

# 36 & 38 Buckhurst Way

## De Minimis Exemption Statement Biodiversity Net Gain



Statement for Mr. Alan Milton  
De Minimis Exemption Statement

EHM Ltd

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# Control Sheet

Project Information			
<b>Client</b>	Mr. Alan Milton		
<b>Assessment</b>	De Minimis Exemption Statement – Biodiversity Net Gain		
<b>Site</b>	36 & 38 Buckhurst Way, East Grinstead, RH19 2AJ		
<b>File reference</b>	De Minimis Exemption Statement_36 & 38 Buckhurst		
<b>Survey Dates</b>	N/A		
Document History			
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<b>Reviewer</b>	Paul Green	EHM Ltd	11/02/2025
<b>Issued</b>	Paul Green	EHM Ltd	11/02/2025
<b>Life Span of Report</b>	This statement and survey data remains valid for 12 months from date of issue, following standing advice from CIEEM <sup>1</sup> . The report, conclusions and recommendations are valid for current development plans only. Should these change, the report should be reviewed and, if necessary, further survey work and desk study review undertaken.		

## 1. Purpose of This Statement

This statement has been prepared in support of a full planning application for a ground floor side and two storey rear extension at 36 & 38 Buckhurst Way. It shall demonstrate that the proposed development is below the Biodiversity Net Gain (BNG) de minimis threshold and is therefore exempt from mandatory BNG requirements under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

## 2. Summary of Proposed Works

The development proposals seek to deliver a ground floor side extension and a two-storey rear extension. Conducting these works will deliver two self-contained units into two high-quality residential units compliant with the National Space Standards.

The proposals detail that the property's residential appearance and roofscape will remain unchanged. Parking for two vehicles will remain as existing at the front of the property, as well as a front and rear garden area.

## 3. Baseline Habitats and Proposed Changes

A desktop assessment and measurement of the site show the following habitat changes:

### 3.1 Area habitats

Habitat Type	Baseline	Post-Development	Change
Building (Developed land; sealed surface)	58.95m <sup>2</sup>	83.53m <sup>2</sup>	+24.58m <sup>2</sup>
Unvegetated garden	103.49m <sup>2</sup>	92.55m <sup>2</sup>	-10.94m <sup>2</sup>
Vegetated garden	125.88m <sup>2</sup>	112.24m <sup>2</sup>	-13.64m <sup>2</sup>
Individual trees	1 (163m <sup>2</sup> )	1 (163m <sup>2</sup> )	No change

The habitats *developed land; sealed surface* and *unvegetated garden* score a biodiversity value of zero and are therefore excluded from the de minimis calculation.

Therefore, the total area of habitat impacted, with a biodiversity value greater than zero, is: 13.64m<sup>2</sup>. This is below the 25m<sup>2</sup> de minimis threshold.

The individual sycamore tree within the site is situated towards the rear of the site, approximately 12m from the proposed developed area and is anticipated to experience no loss to canopy or root protection area.

### 3.2 Linear Habitats

Linear Feature	Baseline	Post-Development	Change
Non-priority hedgerow	22.48m	19.28m	-3.20m

Therefore, the total length of linear features impacted is: 3.20m. This is below the 5m de minimis threshold.

Maps showing the baseline and post-development habitats are provided in the Appendices.

## 4. Priority Habitats

A desktop review confirms no priority habitats are present within the development (red line) boundary. The site comprises non-priority garden habitats and existing built surfaces.

## 5. Assessment Against the De Minimis Criteria

The de minimis exemption only applies to development if the following two conditions are met<sup>1</sup>:

- 1) The development must not impact on any onsite priority habitat; and
- 2) If there is an impact on other onsite habitat, that impact must be on less than 25 square metres of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat.

This development meets all the criteria and therefore the proposal is below the de minimis threshold and exempt from mandatory Biodiversity Net Gain.

## 6. Conclusion

The proposed development at 36 & 38 Buckhurst Way is for a ground floor side extension and a two-storey rear extension and qualifies for the de minimis exemption

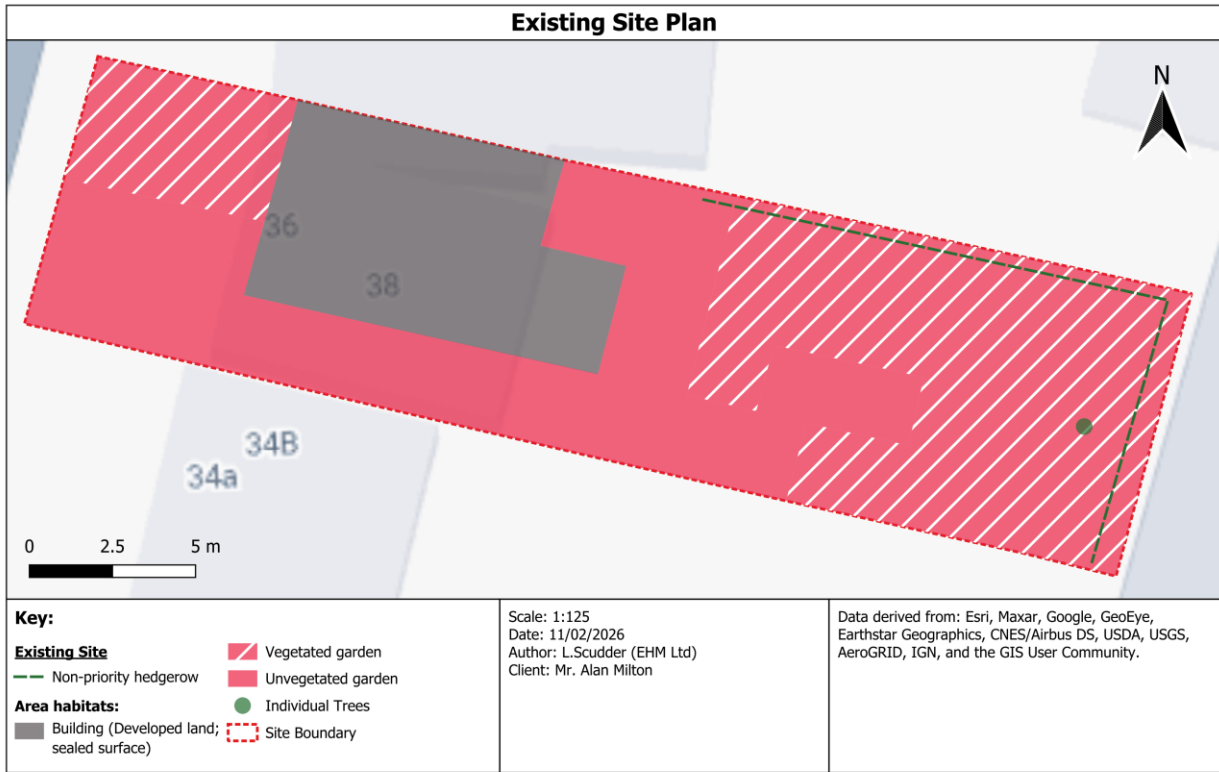
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<sup>1</sup> [Biodiversity net gain - GOV.UK](https://www.gov.uk/guidance/biodiversity-net-gain)

as it satisfies the criteria detailed in the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

## 7. Appendices

### 7.1 Appendix A: Existing Site Plan



## 7.2 Appendix B: Proposed Site Plan

