

From: Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>
Sent: 28 March 2025 09:15:21 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Gen Broad - Ecological Consultant" <Gen.Broad@essex.gov.uk>
Subject: RE: Requirement for BNG ? DM/24/2912 - Equestrian Yard, London Road, Balcombe

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Hi Anna,

The de-minimis exemption threshold of <25m² and <5m of linear habitat refers to the impact of proposals and not size of the red-line boundary. A development 'impacts' a habitat if it [decreases the biodiversity value](#).

Therefore, as any 'developed land; sealed surface' (e.g. concrete) has a habitat unit value of 0, proposals will not decrease the existing biodiversity value.

Hope that helps and let me know if you have any other queries.

Kind regards,

Hamish

Hamish Jackson ACIEEM BSc (Hons)
Senior Ecological Consultant

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 27 March 2025 20:50
To: Gen Broad - Ecological Consultant <Gen.Broad@essex.gov.uk>; Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>
Subject: Requirement for BNG ? DM/24/2912 - Equestrian Yard, London Road, Balcombe

CAUTION: This is an external email.

Dear Gen and Hamish

I am writing up my report for this application and I have been reading your comments for BNG, see attached.

This states:

'The de-minimis exemption, as set out under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, applies to development that does not impact a Priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats (e.g. hedgerows or watercourse)

The de-minimis threshold refers to impact and not size of the red-line boundary. A development 'impacts' a habitat if it decreases the biodiversity value.

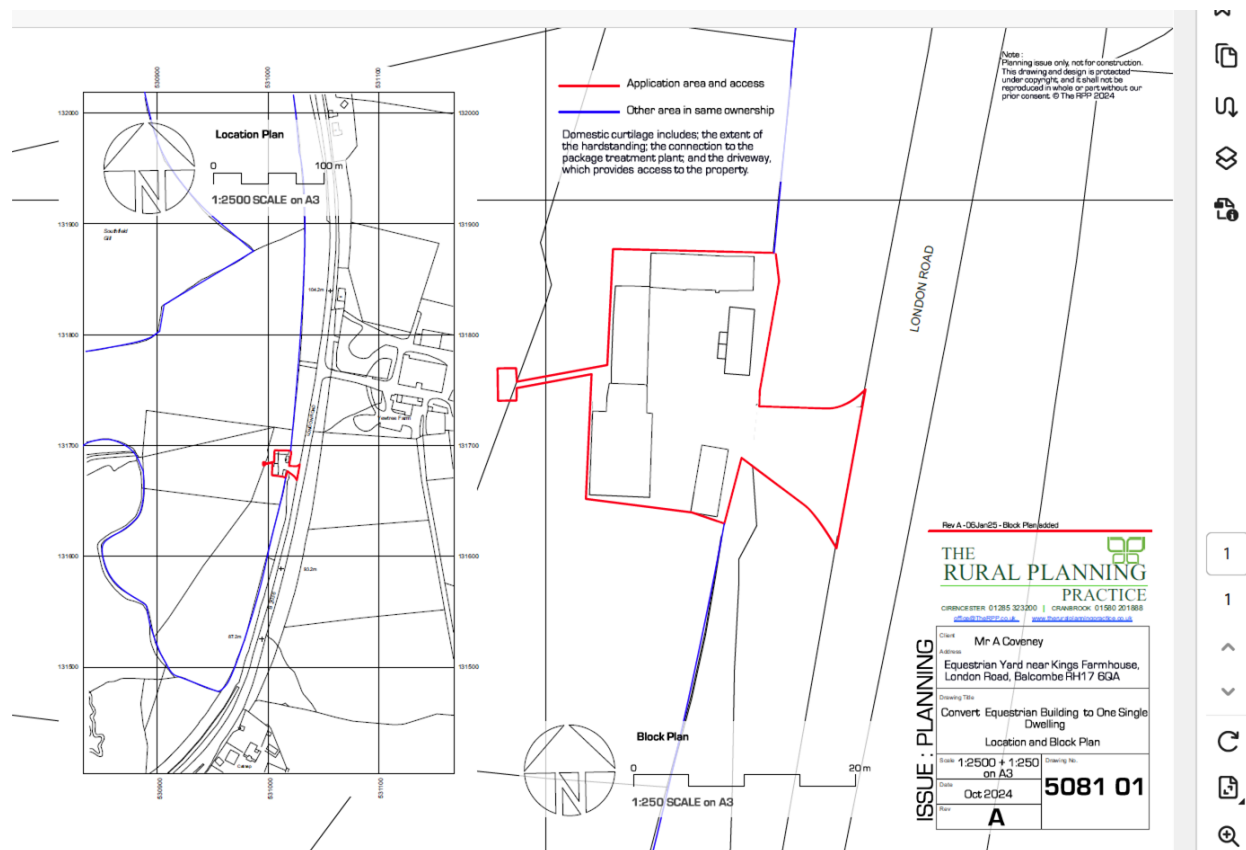
Providing that the development does not affect any more than 25m², we are satisfied that the development is exempt from the statutory requirement of mandatory biodiversity net gains.'

This site has a red line positioned close to the perimeter of the building. I am looking at the site plans and wondering does the currently concreted yard area count as an area >25 sq m of on site habitat for this site? It measures at least 7m by 20m , so has an area of 140 sq m.

I would welcome your advice on this matter. If BNG is required please advise me further.

Thank you

Anna



Submit your planning application online.

<http://www.planningportal.gov.uk>

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