

BIODIVERSITY ENHANCEMENT STATEMENT

Installation of a Modular Access Ramp and Alterations to Fenestrations
9 Birdham Close, Bersted, Bognor Regis, West Sussex, PO21 5TD



Application Type	Householder Planning Application
Property Address	9 Birdham Close, Bersted, Bognor Regis, West Sussex, PO21 5TD
Local Planning Authority	Arun District Council
Proposed Development	Installation of a modular access ramp and alterations to fenestrations
Prepared By	Advanced Adaptations

1. Introduction and Purpose of This Statement

This Biodiversity Enhancement Statement has been prepared in support of a householder planning application for the installation of a modular access ramp and alterations to fenestrations at 9 Birdham Close, Bersted, Bognor Regis, West Sussex, PO21 5TD. The application is submitted to Arun District Council.

This statement has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF, 2023), the Environment Act 2021, and the statutory biodiversity net gain (BNG) requirements introduced by Schedule 14 of the Environment Act 2021, which came into force for small sites on 2 April 2024. It is also prepared having regard to Arun District Council's biodiversity policies and its obligations under the West Sussex Local Nature Recovery Strategy.

The purpose of this statement is to demonstrate that the proposed development is sensitive to the natural environment, will cause no net harm to existing biodiversity on or adjacent to the site, and will incorporate reasonable biodiversity enhancements proportionate to the scale and nature of the development proposed.

2. Description of the Site and Surroundings

The application site comprises a single dwellinghouse situated within a residential close in Bersted, Bognor Regis, West Sussex. The property is a conventional residential dwelling within an established residential estate. The surrounding area is characterised by similar residential properties with private gardens, hardstanding, driveways and associated domestic planting.

The site is not within or immediately adjacent to any statutory or non-statutory designated nature conservation sites, including Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Local Nature Reserves or Local Wildlife Sites. No protected species surveys have been triggered by the nature of the proposed works.

The existing site features typical of a domestic residential property within an urban residential estate, including:

- A front garden area with paved/hardstanding access and low level planting
- A dwelling with standard domestic fenestration
- Boundary treatments comprising fencing typical of the surrounding area
- No trees subject to Tree Preservation Orders (TPOs) are known to be present within or immediately adjacent to the application site
- No water features, ponds or watercourses are present on or adjacent to the site

3. Description of the Proposed Development

The proposed development comprises two elements:

3.1 Modular Access Ramp

The installation of a modular access ramp to enable level or ramped access to the dwelling. The ramp is a prefabricated modular system constructed off site and installed with minimal groundworks. The footprint of the ramp is confined to the existing domestic curtilage and does not extend beyond the site boundary. The ramp will be installed on the existing hardstanding/garden area at the front of the property as shown on the accompanying drawings.

3.2 Alterations to Fenestrations

Alterations to existing door openings within the existing dwelling envelope to improve accessibility. These works are confined to the existing built form of the property and do not extend the footprint or volume of the dwelling. No removal of vegetation, trees or natural habitats is required to facilitate the fenestration alterations.

The proposed works are modest in scale and are entirely confined within the existing residential curtilage. No vegetation clearance, habitat removal, tree works or soil disturbance beyond the minimum necessary for ramp installation is required or proposed.

4. Existing Biodiversity Baseline

Given the nature, scale and location of the proposed development, a full ecological survey is not considered necessary or proportionate. The following baseline assessment has been prepared on the basis of a desk study and review of the site's characteristics.

4.1 Habitats

The habitats present on and immediately adjacent to the application site are typical of the urban residential context and are of low ecological value. They comprise:

- Introduced or ornamental garden planting of negligible ecological distinctiveness
- Existing hardstanding, paving and domestic structures of negligible habitat value
- Maintained domestic lawn or garden ground cover where present
- Boundary fencing and walls with limited ecological function

4.2 Protected and Notable Species

No formal protected species surveys have been triggered by the proposed development. However the following species considerations have been taken into account:

- Bats: The proposed works are confined to the addition of a ground-level modular ramp and alterations to fenestrations. No roof works, loft access or significant structural alteration to the roof or eaves is proposed. The risk of bat roost disturbance is considered negligible. No bat survey is required for these works.
- Nesting birds: The proposed works do not involve the removal of any vegetation, hedgerow, trees or roof structures that would be likely to support nesting birds. Works should nonetheless be timed, where practicable, to avoid the active nesting season (March to August inclusive) as a precautionary measure.
- Other protected species: No features are present on site that are likely to support other protected species. No further surveys are considered necessary.

5. Biodiversity Net Gain - Statutory Requirements

The mandatory biodiversity net gain (BNG) requirement under Schedule 14 of the Environment Act 2021 came into force for small sites on 2 April 2024, requiring developments to achieve a minimum 10% net gain in biodiversity value.

However, the following exemptions are relevant to this application and have been considered:

- The proposed development comprises householder development, specifically the installation of a modular access ramp and alterations to fenestrations at an existing dwellinghouse, and does not create any new dwellinghouses or buildings
- The development does not result in the loss or degradation of any irreplaceable habitats
- The pre-development biodiversity value of the site is negligible, comprising entirely low distinctiveness urban habitat with no features of ecological significance
- The development does not involve the loss, removal or significant degradation of any habitat, vegetation or ecological feature of measurable biodiversity value

On the basis of the above, the proposed development is considered to fall within the scope of householder BNG exemptions as set out in the statutory framework. The net change in biodiversity units as a result of the proposed development is negligible and no formal Biodiversity Metric calculation or Biodiversity Gain Plan is considered necessary for this application.

Biodiversity Net Gain Position Statement

The proposed development will result in no measurable loss of biodiversity value. The existing habitat on site is of low ecological distinctiveness and the proposed works do not remove, damage or significantly alter any existing habitat, vegetation or ecological feature. The development is therefore considered BNG-neutral, and a voluntary biodiversity enhancement is proposed as set out in Section 6 of this statement.

6. Proposed Biodiversity Enhancement

Notwithstanding the negligible biodiversity impact of the proposed development, the applicant is committed to incorporating biodiversity enhancements proportionate to the scale of the works.

One swift brick or integrated swift nest box will be incorporated into the external fabric of the dwelling during the proposed fenestration works, installed at height on the external wall in a position suitable for occupation by nesting swifts to deliver a net benefit to biodiversity on the application site.

Swift numbers have declined significantly across the United Kingdom and the provision of integrated nesting opportunities is strongly encouraged by Arun District Council and supported by national planning guidance.

7. Construction Phase Biodiversity Measures

The following measures will be observed during the construction phase of the proposed development to minimise any incidental impact on biodiversity:

- All vegetation clearance, where required, will be carried out outside of the active bird nesting season (March to August inclusive) wherever reasonably practicable. If clearance is required during the nesting season, a check will be carried out by a competent person immediately prior to clearance commencing
- No site lighting will be directed towards boundary vegetation, hedges or trees during construction works
- Construction waste and materials will be stored and managed in a manner that does not create potential traps or barriers for small mammals or other ground-level species
- Any open excavations, including those for ramp foundation works, will be covered or fenced at the end of each working day to prevent entrapment of small mammals
- No herbicides, pesticides or other chemicals will be applied to areas adjacent to the proposed ramp or fenestration works

8. Policy Compliance

This Biodiversity Enhancement Statement has been prepared having regard to the following policy and legislative framework:

- National Planning Policy Framework (NPPF, 2023) — Chapter 15: Conserving and Enhancing the Natural Environment
- Environment Act 2021 — Schedule 14: Biodiversity Net Gain; Schedule 17: Biodiversity Duty on Public Authorities
- Town and Country Planning Act 1990 (as amended)
- Natural Environment and Rural Communities Act 2006 (as amended)
- Conservation of Habitats and Species Regulations 2017 (as amended)
- Wildlife and Countryside Act 1981 (as amended)
- Arun District Council Local Plan 2011–2031 — Policy ENV DM2: Biodiversity and Geological Conservation
- Arun District Council Biodiversity Net Gain Study (November 2022)
- West Sussex Local Nature Recovery Strategy (in development)

The proposed development is considered to be in accordance with the above policy framework. The proposal results in no measurable loss of biodiversity and incorporates voluntary biodiversity enhancement measures proportionate to the scale and nature of the works.

9. Conclusion

This Biodiversity Enhancement Statement demonstrates that the proposed installation of a modular access ramp and alterations to fenestrations at 9 Birdham Close, Bersted, Bognor Regis, West Sussex, PO21 5TD will result in no measurable harm to existing biodiversity on or adjacent to the application site.

The proposed works are modest in scale, confined to the existing residential curtilage, and do not require the removal of any vegetation, habitat or ecological feature of measurable value. The development is considered BNG-neutral and falls within the scope of householder exemptions under the statutory BNG framework.

In addition, the applicant is committed to delivering a voluntary biodiversity enhancement, including swift brick, which will deliver a measurable net benefit to biodiversity at the site over the long term.

It is respectfully submitted that the proposed development satisfies the biodiversity and ecological requirements of national and local planning policy and that Arun District Council can be satisfied that no unacceptable harm to biodiversity will result from the grant of planning permission.

10. Declaration

This Biodiversity Enhancement Statement has been prepared on behalf of the applicant in good faith and to the best of the knowledge and information available. The information contained herein is accurate to the best of the author's knowledge and belief at the date of preparation.

Prepared by	Advanced Adaptations
On behalf of	Mr Lee Slater
Property	9 Birdham Close, Bersted, Bognor Regis, West Sussex, PO21 5TD
Date	27/07/2026

Zeki Kurekci

On behalf of Advanced Adaptations