

Biodiversity Enhancement Statement

**Lucks Mill House
Old Mill Lane
Angmering
West Sussex
BN16 4AQ**

1. Site Description

Lucks Mill House is a detached residential property located on Old Mill Lane, Angmering, within an established residential setting. The application relates to the widening of an existing single-storey attached garage by approximately 2.48 metres to enable improved internal accommodation and provision of pedestrian access along the side of the structure.

The application site comprises residential curtilage including areas of hardstanding, ornamental planting and some trees adjacent to the existing garage.

Three trees are proposed for removal to facilitate the development comprising:

- One ash tree
- Two apple trees

None of the trees are subject to Tree Preservation Orders and the site is not located within a Conservation Area. Two nearby trees: one Palm tree and one Birch tree are to be retained.

2. Existing Biodiversity Value

The site is typical of a managed domestic garden environment providing limited but localised ecological value. The existing trees and garden planting may provide opportunities for common garden bird species and invertebrates.

No ponds, priority habitats, or protected ecological designations are present within the application site.

Given the small scale and domestic nature of the proposal, the ecological value of the affected area is considered to be low.

3. Potential Impact of the Development

The proposed development will result in the removal of three small trees to allow widening of the garage and formation of a side access path.

Tree removal has the potential to reduce minor nesting and foraging opportunities for common bird species. No evidence of protected species has been identified.

As a precautionary measure, vegetation clearance and tree removal will be undertaken outside the main bird nesting season (March–August inclusive), or alternatively vegetation will be checked by a suitably competent person immediately prior to removal to confirm the absence of active nests.

Due to the limited scale of development within an existing residential curtilage, impacts on biodiversity are expected to be minor and localised.

4. Biodiversity Enhancement Measures

In accordance with national planning policy and Arun District Council validation requirements, proportionate biodiversity enhancements appropriate to a small-scale householder development are proposed.

Although replacement tree planting is not feasible due to spatial constraints required for access, the following enhancements will be incorporated:

a) Bird Nesting Provision

One integrated bird nesting box (such as a swift or house sparrow brick) will be installed within the elevation of the existing house at high level.

b) Native Shrub Planting

Native and wildlife-friendly low-growing shrub planting will be introduced along the boundary adjacent to the widened garage. Species will comprise compact, shallow-rooting varieties maintained at low height (typically below 1 metre), together with climbing species such as native honeysuckle or ivy supported on trellis planting. This approach provides nectar sources and habitat opportunities while avoiding future conflict with structures or access requirements.

c) Wildlife-Friendly Lighting

Any external lighting associated with the development will be designed to minimise ecological impact through the use of low-level, downward-directed luminaires with warm colour temperatures (typically below 3000K).

5. Conclusion

The proposal represents a small-scale domestic development within an established residential curtilage. While limited tree removal is required, the incorporation of integrated nesting features and native planting will provide biodiversity enhancements exceeding the existing baseline ecological value of the affected area.

The development therefore delivers proportionate biodiversity enhancement in accordance with national planning policy and Arun District Council requirements.

Prepared in support of a Householder Planning Application

Lucks Mill House, Old Mill Lane, Angmering