

BIODIVERSITY ENHANCEMENT STATEMENT

51 Warren Crescent, East Preston, West Sussex, BN16 1BL

51WaCr_A111-18-07-2026

Site Address	51 Warren Crescent, East Preston, West Sussex, BN16 1BL
Applicants	Mr P. Windsor and Mr S. Pendleton
Agent	Studio15 Architects, 22 Beehive Lane, Ferring, West Sussex, BN12 5NN
Local Planning Authority	Arun District Council
Proposal	Single-storey side and rear extensions, replacement roof and loft conversion incorporating a rear-facing dormer
Drawing Reference	ARCH2026_WaCr-R – A100-A, A101, A103-B, A104-B, A105-B (Studio15 architects)

1. Purpose of this Statement

This Biodiversity Enhancement Statement has been prepared to satisfy Arun District Council's local validation requirement for biodiversity enhancement information to accompany householder planning applications. It is separate from, and additional to, the statutory Biodiversity Net Gain (BNG) requirement under the Environment Act 2021, from which minor householder development of this kind is exempt. This statement instead responds to Arun District Council's Local Plan policies ENV SP1 (Natural Environment) and ENV DM5 (Development and Biodiversity), together with the Council's enhanced biodiversity duty under the Environment Act 2021, which requires the Council to consider how development can conserve and enhance biodiversity as an integrated part of design.

2. The Proposal

The application seeks planning permission for single-storey side and rear extensions, a replacement roof, and a loft conversion incorporating a rear-facing dormer, at 51 Warren Crescent, East Preston. The proposal does not increase the developed footprint of the site beyond land that is already paved or built upon, and does not encroach onto any garden, lawn, or soft landscaped area of the plot.

3. Existing Site Conditions

The site comprises a detached bungalow within an established residential area. The front garden is fully paved, providing driveway and parking. The side boundaries comprise a narrow paved path (east) and gated access (west), and the rear garden is predominantly lawn with some paving close to the house. The rear boundary of the plot adjoins the railway line, the embankment and verge of which supports rough grassland, scrub and boundary vegetation of some local ecological value as an informal wildlife corridor through this part of East Preston.

The site itself is not within, and does not adjoin, any statutorily designated site of ecological or geological importance, and there is no evidence of any protected species, veteran or irreplaceable habitat, pond, mature tree, or other feature of recognised ecological value within the developed part of the plot that would be affected by the proposal.

4. Assessment of Impact

As the extension is sited entirely on existing paved ground within the established footprint of the property, and the roof and loft works are contained within the existing roof envelope and airspace above it, the proposal will not result in the loss of any garden, lawn, hedgerow, tree, or other vegetated habitat. No works are proposed to the boundary vegetation adjoining the railway embankment. On this basis, the proposal is not considered to result in any loss of on-site biodiversity value.

5. Proposed Biodiversity Enhancement Measures

Notwithstanding the limited scale of impact, the following measures are proposed as part of the development to provide a net improvement in on-site biodiversity provision, in line with Arun District Council's expectations for biodiversity to be an integrated part of design:

- Retention and enhancement of hedging: existing hedging along the site boundaries to be retained and maintained, with gaps in-filled with new native hedge planting where appropriate, to strengthen its value as a wildlife habitat and corridor feature.
- Hedgehog access: retention or creation of a small (approximately 130mm x 130mm) gap at the base of the existing boundary fencing/gates to the side of the property, to maintain permeability for hedgehogs and other small mammals moving between gardens and the railway embankment corridor.
- Pollinator-friendly planting: introduction of a small area of native, pollinator-friendly planting (e.g. lavender, hebe, or similar nectar-rich species) within the retained rear garden, to supplement the existing lawn area.
- External lighting: any new external lighting associated with the extension to be low-level, downward-directed, and of a warm colour temperature, to minimise disturbance to nocturnal wildlife using the adjoining railway corridor.
- Retention of boundary vegetation: no removal of existing boundary vegetation or trees is proposed; existing boundary planting is to be retained and maintained in its current form.
- Retention of rear garden as lawn: the rear garden is to remain as grass lawn, retaining its existing amenity and biodiversity value and providing continued foraging habitat for birds and invertebrates.

These measures are modest and proportionate to the scale of a householder extension, but collectively provide a demonstrable enhancement to on-site biodiversity provision beyond the pre-application baseline, consistent with the Council's Local Plan policies and its biodiversity duty under the Environment Act 2021.

6. Conclusion

The proposed development will not result in the loss of any garden, hedgerow, tree, or other habitat of ecological value, and will not affect the boundary vegetation associated with the adjoining railway corridor. The rear garden will be retained as grass lawn. Through the retention and enhancement of existing hedging and boundary vegetation, the introduction of hedgehog-friendly boundary access, pollinator-friendly planting, and sensitively designed external lighting, the proposal will protect and enhance the existing on-site natural environment, in accordance with Arun District Council's Local Plan policies ENV SP1 and ENV DM5 and its wider biodiversity duty. These measures are considered proportionate to the modest scale of this householder development.