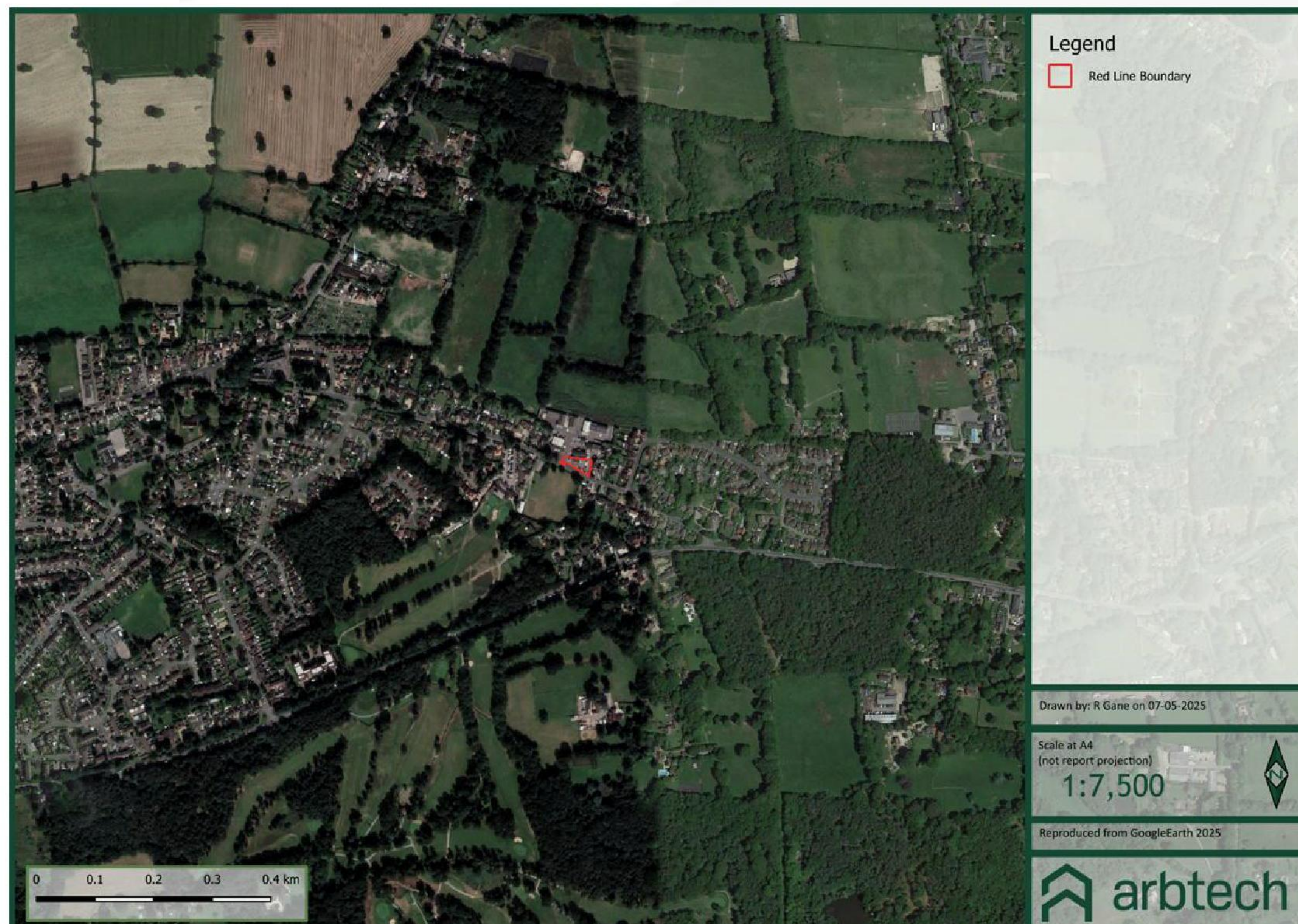
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Appendix 1: Development Site Map



Appendix 2: Location Map



Appendix 3: Proposed Plans

