



pete sonntag
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Biodiversity Enhancement Statement

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Copsefield, Eastergate Lane, Eastergate, Chichester, PO20 3SJ

Proposed rear extension to existing garage to form hydrotherapy pool; conversion of existing garage to specialist Changing Space and plant room; erection of link incorporating WC to main dwelling; and first floor loft conversion to provide ancillary bedroom accommodation with ensuite and sitting area.

1. Introduction

This Biodiversity Enhancement Statement has been prepared in support of a householder planning application for the erection of a rear extension to an existing garage to form a hydrotherapy pool and associated works at Copsefield, Eastergate Lane.

The statement describes the existing ecological context of the site and sets out proportionate biodiversity enhancement measures to be delivered as part of the development. A Biodiversity Layout Plan accompanies this application and should be read alongside this statement.

2. Site Context

The application site comprises an established residential property set within a large domestic curtilage. The site contains:

- managed lawn areas
- ornamental planting
- mature boundary vegetation
- scattered trees
- garden habitats typical of long-established residential plots

The proposed works are located within the developed curtilage of the site. The development does not extend into undeveloped field or paddock land and is contained within an area of limited ecological value typical of domestic garden land.

The surrounding area includes other residential plots, hedgerows, trees and open fields which provide wider ecological connectivity.

3. Existing Biodiversity Value

The site supports common garden habitats which provide foraging and nesting opportunities for typical urban and suburban species such as:

- common garden birds
- invertebrates

- small mammals
- occasional bat foraging activity

No ponds or water features are present within the development footprint. Existing trees and boundary vegetation provide the primary ecological value on site and will be retained.

The proposed works are located adjacent to an existing building and involve no removal of mature trees or significant habitat.

4. Impact of Development

The development is modest in scale and confined to an existing domestic garden area. The works involve:

- extension to an existing garage
- internal conversion
- minor new footprint within managed garden

There will be no loss of significant habitat and no fragmentation of ecological corridors. Existing boundary vegetation and trees will be retained.

Construction impacts will be temporary and localised.

5. Biodiversity Enhancements

In accordance with the National Planning Policy Framework and local planning policy, the development will incorporate proportionate biodiversity enhancements appropriate to the scale of development.

Enhancement measures will include:

- Installation of bird nesting boxes within retained trees or on buildings
- Installation of bat roosting features integrated within the building or on retained trees
- Retention of existing trees and boundary planting
- Opportunities for supplementary native planting within the garden
- Maintenance of permeable garden areas
- Provision of small gaps within boundary treatments where appropriate to allow movement of hedgehogs and small mammals

These measures are shown indicatively on the accompanying Biodiversity Layout Plan.

6. Lighting

Any external lighting associated with the development will be low-level and directed downward. Lighting will be designed to avoid unnecessary illumination of trees, boundaries or potential bat foraging routes.

7. Tree Retention

Trees identified as T1 and T2 will be retained and protected during construction. A separate Tree Root Protection Statement accompanies this application and sets out appropriate protection measures.

The retention of these trees will ensure continued habitat value and foraging opportunities for wildlife.

8. Net Gain

The development provides opportunities to enhance biodiversity within the residential curtilage through the introduction of bird and bat boxes and supplementary planting. Given the limited ecological value of the development footprint and the enhancement measures proposed, the scheme will deliver a small but positive biodiversity gain appropriate to the scale of development.

9. Conclusion

The proposed development is modest in scale and located within an established domestic garden. There will be no loss of significant habitat and existing trees and planting will be retained.

The development incorporates proportionate biodiversity enhancements including bird and bat boxes and opportunities for additional planting. A Biodiversity Layout Plan accompanies this application to illustrate these measures.

The proposal therefore accords with national and local planning policy objectives to conserve and enhance biodiversity.