

# **Biodiversity Enhancement Statement**

**Full Planning Application for the Change of Use of A1 Buildings & Yard, to B8 Use, with Elevational Alterations, including Solar Panels and Changes to the Parking Layout**

**East Preston Depot, Station Road, East Preston,  
West Sussex, BN16 3RE**

Prepared for  
Cube Storage

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FINAL

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## 1. INTRODUCTION

- 1.1. This Biodiversity Enhancement Statement is submitted in accordance with local validation requirements. It outlines how the proposed works will protect existing on-site ecological features and improve the existing on-site natural environment, in line with Local Plan Policy ENV DM5 relating to development and biodiversity.

## 2. SITE & SURROUNDINGS

- 2.1. The application site is located in the centre of East Preston and adjacent to Angmering train station. The land is flat and entirely developed. The yard contains two storage buildings and some areas of external storage.
- 2.2. Building A, which is the larger of the two buildings, is located to the eastern end of the site, and is of two storey construction with roughly an L-shaped footprint.
- 2.3. Building B, is the smaller building and located at the far western end of the site, with a notably smaller footprint, but still of two storey construction.
- 2.4. Both buildings have a typical commercial/industrial character. They are clad in brick and metal sheet cladding, of varying colours.
- 2.5. There is a large main open yard space within the site, between the two buildings. This land was recently used for building material storage, lorry parking/turning space and as a car park.
- 2.6. The whole of the site is contained by 3m tall security fencing.

## 3. PLANNING POLICY

- 3.1. Policy ENV DM5 of the Arun Local Plan states:

*“Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriate designed to facilitate the emergence of new habitats to the creation of links between habitat areas and open spaces. Together these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.*

*Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impact that will affect the species, directly or indirectly, whether within the application site, or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably license person.*

*All development shall have regard to Natural England's, standing advice for protected species."*

## **4. DEVELOPMENT PROPOSALS**

- 4.1. The application proposal mainly relates to a change of use of the two buildings and whole yard, from A1 to B8. Of the two buildings on site, there would be limited alterations to the exterior of the buildings. Building A is to have a large solar array across the main roofslope. The existing warehousing would be repainted in the companies livery, which is mid-blue. Elsewhere, it would include matters such as new signage for Cube (subject to a separate application), lighting on the buildings, security cameras and keypad boxes for entry to the building.
- 4.2. Internally, Building A would have new mezzanine floors in the main part of the building. This would be added to create a three floor building and take the overall square meterage of the site, from circa 1,400 sq.m to circa 2,200 sq.m. The main change is the addition of a mezzanine floor in Building A, at 1st and 2nd floor.
- 4.3. Building B would be retained as a single large open space, and there are no internal changes proposed. Externally, the building would be tied up, repainted and also to include signage (again, covered by another application).
- 4.4. There would be no changes made to either site access, including the existing arrangements on site for manoeuvring and parking. There is already enough parking spaces on site but this will be formalised to comply with County standards and will include new cycle parking. The application includes 13 parking spaces (including disabled and EV bays) and 8 cycle parking spaces and these are all shown on the proposed plans.
- 4.5. As part of the change of use, the applicants are seeking extended hours of use. This is because the business relies on flexibility for customers being able to access the building at out-of-hour times. The applicant will therefore be seeking hours of use from, 06:00-22:00, 7 days a week. This is to cover some moderate early morning and late evening use for those seeking to access their storage bays.

## **5. IMPACT ON EXISTING BIODIVERSITY AND ENHANCEMENT OPPORTUNITIES**

- 5.1. On the basis that the existing site is 100% brownfield/hardsurfaced there is no existing biodiversity on site that needs to be, or can be assessed. Nor is there any existing biodiversity on the site that requires protection.
- 5.2. As no changes are proposed to the existing site layout, other than to formalise the existing parking arrangements, and only limited works area proposed to the existing buildings, there are minimal opportunities available with these proposals to enhance biodiversity.