

Arun District Council

Via Planning Portal

Reference: : **PP-14362327**

30/09/2025

Dear Sir/Madam,

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

Biodiversity Enhancement Statement

Further to the review of the extant permission at this site as detailed below, the project has been descoped to only include part of the approved development, which has no impact to the existing landscaping or habitats on the site. We note that there was not a Biodiversity Enhancement Statement submitted as part of the initial application.

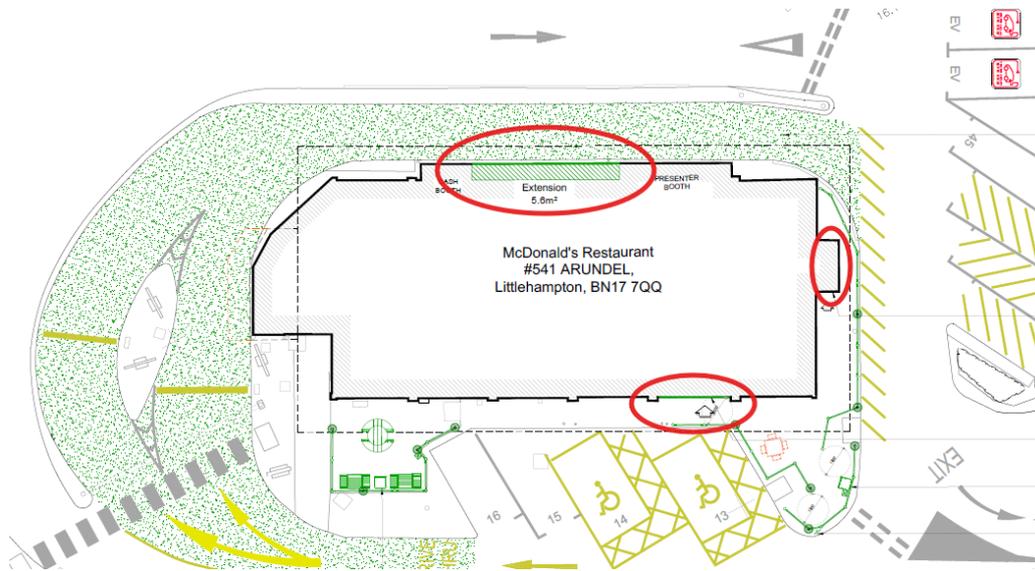
Relevant Planning History

Ref	Description	Submitted	Decision Date	Status
LY/9/24/PL	82.1 sqm extension, IRLX, FF & reconfiguration of the car park	22/03/24	30/05/24	Approved
LY/13/24/DOC	Pre-commencement - Cond 3 Tree Protection	04/09/24	30/10/24	Approved
LY/22/24/NMA	Change wording of Condition 4 - to remove reference to the 1:2 ratio	22/11/24	28/11/24	Approved
LY/19/24/DOC	Pre-commencement above DPC - Cond 4 Landscape scheme	03/10/24	29/11/24	Approved
LY/20/24/DOC	Pre-commencement above DPC - Cond 8 Biodiversity Enhancement	03/10/24	04/12/24	Approved
LY/8/24/A	Relocation of fascias	22/03/24	26/06/24	Approved

The Proposal

As shown below the changes are limited to the building:

- 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.



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 extension is sited between the booths and is under eaves and so there are no construction works to the roof, which may have triggered a review.

The photo below, from after the 2016 refurbishment, show the position of the extension 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.