



Mocatta House, Trafalgar Place, Brighton, East Sussex, BN1 4DU



Biodiversity Enhancement Statement

FOR

Hip to gable loft extension, change of the workshop door to a window, internal alterations and associated works

AT

***12 Lansdowne Way
Angmering
BN16 4LB***

PREPARED BY
Edward

© Wang Dao Architecture LTD.
Registered in England & Wales No. 11440313

1. Introduction

This Biodiversity Enhancement Statement has been prepared in support of the householder planning application for the above property.

The proposal comprises a modest alteration to an existing dwelling consisting of a hip-to-gable loft extension together with the replacement of an existing workshop door with a window. The works are confined entirely to the existing dwelling and its built fabric.

This statement has been prepared to demonstrate that the proposal accords with Policy ENV DM5 (Development and Biodiversity) of the Arun Local Plan by protecting existing biodiversity and incorporating proportionate biodiversity enhancements where reasonably practicable.



2. Existing Site

The application site comprises an existing semi-detached dwelling within a residential area of Angmering.

The proposed works are limited to the existing roof and external wall of the dwelling. No extensions are proposed at ground level, and there will be:

- no loss of trees;
- no removal of hedgerows;
- no removal of ponds or water features;
- no loss of grassland or other priority habitat;
- no changes to existing boundary planting.

The site is predominantly residential in character, and the proposed development does not affect habitats of recognised ecological value.

3. Ecological Impact Assessment

The proposal is considered to have negligible ecological impact because:

- all works are confined to the existing building;
- no significant vegetation will be removed;
- no protected or priority habitats will be affected;
- ecological connectivity across the surrounding area will remain unchanged.

The development therefore avoids adverse impacts on biodiversity in accordance with the mitigation hierarchy promoted by Arun Local Plan Policy ENV DM5.

Should any evidence of bats or nesting birds be discovered during construction, works will cease immediately, and advice will be sought from a suitably qualified ecologist before works recommence.

4. Biodiversity Enhancement Measures

Although the proposal is exempt from the statutory Biodiversity Net Gain requirements applicable to householder developments, the following biodiversity enhancements are proposed in accordance with Policy ENV DM5.

Integrated Bird Nesting Provision

One swift nesting box will be installed beneath the eaves at a suitable location.

Planting

Existing garden planting will be retained wherever possible.

Wildlife-Friendly Garden Management

The existing rear garden will continue to provide opportunities for wildlife through:

- retention of existing planting;
- minimising pesticide use;
- maintaining flowering plants throughout the growing season.

5. Mitigation During Construction

The following good practice measures will be implemented during construction:

- unnecessary vegetation disturbance will be avoided;
- construction materials will be stored on hardstanding where possible;

- waste will be removed promptly from site;
- external lighting will be kept to the minimum necessary during construction;
- if protected species are encountered, work will stop immediately, and appropriate ecological advice will be obtained.

6. Compliance with Arun Local Plan Policy ENV DM5

The proposal complies with Policy ENV DM5 because it:

- avoids harm to existing habitats;
- does not result in the loss of trees, hedgerows or habitats;
- retains existing garden planting;
- incorporates biodiversity enhancement measures through the provision of bird features;
- contributes positively to local biodiversity in a manner proportionate to the scale of the development.

The proposal therefore accords with the objectives of Arun Local Plan Policy ENV DM5 by protecting existing biodiversity while delivering measurable ecological enhancements appropriate for a householder development.

7. Conclusion

The proposed hip-to-gable loft extension and replacement of the workshop door with a window will have negligible ecological impact.

The development has been designed to avoid adverse effects on biodiversity and includes proportionate enhancement measures, including bird nesting provision, retaining existing planting.

Accordingly, the proposal is considered to comply with Arun Local Plan Policy ENV DM5 and relevant national planning policy promoting biodiversity enhancement.