

Biodiversity Enhancement Statement

Site Address: 45 Southdean Close, Middleton-On-Sea, PO22 7TH

Proposal: Two storey front extension, first floor side extension, single storey side extension, two storey side extension, conversion of roofspace to habitable use with rear dormer and installation of 3 x balconies.

Applicant: Mr & Mrs D Holcombe

Agent: JJR Designs Ltd

Date: 17 December 2025



1. Introduction

This Biodiversity Enhancement Statement has been prepared in support of the planning application for a front and side extension and loft conversion at 45 Southdean Close, Middleton-On-Sea, PO22 7TH. The purpose of this statement is to demonstrate that the proposed development has been designed to protect existing biodiversity and to provide proportionate biodiversity enhancements in accordance with national and local planning policy.

2. Site Description

The application site comprises an existing residential dwelling within an established suburban residential area. The site is characterised by a built form with a small domestic garden typical of the surrounding properties. There are no designated nature conservation sites, priority habitats, or protected ecological features within or immediately adjacent to the site.

The garden currently provides limited biodiversity value, primarily comprising amenity planting and hardstanding. No trees, hedgerows, or habitats of significant ecological value will be removed as part of the proposed works.

3. Proposed Development

The proposal includes:

- Two storey front extension
- First floor side extension
- Loft conversion

The works are confined to the existing residential curtilage and will not result in the loss of greenfield land or significant vegetation.

4. Impact on Biodiversity

Given the nature and scale of the proposed development, the impact on biodiversity is considered to be negligible. The development:

- Does not affect protected species or habitats
- Does not involve removal of trees or hedgerows
- Does not result in habitat fragmentation

As such, the proposal complies with the principle of avoiding harm to biodiversity.

5. Biodiversity Enhancements

Although the development is exempt from mandatory Biodiversity Net Gain requirements, the applicant is committed to delivering biodiversity enhancements proportionate to the scale of the development. The following measures are proposed:

- **Bird Nesting Provision:**
Installation of at least one integrated bird nesting box (such as a swift or house sparrow box) within the external fabric of the building at a suitable height and location.
- **Bat Roosting Opportunity:**
Installation of a bat box or integrated bat roost feature on a suitable elevation, positioned away from direct lighting.
- **Native Planting:**
Any new or replacement planting within the garden will use native or wildlife-friendly species to support pollinators and local fauna.
- **Sensitive Lighting:**
External lighting, if required, will be low-level, directional, and designed to minimise light spill, thereby avoiding disturbance to nocturnal wildlife.

6. Conclusion

The proposed development at 45 Southdean Close has been carefully designed to avoid adverse impacts on biodiversity and to deliver measurable ecological enhancements appropriate to a small-scale residential scheme. The inclusion of bird and bat features, alongside wildlife-friendly planting and lighting, ensures that the proposal accords with the objectives of the National Planning Policy Framework and local biodiversity policies.