

Biodiversity Net Gain Exemption Statement

Project: Cattlestone Farm Campsite

Prepared for: Batcheller Monkhouse Ltd

Date: 29th April 2026

1 Introduction

This Biodiversity Net Gain (BNG) Exemption Statement has been prepared by Abrehart Ecology (Sussex) Ltd in support of a planning application relating to Cattlestone Farm, Harbolets Road, West Chiltington, Pulborough (RH20 2LG).

The campsite at Cattlestone Farm has been operating for the past five years in its current form. The application seeks planning permission for the continued use of the land as a low-intensity campsite, together with the retention of existing movable welfare facilities, including toilet and shower units connected to existing services, and a seating area.

This statement demonstrates that the proposed development qualifies for exemption from the statutory requirement to deliver a minimum 10% biodiversity net gain, in accordance with Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021 and The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

2 Site and Habitats Affected

The application site comprises an existing camping area within a field of other neutral grassland, which is used for seasonal tent camping. Small areas of the site are occupied by existing movable welfare facilities and a modest seating area associated with the campsite operation.

The site is subject to ongoing low-intensity recreational use arising from the established campsite activity, including temporary tent pitching during the operating season and car parking.

No permanent buildings are present within the application site, and no new buildings, hardstanding, access tracks, or areas of surfacing are proposed as part of the application.

The extent of the camping area would remain unchanged. Existing welfare units would be retained, with no additional units or enlarged serviced areas proposed.

Further details of the habitats present on and adjacent to the site are provided in the Preliminary Ecological Appraisal Technical Note prepared by Abrehart Ecology (Sussex) Ltd, dated April 2026.

3 Exemption Justification

The proposal is considered exempt from the mandatory biodiversity net gain requirement under the de minimis exemption set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

3.1 De minimis Habitat Threshold

Development is exempt where:

- No priority habitat is impacted; and
- The development impacts less than 25 square metres of onsite habitat; and
- The development impacts less than 5 metres of onsite linear habitat (such as a hedgerow).

For the purposes of BNG, habitat is considered impacted where development results in a measurable reduction in habitat extent, habitat distinctiveness, habitat condition, or associated biodiversity value.

3.2 Application of the Exemption to the Proposal

The planning application relates to the continuation of an existing campsite use within the current operational area only.

No extension of the campsite area is proposed, and there would be no increase in the extent of land used for camping purposes. No new access routes, engineering works, hardstanding, drainage infrastructure, utilities corridors, or permanent structures are proposed.

The intensity of use and management regime would remain materially unchanged from the current established use.

Accordingly:

- No priority habitat would be affected;
- No measurable loss of habitat area would occur;
- No measurable deterioration in habitat condition or distinctiveness would occur; and
- No onsite linear habitats would be lost or modified.

There would therefore be no measurable reduction in biodiversity value when compared with the existing baseline condition of the site.

4 Conclusion

The proposals relate solely to the continuation of an existing seasonal campsite use within the current site area, together with the retention of existing movable welfare facilities.

No priority habitat would be affected and no measurable change in habitat extent, habitat condition, or habitat distinctiveness would occur as a result of the development.

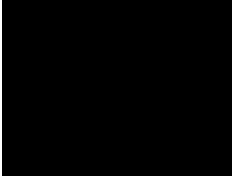
The proposal therefore falls within the de minimis exemption under The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Accordingly, submission of a Biodiversity Gain Plan and calculation of the statutory biodiversity metric are not required.

5 Declaration

I confirm that, to the best of my knowledge, the information provided in this statement is accurate and that the proposals meet the relevant criteria for exemption from the mandatory biodiversity net gain requirements as set out in current legislation and guidance.

Signed:



Name: Hannah Goodenough

Position: Senior Ecologist

Organisation: Abrehart Ecology (Sussex) Ltd

Figure 1: Site Plan

