

Biodiversity Enhancement Statement

Site: No. 7 Regis Avenue, PO12 4HQ

Ref: Proposal: AW/154/26/HH Conversion of existing garage, storeroom and adjoining garden room to form an ancillary residential annexe

1. Existing Site and Proposal

No. 7 Regis Avenue is an established residential property comprising the main dwelling, existing garage, storeroom, garden room and associated domestic garden. The proposal involves the conversion and refurbishment of the existing buildings to provide ancillary residential accommodation. No new building or increase in the existing building footprint is proposed. The external garden areas comprise an existing patio, areas of stone/hardstanding and a grass lawn. The site boundaries are enclosed by existing fencing. No trees or hedgerows are present within the area affected by the works, and none are proposed to be removed.

2. Protection and Enhancement of Biodiversity

The proposal makes use of the existing built form and has been designed to minimise disturbance to the existing garden and natural environment.

The following measures will be undertaken:

- Existing garden, patio and hardstanding areas will be retained wherever practicable.
- The proposed new drainage infrastructure is anticipated to be routed predominantly beneath the existing patio and hardstanding, minimising disturbance to the grassed areas.
- Where excavation through the lawn is necessary, this will be limited to the minimum practical route required for the drainage installation. The affected grassed areas will be reinstated following completion.
- Construction materials, equipment and waste will be stored on existing hardstanding wherever practicable to avoid unnecessary disturbance to the garden grass areas.
- Construction activities will be managed to minimise unnecessary disturbance to wildlife.
- The existing buildings will be retained and adapted rather than demolished, avoiding unnecessary loss of built habitat.
- **As a biodiversity enhancement, a suitable bird nesting box will be installed on an appropriate part of the existing building or within the garden. The location will be selected to provide suitable shelter and minimise disturbance.**

Prior to works commencing, the existing buildings will be visually checked for evidence of nesting birds or other protected species. If evidence is identified, appropriate measures and ecological advice will be sought before the relevant works proceed.

1. Biodiversity Net Gain

This statement is submitted in response to Arun District Council's local validation requirement for a **Biodiversity Enhancement Statement** and is separate from the statutory Biodiversity Net Gain requirements. The application site is approximately **0.06 hectares (600 m²)** in area. The proposal involves the conversion and refurbishment of existing buildings and does not involve a new building footprint. The applicant considers that the development is exempt from the general Biodiversity Gain Condition, subject to the applicable statutory criteria.

2. Conclusion

The proposal reuses existing buildings and avoids additional land take or the loss of significant natural features. Existing garden areas will be retained wherever practicable, with temporary disturbance from drainage works minimised and affected lawn reinstated.

The installation of a bird nesting box will provide an additional nesting opportunity for local bird species and represents a proportionate biodiversity enhancement appropriate to the scale and nature of the proposal.

The measures outlined above provide a proportionate approach to protecting and enhancing the existing natural environment having regard to the nature and scale of the proposed development.