

BIODIVERSITY ENHANCEMENT STATEMENT

Proposed Single Storey Rear Extension, Loft Conversion with Dormer and Change of Use to 8-Bedroom HMO

Site Address

54 Richmond Avenue, Bognor Regis, PO21 2YF

Applicant

Open Mind Empire LTD

Local Planning Authority

Arun District Council



1. Introduction

This Biodiversity Enhancement Statement has been prepared in support of the planning application for the conversion of the existing dwelling at 54 Richmond Avenue into an 8-bedroom House in Multiple Occupation (HMO), together with a single-storey rear extension, loft conversion, and internal alterations.

The statement demonstrates how the proposal will protect and enhance biodiversity in accordance with Arun Local Plan Policy ENV DM5 and ENV SP1. The Council's pre-application advice confirms that, although the development is exempt from statutory Biodiversity Net Gain, appropriate on-site biodiversity enhancements are required.

2. Site Description

The application site comprises a semi-detached residential property with:

- A small landscaped frontage used partly for parking
- A deep rear garden providing private amenity space
- Established boundary fencing and planting

The rear garden currently consists mainly of mown grass, small tree and shrubs. No statutory or non-statutory designated ecological sites are located within the site boundary.

The site lies within an established residential area and does not contain priority habitats or protected species habitats.

3. Existing Ecological Value

The site has limited ecological value due to its domestic nature and managed landscape. However, it provides some potential value for:

- Common garden birds
- Invertebrates and pollinators
- Urban-adapted wildlife species

Existing vegetation and garden space offer opportunities for enhancement through improved planting and habitat creation.

4. Policy Context

This proposal has been assessed against the following policies and guidance:

- Arun Local Plan Policy ENV DM5 – Development and Biodiversity
- Arun Local Plan Policy ENV SP1 – Natural Environment
- National Planning Policy Framework (NPPF)

Policy ENV DM5 requires development to conserve and enhance biodiversity and deliver measurable ecological improvements where possible.

5. Biodiversity Enhancement Objectives

The main objectives of this Biodiversity Enhancement Statement are to:

- Retain existing green space within the site
- Enhance habitat quality within the rear garden
- Increase biodiversity through native planting
- Support urban wildlife and pollinators
- Deliver long-term ecological benefits

6. Proposed Biodiversity Enhancement Measures

The following measures will be implemented as part of the development:

6.1 Native Planting

- Introduction of native shrubs and plants within the rear garden
- Retention and improvement of existing vegetation where possible

These measures will provide food sources and shelter for birds and insects.

6.2 Wildlife Habitats

The following wildlife features will be installed:

- Bird nesting box to be installed on a suitable high-level elevation
- Hedgehog highway - Small gaps (13cm x 13cm) in fences at rear garden corners to allow movement between gardens

6.3 Soft Landscaping and Garden Management

- Retention of the majority of the rear garden as permeable green space
- Reduction in areas of hard surfacing where practicable
- Creation of undisturbed corners for wildlife refuge

6.4 Sustainable Drainage and Soil Protection

The following measures will be incorporated:

- Use of permeable surfacing for external areas
- Rainwater collection for garden irrigation

6.5 Construction Phase Protection

During construction, the following practices will be adopted:

- Protection of retained vegetation with fencing
- Storage of materials away from planted areas
- Avoidance of unnecessary ground disturbance

7. Mitigation of Potential Impacts

Potential ecological impacts during construction and operation will be minimised through:

- Retention of existing garden space
- Controlled working practices
- Protection of boundary vegetation
- Sensitive placement of lighting to avoid disturbance to wildlife

The proposal does not involve significant habitat loss

8. Monitoring and Management

The site owner/manager will be responsible for ongoing maintenance, including:

- Regular inspection of planted areas
- Replacement of failed planting
- Maintenance of wildlife boxes
- Appropriate seasonal garden management

9. Long-Term Commitment

The biodiversity enhancement measures will be maintained for the lifetime of the development. The management of landscaped areas and wildlife features will form part of the ongoing site management arrangements for the HMO.

10. Conclusion

The proposed development at 54 Richmond Avenue provides an opportunity to maintain and enhance biodiversity within an urban residential setting.

Through native planting, habitat creation, and sustainable garden management, the proposal will:

- Improve habitat quality
- Support local wildlife
- Enhance ecological resilience
- Comply with Arun Local Plan Policy ENV DM5

The development will therefore deliver measurable biodiversity benefits and contribute positively to the local natural environment.