

Proposed Extension & alterations to
57 Manor Way,
East Preston,
West Sussex BN16 1PY

Biodiversity Enhancement Statement

November 2025

saville jones | architects



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Biodiversity enhancement Statement – November 2025

1.0 Biodiversity Enhancement Statement

1.01 Application Site: 57 Manor Road, East Preston, West Sussex BN16 1PY

1.02 Local Planning Authority: Arun District Council

1.03 Proposal: Single storey extension

1.04 Site Context

1.05 The property is a residential dwelling located within an established suburban area of East Preston. The existing plot comprises a dwelling with a detached garage and driveway. The property has a brick wall with timber fencing over to the perimeter. There is a small garden area containing lawn, shrubs and paving to the south of the dwelling, with planted borders. There is a hard paved courtyard garden to the north with bamboo planting to the perimeter. There are no ponds or water features in the garden.

1.06 The site has limited existing biodiversity interest typical of residential gardens within urban environment, with potential for nesting birds.

2.0 Potential Impacts of Development

2.01 The proposed single storey extension (refer to design proposal) will be constructed on existing hardstanding and paved garden area.

- There will be no loss of trees, hedgerows, or significant vegetation.
- The proposal will not impact local habitats of principal ecological importance.
- Construction works will be temporary and of low ecological risk.

3.0 Protection of Existing Natural Features

3.01 To ensure existing biodiversity is protected during development:

- Dust and pollution control measures will be implemented during works to protect nearby vegetation.
- Existing garden areas and boundary fences will be retained to preserve wildlife connectivity.

4.0 Proposed Biodiversity Enhancements

In line with Arun District Council's Local Plan Policy ENV DM5 (Development and Biodiversity) and national planning guidance (NPPF para. 180), the following measures will be implemented to achieve a net gain in biodiversity:

- Bird Box: Installation of a bird nesting box in an appropriate location within the application site.

Nov 2025



25013 – Extension & Alterations to 57 Manor Road, East Preston, West Sussex BN16 1PY

Biodiversity enhancement Statement – November 2025

- Hedgehog Connectivity: Inclusion of hedgehog-friendly access holes (13cm x 13cm) in any new or replaced fencing to allow safe movement between gardens.
- Pollinator-Friendly Planting : where any planting is to be provided consideration to be given to the introduction of native and nectar-rich planting (such as lavender, salvia, and buddleia) in the front garden and retained soft landscaping to provide year-round forage for pollinators.
- Topsoil and planting areas will be enhanced with organic matter to support soil biodiversity.

5.0 Monitoring and Maintenance

5.01 The installed biodiversity features (boxes and planting) will be retained and maintained by the homeowner for the lifetime of the development. Bird boxes will be inspected annually for damage and replaced as required.

6.0 Conclusion

6.01 This Biodiversity Enhancement Statement demonstrates that the proposed development at 57 Manor Road, East Preston

- Will not adversely impact existing ecological features.
- Incorporates proportionate and deliverable biodiversity enhancements.
- Aligns with Arun District Council’s environmental policies and contributes positively to urban wildlife corridors in Littlehampton.

Nov 2025

