

Biodiversity Enhancement Statement

49 Mons Avenue, Bognor Regis, PO215JL



Policy Context

This statement is written in support of a householder planning application for a single storey extension and is submitted in line with Arun Local Plan, Policy ENV DM5 Development and Biodiversity, which requires development to seek a net gain in biodiversity.

The development is a householder application and although major development is subject to mandatory 10% net gain, householder applications are exempt from the mandatory statutory metric requirement, but they must demonstrate net gain under Arun District Councils local policy.

Site Status

The site is not located within or adjacent to a Special Area of Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) or Ramsar Site.

Existing Site Conditions

The application site comprises of an existing residential property with a private garden containing areas of lawn, shrubs, hedges and one small tree. The proposed works relate solely to the construction of a single-storey rear extension. No roof demolition is required and no known bat roosting features or other protected species habitats are affected. The proposed extension is constructed over an existing patio and small section of lawn which offer little habitat for protected species. However, a small section of Leylandii hedge will require cutting back.

Potential Impacts on Biodiversity

The scale of the development is limited to a single footprint at the rear of the property. Construction activities are not anticipated to have any significant adverse impacts on biodiversity. No trees are proposed to be removed. There are no designated ecological sites in the vicinity of the property, and no evidence of protected species has been identified. Cutting back of the Leylandii hedge will be carried out between October and February, outside of bird nesting season.

Proposed Biodiversity Enhancement

To provide a measurable enhancement in line with national and local planning policy, the applicant proposes the installation of one high-quality bird nesting box within the existing tree in the rear garden.

Details of the Enhancement:

- Type: Standard small-nest box suitable for common garden birds (e.g., blue tit, great tit, sparrow).
- Material: FSC-certified timber or equivalent wildlife-friendly material.
- Installation height: Approximately 2–4 metres above ground level.
- Orientation: Facing between north and east to avoid direct sun and prevailing wind.
- Timing: To be installed prior to completion/occupation of the extended dwelling.

This enhancement will support nesting opportunities for local bird species and contributes positively to the site's ecological value without requiring additional land take.

Summary

The proposed development is small-scale and domestic in nature, with no anticipated adverse effects on local biodiversity or protected species. The installation of a bird box will provide a proportionate biodiversity gain consistent with planning guidance for householder developments.