

**Biodiversity Enhance-
ment Statement**

> Land to the Rear of Belle Vue-
PO20 3SA

> Application for a New Dwelling
> October 2025

1. Statutory Context and Local Policy Compliance

1.1 Exemption from Mandatory BNG

The proposed development qualifies for the Self-Build and Custom Housebuilding Exemption under the Environment Act 2021. Therefore, the mandatory requirement to calculate and demonstrate a 10% Biodiversity Net Gain (BNG) using the statutory metric is not applicable.

1.2 Compliance with Local Requirements (Arun Local Plan Policy ENV DM5)

This statement is submitted to satisfy the local validation requirement of Arun District Council, demonstrating that the development will seek to achieve a robust net gain in biodiversity, in compliance with Policy ENV DM5.

2. Baseline & Mitigation Summary

2.1 Key Changes and Ecological Opportunities

The development offers two distinct areas for significant ecological gain:

a) Creation of New Permeable Ground: Existing hardstanding and outbuildings are being removed to facilitate access. This land will be converted to soft landscaping, representing a clear gain from impervious surfaces (zero ecological value) to permeable, vegetated habitat.

b) Dedicated Ecological Area:

A substantial 350 m² area outside the curtilage is secured for permanent rewilding.

2.2 Application of the Mitigation Hierarchy

The design process has prioritized the following principles:

Hierarchy Principle	Action Taken
Avoidance	The layout ensures the retention and protection of all existing native hedgerow sections and native trees.
Minimisation	A Construction Environmental Management Plan (CEMP) will be enforced to minimise disturbance to retained features.
Enhancement	Two major enhancement areas are being created: the 350m ² Ecological Area and the conversion of former hardstanding to enhanced soft landscaping.

3. Proposed On-Site Biodiversity Enhancement Measures

The proposal achieves a strong qualitative net gain through targeted actions across the site.

Feature	Detail	Management Intent
Area & Location	350m ² area at the end of the garden, indicated on Drawing No. 24-106-010 . Explicitly outside of the residential curtilage .	Secured via Planning Condition/Legal Agreement for permanent ecological use.
Wilding Intent	Managed through natural wilding (minimal intervention) to encourage tussocky grass, scrub, and tall ruderal communities.	Creates a diverse, high-value habitat for cover, hibernation, and foraging, replacing low-value grassland.

3.2 Garden Enhancement (In-Curtilage, from Hardstanding Removal)

Enhancement Type	Target Area	Specific Action	Biodiversity Benefit
Conversion to Permeable Ground	Former Hardstanding/Outbuilding Footprint	Break up and remove existing hardstanding, and topsoil/grade to create new planting areas .	Direct increase in permeable ground, reducing surface runoff and facilitating new habitat creation.
Hedgerow Enhancement	Existing & New Borders	Under-planting/gap-filling with dense, native, fruit-bearing species (e.g., Holly, Hazel) in newly available areas.	Creates a denser, more structurally diverse shelter and foraging corridor.
Pollinator Borders	Infill Planting/Key Borders	Use of an RHS Plants for Pollinators mix and diverse native, nectar-rich species.	Provides critical floral resources across the newly softened ground.

3.3 Species-Specific Integrated Features

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4. Long-Term Management and Declaration

The success of these measures is contingent upon appropriate long-term security and management.

Security: The permanent ecological designation of the 350m2 Ecological Area and the implementation of all enhancement measures will be secured via a Planning Condition attached to the consent.

Management: Simple, non-interventionist management will be detailed for the Ecological Area (e.g., no mowing, no use of pesticides), while the new soft landscaping will receive standard garden management using wildlife-friendly practices.

We confirm that the development, through the creation of new permeable habitat and the protection of a dedicated 350m2 Ecological Area, will deliver a significant positive gain for on-site biodiversity in full compliance with Arun Local Plan Policy ENV DM5.