

12 February 2026

Adur and Worthing Planning Department
Worthing Town Hall

BIODIVERSITY NET GAIN EXEMPTION STATEMENT

Dear Sirs,

PROJECT: 74 OLD FORT ROAD, SHOREHAM BY SEA, BN43 5HA

Description of Project:

External Improvements to include the remodelling of front and rear dormer windows. Increased size of the existing rear dormer window. New roof of natural slate (100mm thicker than the existing roof). Increased size of eaves. New windows, front door and garage door and solar panels to be flush with the roof slates.

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 30th August 2025.

The site measures approximately 0.11 hectares (ha).

The proposed works would mostly 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. Advice was sought from the Local Authority regarding the increased thickness of the roof. Advice given was that this would not be considered PD and therefore a householder's planning application is required, thus triggering the need to consider Biodiversity net gain.

The works will impact the external envelope of the building but not the external landscaping. The increase in footprint of the 1st floor is less than 17m.sq.

A summary of the baseline habitats is provided below.

Habitat Descriptions Habitat Type UK Habitats Code (secondary codes in brackets)

Description Area (ha) Developed land; sealed surface.

Buildings u1b5. Three structures exist within the site. These are a greenhouse on the north side. A timber frame shed on the south side and the house itself.

For the purposes of the BNG assessment, these were included in the baseline assessment, in accordance with current guidance. None of the buildings on site are being demolished. The house is of masonry construction, two storey structure with a pitched tiled roof together with rear flat roof sections to provide a balcony.

Developed Land; Sealed Surface. Other Developed Land ub16 Paved and tarmacadam areas exist to the front (driveway) and rear of the property to provide a south facing terrace.

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 eastern and western site boundary is 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 112m², 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.