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ARCHITECT

Biodiversity Enhancement Statement

**The Old Manor House (1 Summerley Lane), Felpham, Bognor Regis,
PO22 7HN**

Policy:

Policy - ENV DM5

17.1 Natural Environment

Arun's Local Plan strategic objective for the Natural Environment is:

"To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity."

Policy ENV SP1

Natural Environment

Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them.

1. Site Context and Assessment

The site forms part of the existing residential area of Felpham, positioned at the junction of *Summerley Lane* and *Felpham Way*. It comprises *The Old Manor House* and its east wing, together with a rear courtyard that previously provided car parking and service space for a former nursing home.

Following approval under planning reference FP/82/19/PL (2019), the site underwent extensive renovation and clearance works.

All previous vegetation was removed during that period to allow for safe storage of materials and construction access.

At the time of this statement, the site is entirely cleared and hardstanding, with only minor weed growth and no meaningful planting or wildlife habitats remaining.

The proposed change of use does not involve demolition or new extensions but provides an opportunity to reintroduce soft landscaping and biodiversity enhancements as part of the site's reinstatement.



2. Baseline Biodiversity

Because all vegetation has been cleared and the courtyard and boundaries are currently hard-surfaced, the site is assessed as having negligible existing ecological value. There are no trees, hedgerows, or grassed areas remaining, and the site does not fall within or adjacent to any designated habitats such as:

- Sites of Special Scientific Interest (SSSI)
- Special Protection Areas (SPA) or Special Areas of Conservation (SAC)
- Local Nature Reserves or Sites of Nature Conservation Importance (SNCI)

The nearest green infrastructure is the residential gardens and roadside planting typical of the wider Felpham area.

3. Proposed Enhancements

Although no existing biodiversity remains on site, a series of proportionate, achievable enhancements will be implemented during landscaping and reinstatement works. These measures will establish new habitat value and contribute to biodiversity net gain appropriate for the scale and nature of the proposal. Please also see the Biodiversity Layout Plan.

Proposed measures include:

A. Soft Landscaping Introduction

- New planting areas will be created along boundary margins and within courtyard edges.

- Planting will include pollinator-friendly and native species, such as lavender, rosemary, verbenas, and hardy shrubs.
- Areas not suitable for deep planting will include container or raised bed planting to maximise greening opportunities.

B. Vertical and Boundary Greening

- Use of climbing species (clematis, jasmine, or ivy) on fences or trellises to provide nectar sources and soften boundaries.
- Future replacement of some timber fencing with native hedge planting (e.g. hawthorn or privet) where feasible.

C. Wildlife Habitats

- One bat box installed on a west-facing elevation.
- One swift box fitted to the east-facing elevation.
- A hedgehog nesting box located in a sheltered corner of the courtyard garden.
- Small fence openings (13cm × 13cm) incorporated in new or replaced fencing to allow hedgehog movement.

D. Ground and Surface Enhancements

- Courtyard resurfacing will include gravel or permeable margin strips to support infiltration and soil microfauna.
- Planter beds will use peat-free soil and be maintained with natural compost.
- Rainwater from roof downpipes may be harvested for landscape watering.

E. Lighting Strategy

- Only low-level bollard or wall lighting will be used externally, minimising disturbance to nocturnal wildlife.

4. Construction and Implementation

- New planting and wildlife features will be installed at the end of construction to coincide with the completion of surfacing and access works.
- If any soil stockpiling or reinstatement is required, topsoil will be sourced locally and free of contaminants.
- Works will avoid unnecessary disturbance to boundary features and neighbouring gardens.
- Maintenance of planting and wildlife boxes will be carried out annually by the property owner.

5. Expected Outcomes

The reintroduction of soft landscaping and habitat features will:

- Transform a currently bare, hard-surfaced courtyard into a greener, ecologically active environment.
- Provide new nectar and shelter resources for pollinators, birds, and small mammals.
- Contribute to wider biodiversity network connectivity within Felpham's urban setting.
- Offer environmental, visual, and amenity benefits for both residents and guests.

6. Conclusion

Although the site currently supports no measurable biodiversity, the reinstatement works will deliver a net gain in ecological value through targeted planting, vertical greening, and wildlife boxes. The proposals are proportionate to the scale and setting of the development and align with the objectives of Policy ENV DM5 and the NPPF (Section 15).

The development therefore achieves a positive ecological outcome through the introduction of new soft landscaping and habitat features where none presently exist.