

BNG Exemption Statement

Site Address: Premier inn Horsham North (Horsham Station) hotel, 57 North Street, Horsham
RH12 1RB

Client Name: Whitbread Group PLC

Reference: Biodiversity Net Gain

Date: 16/03/2026

Background

A PEAPRA was carried out on the above site on the 2nd of October 2024 by Arbtech Consulting Ltd, which assessed the baseline of the site to be comprised of individual trees, introduced shrubs, ornamental hedgerows, buildings, and hard standing. A BNG report was then completed on the 19th of February 2026 using the first draft of the proposed site plans and finding the site to be at a 0.79% net gain in habitat units and a 50.11% net gain in linear units. Following this, a new draft of the proposed plans was drawn up to keep the previously removed tree (T02) in the post-development site plans.

Methodology

All existing scattered trees and areas of introduced shrubs are being retained and all existing lengths of ornamental hedgerow are also being retained, therefore, as less than 25m² of area habitat is being affected and less than 5m of linear habitat is being affected, the site is exempt from demonstrating a 10% biodiversity net gain (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) through the *de minimis* exemption. Any post-development enhancements relating to biodiversity are valuable and encouraged, however it is not necessary for the site to demonstrate a 10% net gain.

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Reviewer

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Appendix 1



Figure 1: Habitat map of Premier inn Horsham North (Horsham Station) hotel, 57 North Street, Horsham RH12 1RB, taken from the Biodiversity Net Gain report produced by Arbtech Consulting Ltd 2026.

Appendix 2

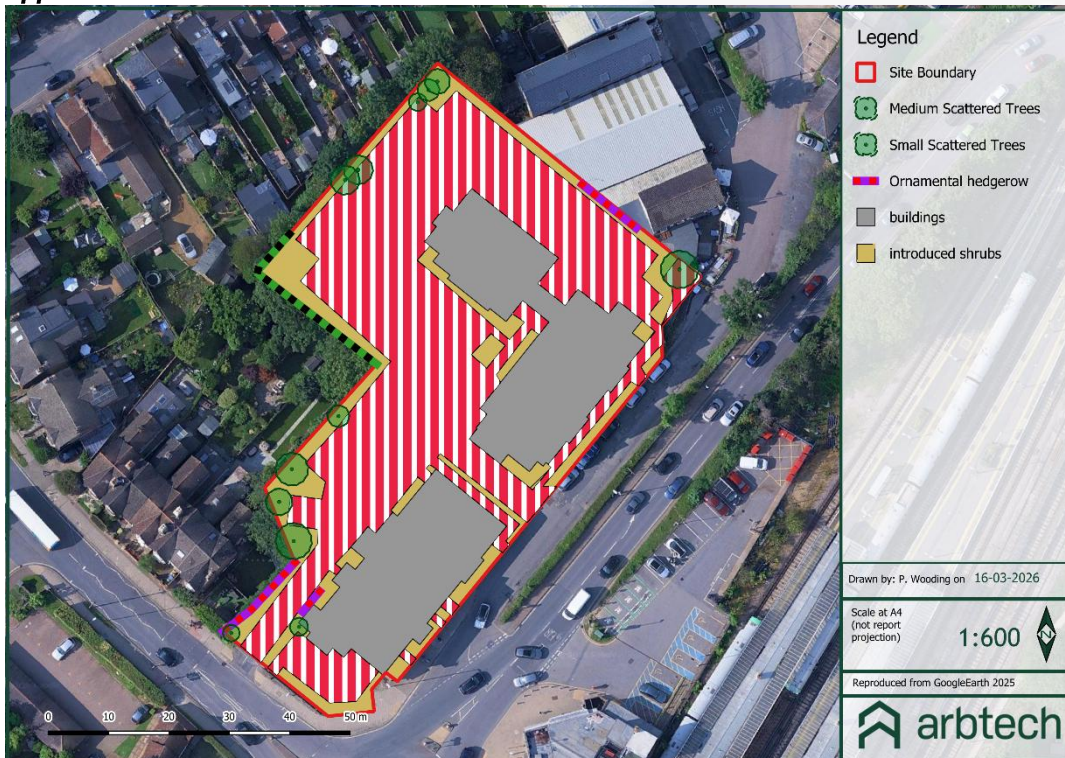


Figure 2: Post development habitat map for Premier inn Horsham North (Horsham Station) hotel, 57 North Street, Horsham RH12 1RB, created from the proposed plans shown in appendix 3.

Appendix 3

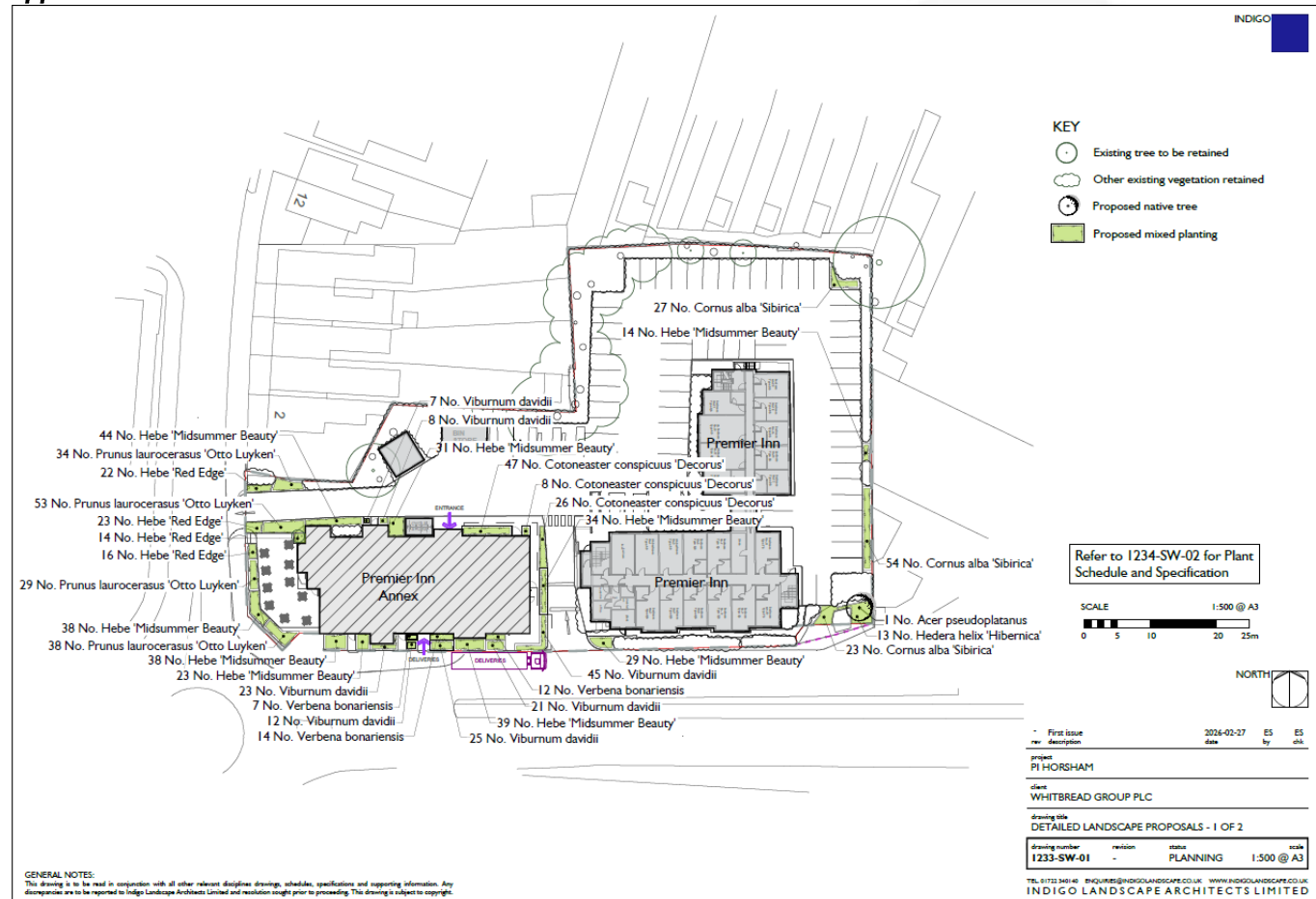


Figure 3: Proposed plans.