

BNG Exemption Statement

Site Address: Burgess Hill Dental Practice, 75 Station Road, Burgess Hill, West Sussex RH15 9DY
Client Name: Dickon Adams
Reference: Biodiversity Net Gain exemption
Date: 17/06/2025

Background

Arbtech Consulting Ltd was instructed by Dickon Adamas (the client) to provide a BNG Exemption statement for Burgess Hill Dental Practice, 75 Station Road, Burgess Hill, West Sussex RH15 9DY (the site), a site location plan is provided in **Appendix 2**. The proposals are described as:

Demolition of garage, construction of 2 storey rear extension and 1 storey side extension.

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), vegetated garden (828) and buildings (u1b5), less than 25m² of valuable habitat will be affected during development.

Author

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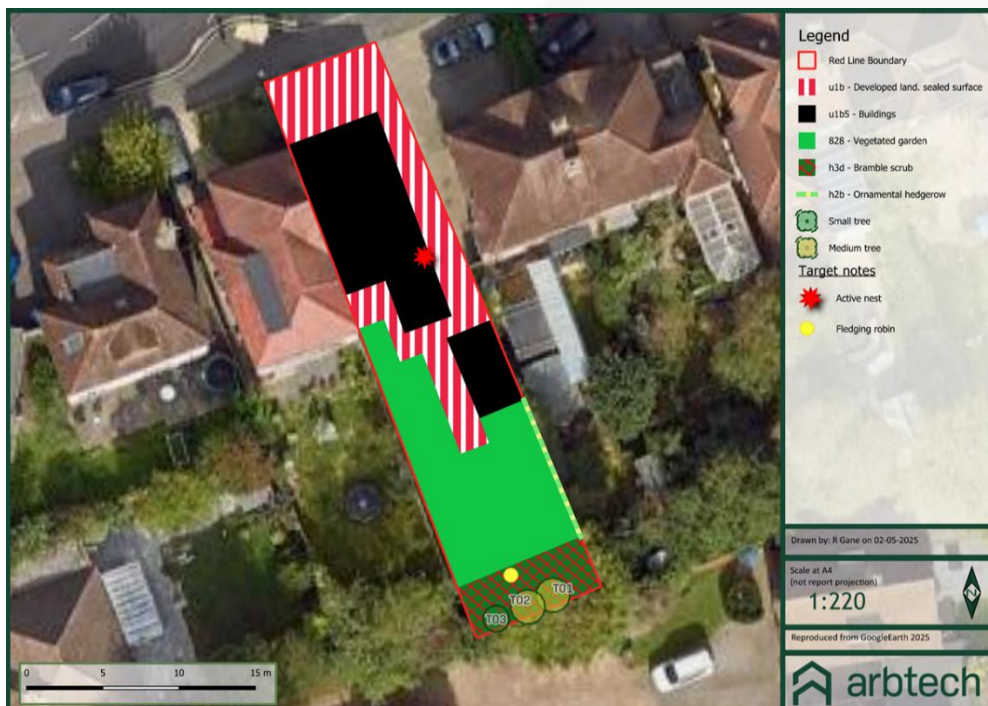
Reviewer

Abby Pidgen BSc (Hons) MSc, Consultant Ecologist

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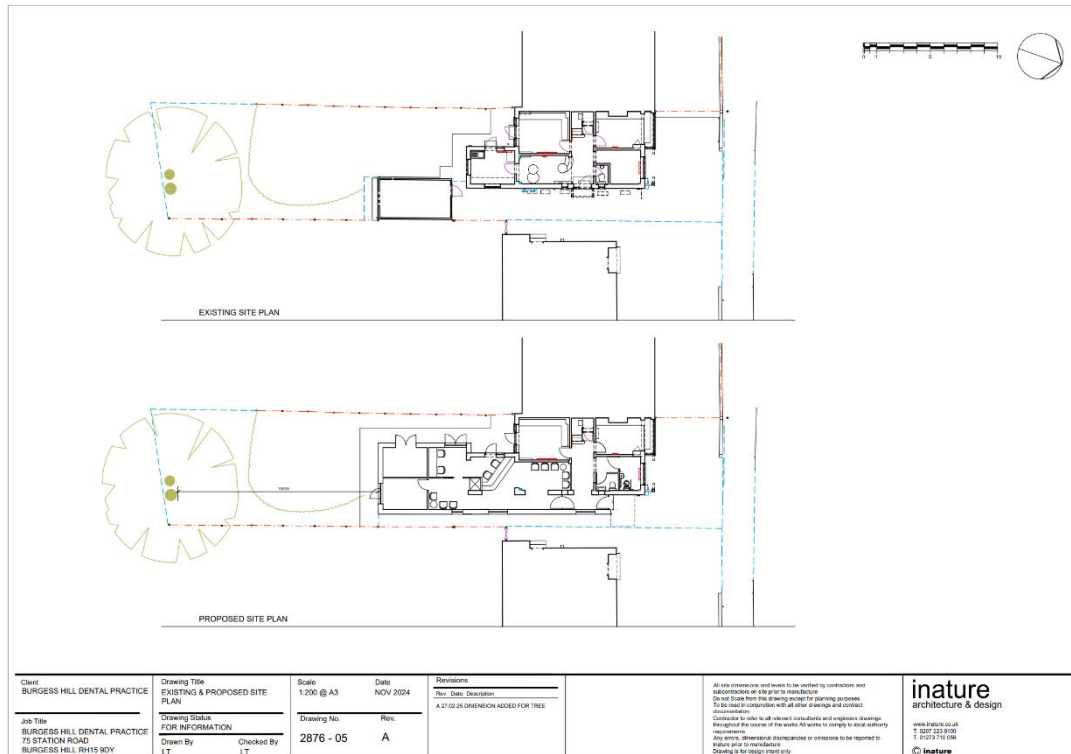
Appendix 1: Development Site Map



Appendix 2: Location Map



Appendix 3: Proposed Plans



Appendix 4: Habitat Removal

