

22A Vermont Drive

East Preston

West Sussex

1st April 2026

BN16 1LA

Planning Application EP/73/25/S73

Development to the rear of 22 Vermont Drive

Proposal to address planning condition No. 6 Biodiversity Net Gain

This statement is to be read in conjunction with drawing: 09 Proposed Ecological Mitigation and Enhancement Appraisal Strategy

1. Introduction

This Biodiversity Enhancement Strategy has been prepared to discharge the planning condition. To achieve an onsite biodiversity net gain in accordance with Arun Local Plan Policy ENV DM5

The strategy delivers meaningful biodiversity improvements over and above a conventional lawn-dominated layout, focusing on habitat diversification, ecological connectivity and long-term wildlife-friendly management.

The measures align with National Planning Policy Framework and Best practice guidance for small-scale residential development

2. Site Context

The site is located within a residential area of Arun District on the West Sussex coastal plain.

Domestic gardens form an important part of the local ecological network, providing foraging habitat, nesting opportunities and movement corridors between green spaces.

Given the limited scale of the plot, the strategy focusses on high-value, space efficient habitat features.

3. Wildlife Pond Creation

Design

A small wildlife pond will be created in the rear garden.

The pond will be approximately 1.5 x 2.5 M square in surface area

Include gently sloping sides to allow safe wildlife access.

Incorporate shallow marginal shelves.

Use a butyl liner or preformed wildlife safe base.

Be positioned to receive partial sunlight.

The pond will remain fish-free to protect amphibians and aquatic invertebrates.

Planting

Native aquatic and marginal plants will be used such as:

Water Mint

Marsh Marigold

Purple loosestrife

Hornwort (oxygenator)

Introduction of Pond Snails

Once vegetation is established and water quality stable, native pond snails will be introduced to assist algae control and enhance aquatic biodiversity.

The pond will significantly increase diversity compared to a traditional garden layout.

4. Native Wildflower Meadow Area

A section of the garden will be managed as a native wildflower meadow using a suitable low-fertility seed mix including common knapweed, oxeye daisy, birds-foot trefoil, red clover, selfheal and yellow rattle.

The area will be cut annually in late summer with arisings removed.

This area will provide nectar sources for pollinators and habitat for invertebrates.

5. Native Hedgerow Planting

Mixed native hedgerow planting will include hawthorn, blackthorn, hazel, dog rose and field maple.

The hedgerow will provide nesting habitat, berries and shelter.

Trimming will occur on a 2–3 year rotation outside bird nesting season to allow flowering and fruiting.

6. Hedgehog Highways and Boundary Permeability

At least two 13cm x 13cm ground-level access gaps will be incorporated within boundary fencing to allow hedgehog movement between gardens. Openings will remain permanently unobstructed and aligned with neighbouring gardens where feasible.

7. Deadwood and Log Habitat

A dedicated log and deadwood habitat zone will be created in a shaded area using:

Untreated timber

Retained prunings

Partially buried logs.

This feature will provide overwintering habitat for invertebrates, support amphibians, encourage fungi and decomposition processes and increase structural habitat diversity

8. Bird and Bat Boxes

At least two bird nesting boxes and two bat roost features will be installed in suitable elevations away from artificial lighting and prevailing winds. A wooden swift box, to RSPB approved design will be located on the northern aspect of the new house just below the eaves (note sufficient height is only achievable on the north and south elevations).

9. Chemical-Free Garden Management

The long-term management will prioritise ecological sensitivity.

The garden will be managed without synthetic pesticides, herbicides or peat-based compost. Weed control will be manual, and green waste will be composted on site to enhance soil health.

10. Implementation Timetable

All measures will be implemented as follows:

Pond excavation and planting: First planting season after occupation

Pond snail introduction: Following vegetation establishment

Hedgerow planting: First season after boundary completion

Meadow sowing: First suitable spring or autumn season

Bird and box installation within three months of occupation.

Log habitat creation: Upon completion of landscaping.

11. Maintenance and Monitoring

The pond will be inspected annually and maintained fish-free.

Removal of no more than one-third of vegetation at any time.

Meadow areas will receive an annual cut with arisings removed.

Hedgerows will be trimmed outside nesting season.

Nest boxes will be checked annually.

Wildlife sightings will be informally recorded to monitor habitat success.

12 Overall biodiversity statement

Although modest in scale, the combined measures deliver meaningful ecological enhancement over a conventional garden layout.

The strategy provides:

A wildlife pond with aquatic invertebrates

Native meadow habitat

Mixed hedgerow planting

Hedgehog highways

Deadwood habitat

Bird and Bat nesting features

Wildlife-permeable boundaries

Long-term low-intensity ecological management

The proposals are proportionate to the scale of development and demonstrate a clear commitment to biodiversity enhancement in accordance with Arun District Council planning policy and national guidance.