

Biodiversity Enhancement Statement

Application: Replacement of 9 No existing sash timber windows and 1 No door and 1 No fire door with uPVC. This application affects the Angmering Conservation Area and is in CIL Zone 2 (Zero Rated) as other development.

Applicant: Angmering Parish Council

Site Address: The Corner House, High Street / Water Lane, Angmering BN16 4EA

Prepared for: Planning Application Submission

Date: January 2026

1. Purpose of This Statement

This Biodiversity Enhancement Statement accompanies the planning application for the replacement of existing windows and doors at the Corner House. Although the proposal relates to minor external alterations, national and local policy encourages all development — regardless of scale — to deliver measurable or proportionate biodiversity benefits.

This statement sets out:

- The current ecological baseline
- The nature of the works
- The opportunities for biodiversity enhancements
- How the proposal aligns with local and national policy

2. Site Context and Existing Conditions

Information derived from the Heritage Statement indicates that:

The Corner House is a two-storey, non-designated heritage building at a prominent bend on Angmering High Street.

The works relate primarily to the side elevation, which currently has low visual and architectural significance. This elevation is heavily altered and contains modern services, signage, and hard surfacing.

The building footprint is fully established, with no soft landscaping, garden space, or ecological features such as trees, hedges, or grassland within the application boundary.

Given the urban village location and absence of green space, existing biodiversity on-site is minimal and largely limited to potential use by common urban species (e.g., passerine birds, bats using building crevices, or insects in small gaps).

No evidence has been provided (nor expected for this scale of works) indicating bat roosts or nesting bird sites within the existing window structures.

3. Description of Proposed Works

The proposal involves:

Replacement of nine timber sash windows and one external door with uPVC heritage-style sash units matching the existing design and proportions.

Replacement of an existing fire door.

No new openings, no changes to the principal elevation, and no works affecting roofs, eaves, or external vegetation.

These works are low-impact and do not affect areas where protected species typically roost or nest.

4. Potential Biodiversity Constraints

Although the proposal is minor, good practice requires consideration of:

Bats – Sometimes roost behind window frames or in gaps in masonry.

Nesting birds – Typically in eaves, roof spaces, and shrubs (none present here).

Given:

No roof or loft works

No vegetation removal is required

Windows are in poor condition but do not show features typical of bat roosts

... the likelihood of harm to protected species is very low.

5. Proposed Biodiversity Enhancements

To ensure compliance with NPPF requirements for proportional net biodiversity gain on minor developments, the following low-cost, unobtrusive enhancement measures are proposed:

5.1 Pollinator-Friendly Planter (Already in place)

Medium sized pollinator planter near the building entrance or window ledge (if appropriate and not obstructing access).

Plant with:

Lavender

Rosemary

Nepeta

Hardy geraniums

This adds biodiversity in an area with no existing soft landscaping.

5.2 Wildlife-Friendly Management

Commit to:

Avoiding works during nesting bird season (March–August) unless a check confirms no active nests.

5.3 Wall-Mounted Bat Box

A surface-mounted bat box will be installed on the side or rear elevation at least 3m above ground level. This enhancement does not require any alteration to the building fabric and is suitable for existing structures within conservation areas.

6. Policy Compliance

The proposed enhancements support:

National Planning Policy Framework (NPPF)

Encourages measurable biodiversity net gain for all developments.

Requires developments to minimise impacts and provide enhancements where possible.

Arun Local Plan Policy D SP1

Supports design that improves environmental performance and contributes to wellbeing and climate resilience.

Arun Local Plan Policy HER DM3

While heritage-focused, the policy supports proposals that improve the sustainability and longevity of buildings, which is complemented by biodiversity enhancements.

Angmering Neighbourhood Plan HD4

Enhancement measures ensure material choice and development actions contribute positively to the local environment.

7. Conclusion

Although the planning application relates only to the replacement of windows and doors, the proposed biodiversity enhancements deliver proportionate ecological benefits without affecting the building's heritage value or visual character.

The following measures will be secured as part of the development:

- Pollinator-friendly planter – already in place
- Wildlife-sensitive working practices

- One wall-mounted bat box

These measures ensure the proposal aligns with the NPPF expectation of biodiversity improvements and support the local authority's sustainability objectives.