

Arun District Council

Via Planning Portal

Reference: : **PP-14478318**

10/11/2025

Dear Sir/Madam,

McDonald's Restaurant, Crossbush Services, Lyminster Road, BN17 7QQ

Biodiversity Enhancement Statement

This application relates to the refurbishment of the restaurant, which includes two under eaves bump out extension, which are sited at the front (west) and between booth (south) extension, with refreshed patio area with replacement furniture and associated works to the site. All works are limited to the existing hardstanding and no soft landscaping will be impacted.

The Proposal

In summary the key changes to the building are:

- 5.6sqm under eave extension between the existing drive thru booths on the north elevation
- New additional automatic glass entrance doors on the south elevation
- Replacement doors on the existing entrance on the east elevation.
- **5.7sqm under eave extension adjacent to the wind lobby.**

The proposal has been reviewed in line with Policy ENV DM5– Development and biodiversity of the Arun District Council Local Plan (July 2018). Due to the scope of the works, the triggers for the Environment Act 2021 have not been met, as the scheme qualifies as de minimis.

Eligibility Criteria

To qualify for the de minimis exemption, a development must meet all of the following conditions:

1. **No Impact on Priority Habitats:** The development must not affect any priority habitats, which are defined as habitats of significant ecological value.

2. **Limited Area of Impact:** The development must impact less than **25 square meters** of non-priority onsite habitat.
3. **Limited Linear Impact:** The development must also impact less than **5 meters** of non-priority linear habitats, such as hedgerows.

The small under eave extensions are sited between the booths and to the front, with no construction works to the roof, which may have triggered a review.

The photos below, from after the 2016 refurbishment, show the position of the extensions and demonstrates that no habitat will be impacted by the development.

The scope of the development, therefore, falls outside the parameters for any further mitigation.



Between Booths



Front of store