

BIODIVERSITY ENHANCEMENT STATEMENT

Construction of a Single Storey Rear Infill Extension

Park View, Fontwell Avenue, Eastergate, Chichester, West Sussex, PO20 3RY

Application Type	Householder Planning Application
Property Address	Park View, Fontwell Avenue, Eastergate, Chichester, West Sussex, PO20 3RY
Local Planning Authority	Arun District Council
Proposed Development	Construction of a single storey rear infill extension
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 construction of a single storey rear infill at Park View, Fontwell Avenue, Eastergate, Chichester, West Sussex, PO20 3RY. 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 unacceptable net harm to existing biodiversity on or adjacent to the site, and will incorporate reasonable and proportionate biodiversity enhancement measures consistent with the scale and nature of the development proposed.

2. Description of the Site and Its Surroundings

The application site comprises a detached residential dwellinghouse known as Park View, situated on Fontwell Avenue in the village of Eastergate, Chichester, West Sussex. The property is a dwellinghouse within the meaning of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and sits within a predominantly residential area characterised by detached dwellings with private gardens.

Eastergate is situated within the coastal plain of West Sussex, in proximity to the South Downs National Park to the north and the West Sussex coastal plain to the south. The surrounding landscape comprises a mix of residential development and agricultural land.

The application site is not within or immediately adjacent to any statutory or non-statutory designated nature conservation sites. There are no Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Local Nature Reserves or Local Wildlife Sites known to be directly affected by the proposed development. No Tree Preservation Orders (TPOs) are known to apply to trees within or immediately adjacent to the application site.

The existing features of the application site relevant to biodiversity include:

- A rear garden comprising a lawn, domestic planting and a paved area covering the footprint of the proposed extension.
- Existing boundary treatments including fencing and boundary walls
- No ponds, ditches, watercourses or other water features are known to be present on the site

3. Description of the Proposed Development

The proposed development comprises the construction of a single storey infill rear extension to the existing dwellinghouse. The extension is to be sited in the infill position at the rear of the property, within the existing residential curtilage.

The proposed extension is modest in scale and is sited wholly within the existing garden curtilage of the dwelling. The construction will involve the removal of existing paved surfaces within the extension footprint and limited ground disturbance for foundations. No tree works, hedgerow removal or major habitat clearance is required or proposed in connection with the development.

The principal characteristics of the proposed development relevant to biodiversity are as follows:

- The extension is sited within the existing rear garden curtilage
- Construction will involve the removal of existing paving within the extension footprint and limited ground disturbance for foundation works
- No vegetation clearance, tree works or hedgerow removal is proposed
- The existing dwelling, roof structure and eaves are unaffected by the proposed works

4. Existing Biodiversity Baseline

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

4.1 Habitats

The habitats present on and immediately adjacent to the application site are typical of an established domestic residential garden and are of low ecological distinctiveness.

The proposed extension is located centrally within the plot, with the closest site boundary situated 6 metres away. The development will take place entirely on low ecological value paved patio and will not affect any boundary features, or neighbouring structures.

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 extension is single storey and does not involve any works to the existing roof. The extension will be constructed entirely on the existing paved rear patio and will not result in the loss of the rear garden. Therefore, the proposal is not expected to reduce existing foraging or commuting habitat for bats.
- 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 Framework

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.

The following considerations are relevant to the assessment of BNG requirements for this application:

- The extension does not result in the creation of any new dwellinghouse or separate planning unit
- The pre-development habitat on the site within the extension footprint comprises existing paved surfaces of negligible ecological distinctiveness and zero measurable biodiversity unit value under the DEFRA Biodiversity Metric 4.0
- The development does not result in the loss or degradation of any irreplaceable habitats, priority habitats or habitats of measurable ecological significance

On the basis of the above, and having regard to the BNG small sites guidance published by Natural England and DEFRA, the measurable biodiversity unit loss resulting from the proposed development is negligible. The voluntary biodiversity enhancements proposed in Section 6 of this statement are considered sufficient to deliver a net gain in biodiversity value at the site proportionate to the scale of development.

6. Proposed Biodiversity Enhancement Measures

The applicant is committed to delivering a package of biodiversity enhancements proportionate to the scale of the proposed development. The following measures are proposed and will be implemented as part of the construction and completion of the extension:

6.1 Swift Brick

One swift brick or integrated swift nest box will be incorporated into the external fabric of the dwelling, 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.

6.2 External Bird Nest Box

One externally mounted bird nest box suitable for small garden birds, such as blue tit, great tit or house sparrow, will be installed on the external elevation of the existing dwelling or on a suitable garden structure at an appropriate height and aspect.

7. Construction Phase Biodiversity Measures

The following protective measures will be observed during the construction phase of the proposed development to prevent incidental harm to biodiversity:

- All vegetation clearance within the garden area will be carried out outside the active bird nesting season (March to August inclusive) wherever reasonably practicable. If any clearance is required during this period, a check for active nests must be carried out by a competent person immediately prior to clearance and any active nest left undisturbed until the young have fledged
- Site lighting during construction will be directed away from boundary vegetation, trees and garden areas during construction works
- Any open excavations, will be covered or fenced at the end of each working day to prevent entrapment of small mammals
- Construction materials and waste will be stored in a manner that does not create hazards for wildlife, including the covering of any open containers of water
- No herbicides, pesticides or other chemicals will be applied to garden areas adjacent to the construction zone
- Any suitable subsoil or topsoil material encountered during foundation works will be retained on site where practicable for reuse

8. Policy Compliance

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

- National Planning Policy Framework (NPPF, 2023) — Chapter 15: Conserving and Enhancing the Natural Environment, in particular paragraphs 180–188
- Environment Act 2021 — Schedule 14: Mandatory Biodiversity Net Gain; Section 40: Biodiversity Duty on Public Authorities
- Town and Country Planning Act 1990 (as amended)
- Wildlife and Countryside Act 1981 (as amended)
- Conservation of Habitats and Species Regulations 2017 (as amended)
- Natural Environment and Rural Communities Act 2006
- Chichester Local Plan 2021–2039 — Policy ENV DM2: Biodiversity and Geological Conservation
- Arun District Council Biodiversity SPD (where adopted)
- West Sussex Local Nature Recovery Strategy (in development)
- DEFRA Biodiversity Metric 4.0 and Small Sites Metric guidance

The proposed development is considered to be in accordance with the above legislative and policy framework. The proposal results in a negligible measurable loss of biodiversity value and incorporates a proportionate package of voluntary biodiversity enhancement measures that will deliver a net benefit to biodiversity at the site over the long term.

9. Conclusion

This Biodiversity Enhancement Statement demonstrates that the proposed construction of a single storey rear infill extension at Park View, Fontwell Avenue, Eastergate, Chichester, West Sussex, PO20 3RY will result in a negligible measurable loss of biodiversity value.

The applicant is committed to delivering a voluntary biodiversity enhancement, including a swift brick and a bird nest box, which will deliver a measurable net benefit to biodiversity at the site over the long term. These measures will collectively deliver a measurable net benefit to biodiversity at the site and will contribute to the objectives of the West Sussex Local Nature Recovery Strategy and Arun District Council's biodiversity policies.

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 in good faith and to the best of the knowledge and information available at the date of preparation. The information contained herein is accurate to the best of the author's knowledge and belief.

Prepared by	Advanced Adaptations
Property	Park View, Fontwell Avenue, Eastergate, Chichester, West Sussex, PO20 3RY
Date	05/09/2026

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