

6 HAREFIELD ROAD, MIDDLETON-ON-SEA, PO22 6EB

BIODIVERSITY ENHANCEMENT STATEMENT

Prepared for: Mr & Mrs Bodmer

by: PlanAce Ltd, January 2026

This statement has been prepared for Mr & Mrs Bodmer in relation to land at 6 Harefield Road, Middleton-on Sea, PO22 6EB and no responsibility is accepted to any third party for full or part of this document in connection with this or any other development.

PlanAce Ltd are providing this statement to accompany the planning application submitted to Arun District Council.

The application is for a hip to gable loft conversion with front and rear dormers to the existing 2 storey, 3 bedroom, detached property that currently sits on this site.

This proposal does not impact the existing on-site natural environment. There are no new subterranean works or to the existing ground floor structure. The existing front and rear gardens, including planting areas will be retained and adequately protected throughout the works.

Where possible, all materials will be sourced from local suppliers, reducing the carbon footprint of deliveries. The construction will comply with current Building Regulations. The structure will be well insulated and new sanitaryware will be fitted with water efficient taps. Lighting will be low energy LED fittings. All construction waste will be disposed of responsibly and all external areas disturbed by storage of materials will be re-planted / turfed to maintain existing levels of permeable surfaces.

This application further seeks to improve the existing environment by incorporating "bat nesting roof tiles" into the proposed new roof to legally and safely integrate bat roosting spaces.