



pete sonntag

ARCHITECT

Biodiversity Enhancement Statement

49 River Road, Littlehampton, BN17 5BZ
24th April 2025

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.

Assessment:

Our site is not within -

1. Designated site of biodiversity of geological importance,
2. Ramsars site,
3. Special Area of Conservation (SAC),
4. Special Protected Area,
5. Nationally Designated Site,
6. Marine Conservation Zone,
7. Locally Important Site,
8. Local Nature Reserve,
9. Site of Nature Conservation Importance, or
10. Regionally Important and Geomorphological Site.

Conclusion:

The application at 49 River Road relates solely to a change of use, with no physical extensions, external works, or alterations proposed. The site is fully developed and occupied by the existing building, with no soft landscaping, green space, or exposed ground available for ecological enhancement.

The site is bounded to the east by the River Arun, to the south by tall residential buildings, and to the north by a vacant plot which is currently subject to a separate planning application. There is no open or undeveloped land within the site boundary.

Given that the proposal involves no changes to the physical fabric or external layout of the site, there will be no impact on local biodiversity. Due to the entirely built-up nature of the site and lack of available external space, it is not feasible to incorporate biodiversity enhancements, and none are proposed.

