



BIODIVERSITY ENHANCEMENT STATEMENT AND LIDSEY DRAINAGE IMPACT ASSESSMENT

For

37 Ivy Close, Westergate

1.0 General

1.1 PROPERTY

37 Ivy Close, Westergate, West Sussex, PO20 3RF

1.2 DATE

9th July 2026

1.3 CLIENT

Kim Mant and Richard Bicknell

1.4 PROPOSED DEVELOPMENT

The property is a semi-detached private bungalow. The planning application is for the partial demolition of existing conservatory and replacement with single storey rear extension.

2.0 Biodiversity Enhancement Statement

- 2.1 The proposed extension is a partial demolition of existing conservatory and replacement with single storey rear extension. The additional space is being used to create an open plan Kitchen/Dining/Living Area overlooking the garden. This will free up space in the existing bungalow area to create an additional bedroom, bathroom and utility room. The existing separate WC is also being removed and the toilet relocated in the existing bathroom.
- 2.2 Much of the proposed extension will cover the area already taken up by the Conservatory, which is being partially removed. Hence, the increase in footprint of the dwelling is only 10m². Most of this area is currently hard paved, so there will be no loss of habitat and no detrimental affect on biodiversity.
- 2.3 In order to increase biodiversity within the site, a bird box could be provided if required.

3.0 Lidsey Drainage Impact Assessment

- 3.1 The application site is within the Lidsey Wastewater Treatment Works Catchment Area but is not within any of the Lidsey Local Risk Zones. The Lidsey Surface Water Management Plan does not identify any specific flood risks in Ivy Close nor any preferred interventions for this area.
- 3.2 As far as possible, new drainage will be provided in accordance with the Practical Guidance for New Drainage in the Lidsey Surface Water Management Plan.
- 3.3 The proposed extension is a partial demolition of existing conservatory and replacement with single storey rear extension. At ground floor the additional space is being used to create an open plan Kitchen/Dining/Living Area. This will replace the existing kitchen, so there are no additional fittings here. An additional bedroom, bathroom and utility room are also being created. The bathroom will contain a new toilet, basin and bath with shower over. The utility room will contain a sink and washing machine. As the washing machine is currently contained within the kitchen, the only additional fitting here is the sink. These additional fittings in the new bathroom and utility room are not considered excessive for a three bedroom dwelling.
- 3.4 The new kitchen area will re-use the existing foul drainage gully. The new bathroom and utility room will drain to a new inspection chamber on the existing private drain run at side of the property. The existing bathroom drainage will be altered to also drain into the new inspection chamber.

- 3.5** Any new inspection chambers will have a mass concrete surround and bolted down sealed cover to prevent ground water infiltration into the foul drain.
- 3.6** The extension only increases the house footprint by 10m². The area where the extension will sit is currently mostly hard paved, so there will be very limited reduction in soft landscaping.
- 3.7** It is intended that existing rainwater downpipes at the rear of the bungalow, which currently drain to a soakaway in the rear garden, will be replaced with one or two new rainwater downpipes, which will drain into a new soakaway in the rear garden.
- 3.8** The total roof area is only being increased by 10m², so any additional surface water run-off into the soakaway will be minimal.
- 3.9** Any new rainwater downpipes which are to discharge to a soakaway, are to be fitted with water butts. It is not intended to make any surface water connections into the foul sewer system.