

TESLA ENGINEERING LIMITED

BNG De MINIMIS STATEMENT

**PROPOSED NEW ENTRANCE TO MACHINE ROOM (UNIT 4)
ON LAND AT WATER LANE,
STORRINGTON,
WEST SUSSEX.**

Revision: A

APRIL 2026

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1.0 Introduction

This BNG Statement has been prepared on behalf of our client Tesla Engineering Ltd, to support the erection of a new covered entrance into the existing industrial building (hereafter referred to as 'Unit 4') Under UK planning regulations, specifically regarding Biodiversity Net Gain (BNG) as of February 12th 2024, a development is generally exempt under the "de minimis" (too small to be concerned with) rule if it impacts less than 25 square metres of non-priority habitat, or less than 5 metres of linear habitat (e.g., hedgerows).

To support a de minimis exemption claim based on this threshold, it is the applicants responsibility to provide clear evidence that your project meets these strict criteria.

2.0 Evidence for De Minimis (<25m²)

Description of Development:

A single storey extension to create a covered entrance (17m Sq) to replace existing concrete steps and tarmac hardstanding) will only impact non-priority habitat (e.g. existing hardstanding). Therefore, the justification of the areas of low-quality habitat and the impacted area is below the 25m² threshold.

Habitat Type Confirmation:

Please see the below photographic evidence that the affected land is not a "priority habitat" (e.g., ancient woodland, high-value grassland). Please note trees and hedgerow to righthand side of the photograph will remain, as per drawing 03

Photographic Evidence:



Photo 1 – Existing Condition – hardstanding and grass verge



Photo 2 – Proposed location of extension – located on tarmacadam hardstanding.

The above evidence indicates the area was already hardstanding; concrete/tarmac, which are both less likely to have a high biodiversity value.

The exemption applies to the area of habitat be disturbed or removed, not necessarily the total area of the “site” itself.

Drawing 04 for the Existing and Proposed Site plan: This clearly demonstrates that the effective 17m² area of hardstanding removal is "Impact," not "Size":

Drawing 03 best shows this as the planning red-line boundary, to extend the site to the highway, as circa 600m²

3.0 Conclusion:

For De Minimis to apply all Conditions Must Be Met: You must not be impacting any priority habitat, and it must be under 25m² of area habitat AND under 5m of linear habitat.

Existing Hardstanding: If the development is on existing concrete or hardstanding, the impact is often deemed zero.

The above photographic evidence and accompanying plan drawings evidence the following:

- The proposal is not impacting any priority habitat,
- The impact is under 25m² of area habitat AND
- Under 5m of linear habitat – no hedge planting is being removed.
- The development is on existing concrete or hardstanding, the impact is deemed zero.