

CONDITION 6

BIODIVERSITY ENHANCEMENT LAYOUT & SPECIFICATION

Planning application	FG/14/25/PL
Site	275 Goring Way, Ferring, Worthing, BN12 5BY
Development	Partial removal of rear extension and erection of 1 No. self-build chalet bungalow with associated landscaping and parking
Condition	6 – Biodiversity Enhancement Layout
Planning decision	26 March 2025
Prepared	1st October 2026

2. Purpose

This Biodiversity Enhancement Layout and Specification has been prepared to discharge Condition 6 of planning permission FG/14/25/PL. It finalises the enhancement measures identified in the Planning Statement dated January 2025 and sets out their proposed type, location, implementation and long-term retention.

The planning statement identifies the proposed biodiversity enhancements as bird/bat boxes on the dwelling, insect hotels to the front of the property, and new planting in the front and rear garden areas.

2. Planning Context

The permission relates to the erection of one self-build chalet bungalow within the garden of 275 Goring Way, following partial removal of the existing rear extension.

The decision notice requires the enhancement measures to be approved before development above DPC level, implemented before first occupation, and retained thereafter.

The decision notice records an exemption from the statutory biodiversity gain plan requirement for this permission. This Condition 6 scheme therefore relates to the specific biodiversity enhancements identified in the planning statement and not Biodiversity Net Gain.

3. Condition 6 – Requirement

Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Planning Statement (ECE Planning - January 2025), shall be submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1 and ENV DM5 and to allow the Local Planning Authority to discharge its duties under the NPPF and section 40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

4. Enhancement Measures

Ref.	Feature	Provision	Location
A	Bird nesting boxes	2 no. durable external bird nest boxes installed high on suitable elevations of the new dwelling. Boxes to be positioned away from windows, doors, external lighting and regular disturbance; minimum practical height approximately 2 m above ground. Retain permanently.	New dwelling – high on two suitable elevations; final fixing points coordinated with elevations.
B	Bat roost boxes	2 no. purpose-made bat roost boxes installed high on suitable elevations of the new dwelling. Boxes to be placed in sheltered positions, kept unobstructed and not illuminated. Retain permanently.	New dwelling – high on two suitable elevations; sheltered, unobstructed and unlit.
C	Insect hotel	1 no. durable insect hotel/wildlife refuge located within the front garden planting area, in a sheltered position with some sun exposure and close to nectar-rich planting. Retain and maintain.	Front garden planting area, close to new planting.
D	Front garden planting	New biodiversity-enhancing planting within the front garden, using a varied mix of locally appropriate/native or wildlife-beneficial species, including nectar/pollen sources and, where appropriate, berry/seed-producing shrubs. Maintain without routine pesticide use.	Front garden
E	Rear garden planting	New biodiversity-enhancing planting within the rear garden, using a varied mix of wildlife-beneficial species to increase structural diversity and seasonal food resources. Retain and maintain.	Rear garden

5. Biodiversity Enhancement Layout



Biodiversity Enhancement Layout.

The layout identifies the principal enhancement zones. The final bird and bat box fixing points are to be coordinated with the approved elevations and installed at a suitable height and orientation, avoiding obstruction and artificial illumination.

6. Detailed Specifications

6.1 Bird Nest Boxes

Provide two durable bird nest boxes suitable for common garden bird species. Boxes should have a roughened/wood-textured internal surface, weather-resistant construction and a secure fixing. They should be positioned on the new dwelling at high level, clear of windows, doors and external lighting, and in locations with unobstructed flight access. Entrance-hole size and box type should be selected to support small garden birds without creating an unnecessary predator risk.

Boxes shall be installed before first occupation and retained thereafter. They shall not be removed, blocked or painted internally. Any replacement should be equivalent or improved.



Eyesome Wooden Bird House Nesting Box for Wild Garden Birds – Sparrows, Blue Tits & Robins with Traditional Hinged Roof

6.2 Bat Roost Boxes

Provide two purpose-made bat roost boxes suitable for crevice-roosting species. Boxes shall be durable, weather-resistant and securely fixed at high level. They shall be positioned where access is unobstructed and where external lighting will not illuminate the box entrance or immediate flight path. Boxes shall remain available as roosting features and be retained thereafter. Reference will be made to a suitable supplier such as NHBS and the most suitable solution selected based on the identified positioning/installation method etc.

BAT BOX BEAUMARIS MAXI WOODSTONE®



The attractive design of this bat box is suitable for crevice roosting bats and has a rough interior to provide lots of grip. Bats need to increase their body temperature before flight so prefer warm roosting spots, which is why many of our bat boxes have a black exterior to absorb heat from the sun. WoodStone isn't just strong, it also has good thermal insulation, reducing temperature fluctuations inside the box and helping to make this an ideal roost site.

The Beaumaris Bat Box is made from 100% WoodStone which is incredibly durable so this product has a 10 year warranty.

No claim is made that bats are currently present at the site; the boxes are an enhancement feature, included because the approved Planning Statement identified bat boxes as a biodiversity enhancement.

6.3 Insect Hotel

Provide one robust insect hotel/wildlife refuge within the front garden planting area. The structure should incorporate a range of cavity sizes and natural materials such as untreated timber, hollow stems, bark and other suitable dry nesting materials. It should be securely mounted or positioned so that it remains stable, sheltered from prevailing wet weather and receives some direct sunlight.

Agglolz Wooden Insect Bee House

Natural Wood Bug Hotel Shelter Garden Nest Box | Extra Large 58cm | Natural (XXL Insect Hotel)

The insect hotel should be inspected annually and repaired or replaced where necessary, while retaining the intended ecological function.



6.4 Front Garden Planting

Provide additional planting within the front garden area shown on the approved plan. Planting should be structurally varied and wildlife-beneficial, with a succession of flowering periods to provide nectar and pollen resources. Where shrubs are used, a proportion should provide berries or seeds. Native or locally appropriate species should be preferred and invasive species avoided.

Planting shall be established before or by first occupation, subject to seasonal planting constraints. Any failed plants shall be replaced during the next suitable planting season.

6.5 Rear Garden Planting

Provide additional wildlife-beneficial planting within the rear garden area shown on the approved plan.

Planting should provide a mix of heights and forms and extend seasonal food and shelter resources. Existing retained vegetation and garden structure should be supplemented rather than unnecessarily removed.

The rear garden planting shall be maintained as a living biodiversity feature and replaced where material losses occur.

IDENTIFIED EXAMPLES OF SUITABLE PLANTING (applicable to front and rear gardens)

Mid-Layer (Medium to Large Shrubs)

- **Guelder Rose (*Viburnum opulus*)** – Deciduous shrub; white spring blooms for pollinators followed by translucent red berries.
- **Hawthorn (*Crataegus monogyna*)** – Dense, thorny structure providing safe bird nesting shelter and autumn haws.
- **Hazel (*Corylus avellana*)** – Broad foliage for shelter; produces spring catkins and autumn nuts for small mammals.

Lower Layer (Evergreens & Low Shrubs)

- **Wild Privet (*Ligustrum vulgare*)** – Semi-evergreen shrub; offers year-round shelter, summer nectar, and winter berries.
- **Common Gorse (*Ulex europaeus*)** or **Mahonia (*Mahonia aquifolium*)** – Evergreen shelter; yields bright flowers providing early nectar in winter and early spring.

Ground Layer (Herbaceous Perennials & Climbers)

- **English Ivy (*Hedera helix*)** – Evergreen climber or ground cover; vital late-autumn nectar source and late-winter berries.
- **Teasel (*Dipsacus fullonum*)** – Tall biennial; winter seed heads act as a primary food source for goldfinches.
- **Purple Coneflower (*Echinacea purpurea*)** or **Verbena (*Verbena bonariensis*)** – Summer nectar for butterflies; seed heads left standing over winter provide feed for birds.
- **Dead-Nettle (*Lamium album*)** – Low ground cover; long-blooming source of nectar for bees.

7. Lighting and Ecological Protection

External lighting shall be designed and operated so that it does not directly illuminate bird or bat boxes or their immediate entrances/flight paths. Lighting should be kept to the minimum necessary for residential safety and amenity and should avoid unnecessary upward or lateral spill into planting areas.

No routine pesticide use should occur within the enhancement planting areas where non-chemical management is reasonably practicable.

8. Implementation Schedule

Stage	Measure	Timing	Responsible party
During construction / before DPC-to-superstructure completion	Coordinate bird and bat box locations with elevations and electrical/external-lighting design.	Before installation of external finishes and before occupation.	Applicant / contractor
Landscaping phase	Install insect hotel and undertake front/rear biodiversity planting.	Before first occupation, subject to suitable planting season.	Applicant / landscape contractor
Pre-occupation inspection	Check all features are installed, accessible and undamaged.	Before first occupation.	Applicant / contractor
Post-occupation	Retain, inspect and maintain all features.	In perpetuity.	Owner/occupier

9. Long-Term Management and Retention

- Bird and bat boxes will be retained permanently and kept serviceable.
- The insect hotel will be retained and repaired/replaced as necessary.
- Front and rear biodiversity planting will be retained and maintained as part of the garden landscape.
- Dead or failed planting will be replaced with equivalent wildlife-beneficial planting.
- External lighting will not be altered so as to directly illuminate bat features or materially reduce their ecological function.
- Any replacement biodiversity feature will provide an equivalent or improved ecological function.

10. Compliance with Condition 6

Condition requirement	Response
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Finalised details and locations of measures in January 2025 Planning Statement	This scheme specifies bird boxes, bat boxes, an insect hotel, front garden planting and rear garden planting, with proposed approx. locations shown as far as practical, but subject to final considered site decisions as part of the development process.
Approval before development above DPC level	The scheme is submitted for written approval before the relevant stage.
Implementation before first occupation	All listed features will be installed/established before first occupation, subject to seasonal planting constraints.
Retention thereafter	All biodiversity features and planting are to be retained and maintained in accordance with this scheme.

11. Conclusion

This scheme finalises the biodiversity enhancement commitments identified in the Planning Statement (January 2025) and provides a practical layout, specification, implementation programme and long-term retention regime.

The scheme provides bird nesting opportunities, bat roosting opportunities, an insect refuge and enhanced wildlife-beneficial planting within the front and rear garden areas.

The measures will be implemented and retained as noted.

It is respectfully requested that Condition 6 of planning permission FG/14/25/PL be discharged on the basis of this Biodiversity Enhancement Layout and Specification.

12. Reference Documents

- Arun District Council Decision Notice – FG/14/25/PL – 26 March 2025.
- ECE Planning – Planning Statement – January 2025.
- BuildView Architectural Design Ltd – drawing A02, revised plans, dated January 2025.
- Arun Local Plan 2011–2031 – Policies ENV SP1 and ENV DM5.