

Biodiversity Enhancement Statement

12 South Way, Bognor Regis, PO21 5HF



Policy Context

This statement supports a householder planning application for a single-storey wrap-around extension to the side and rear of an existing dwelling. It has been prepared in accordance with Arun Local Plan Policy ENV DM5 - Development and Biodiversity, which requires development to seek to achieve a net gain in biodiversity.

Although the mandatory requirement for 10% biodiversity net gain (BNG) applies only to qualifying major development, Arun District Council's local policy encourages measures to enhance biodiversity as part of householder development. Accordingly, a Biodiversity Enhancement Statement is identified as a local validation requirement for householder applications.

Site Status

A search of the MAGIC Map confirms that the application site is not located within or immediately adjacent to any of the following statutory ecological designations:

Special Area of Conservation (SAC)

Special Protection Area (SPA)

Site of Special Scientific Interest (SSSI)

National Nature Reserve (NNR)

Ramsar Site

No non-statutory ecological designations have been identified within or areas adjoining the application site.

Existing Site Conditions

The application site comprises of an existing residential dwelling with a private rear garden containing areas of lawn and patio, a small pond and a number of shrubs. There is also an area of hardstanding to the side of the house, accommodating a shed and car parking space.

The proposal involves the demolition of the existing rear conservatory, WC and small lean-to, together with the removal of a side, single storey bay window and shed. The application is for the construction of a new single-storey wrap-around extension. The existing car parking space and pond will be retained.

The eaves and junctions of the existing conservatory, WC, lean-to and bay window are well sealed, as shown in Figures 1, 2, 3 and 4, providing no apparent access opportunities for nesting birds or roosting bats. The footprint of the proposed extension is predominantly located over the existing hard-surfaced patio, with a small amount of existing planting to be removed.

A site inspection identified no evidence of protected species, including reptiles, within or immediately adjacent to the areas affected by the proposed works. The areas to be built over therefore provide limited ecological value and are considered unlikely to support protected species.

No trees are proposed for removal, and no features considered suitable for bat roosting or other protected species have been identified within the area of the proposed works.

Potential Impacts on Biodiversity

Given the modest scale and domestic nature of the proposed works, the development is not anticipated to result in any significant adverse effects on biodiversity.

In particular:

No designated ecological sites are located within or immediately adjacent to the application site.

No trees are proposed for removal.

No suitable bat roosting features or other significant features of ecological value have been identified within the area affected by the works.

The majority of the proposed extension footprint comprises of existing hardstanding.

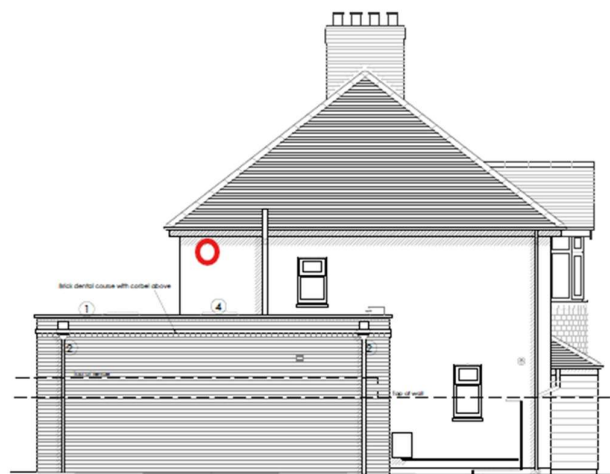
The retention of the existing pond and substantial areas of the garden will help to minimise the ecological impact of the development.

Proposed Biodiversity Enhancements

To provide a proportionate biodiversity enhancement consistent with Policy ENV DM5, the following measure is proposed.

1. Bat Box Installation

As a biodiversity enhancement measure, a bat box mounted on the south facing side of the house. The proposed location is identified below.



Proposed South Elevation Scale 1:50

The bat box will comprise of a woodcrete or high-durability composite bat roost box suitable for long-term outdoor use and capable of providing crevice-style roosting opportunities for small bat species.

Suitable products may include, or be equivalent to:

Schwegler 2F Bat Box

Schwegler 1FF Bat Box

Habibat Integrated Bat Box (external-mounted version)

CJ Wildlife Large Colony Bat Box

The selected box will provide, as a minimum:

Internal crevice-style roosting space;

A roughened internal surface to enable bats to grip;

A minimum internal height of approximately 300 mm;

A minimum chamber depth of approximately 20–25 mm; and

Durable, non-toxic materials suitable for external use, such as woodcrete or untreated FSC-certified timber.

The box will be positioned to provide a clear flight path and will be located away from artificial lighting where practicable.

Summary

The proposed development is modest in scale and domestic in character and is not anticipated to result in any significant adverse effects on local biodiversity or protected species.

The proposed installation of a bat box, together with the retention of existing garden features such as the pond will provide a proportionate biodiversity enhancement appropriate to the scale and nature of the development.

These measures will contribute towards the objectives of Arun Local Plan Policy ENV DM5 and provide a practical enhancement to the ecological value of the site.



Figure 1



Figure 2



Figure 3



Figure 4