



Project Ref: 2608

Biodiversity Enhancement Statement

Site address	10 Central Drive, Middleton-on-Sea, PO22 7TT
Description of development	Demolition of existing access stair and porch to side elevation. Construction of rear two storey extension and part first floor extension. New chimney and roof lights; realignment of existing roof terrace with frameless glass balustrade and replacement of handrails. Alterations to ground floor fenestration.
Planning Portal ref.	PP-15133145
Applicant	Ms Rebecca Newman-Smith
Agent	Robert Benn, rba architects limited
Date	19 August 2026

1. Introduction

This Biodiversity Enhancement Statement has been prepared by rba architects limited on behalf of the applicant, Ms Rebecca Newman-Smith, in support of the above planning application, in response to Arun District Council's letter of 18 August 2026.

Arun District Council's Householder Validation Requirements (2024), Information Type 4, require a Biodiversity Net Gain statement to be submitted with all applications in accordance with Arun Local Plan (2011-2031) Policy ENV DM5, which requires that development schemes should, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. As a minimum, the statement must state how the application has sought to protect and improve the existing on-site natural environment; this document is that statement.

This local requirement is separate from the mandatory biodiversity net gain (BNG) condition introduced under Schedule 7A to the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021). As confirmed on the submitted application form, the general BNG condition does not apply to this application: it is a householder application, exempt under Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, on a site with an application site area below the 0.2 hectare de minimis threshold. Policy ENV DM5 and this local validation requirement continue to apply notwithstanding that exemption, and this Statement addresses them.



rba architects ltd
46 WIMBORNE ROAD
SOUTHSEA
PO4 8DE

2. The Site and Proposal

10 Central Drive is an established two storey dwelling within a residential frontage at Middleton-on-Sea, occupying a plot of approximately 369 m² between No. 8 and No. 12 Central Drive. The application proposes demolition of the existing side access stair and porch; a two storey rear extension and part first floor extension; a new chimney and roof lights; realignment of the existing roof terrace with a new frameless glass balustrade; and alterations to ground floor fenestration, together with associated changes to hard surfacing and boundary treatment at the site frontage. The net increase in gross internal floor area is approximately 32 m² (approx. 27%), and the works do not create any new dwelling or residential unit.

The submitted application form confirms that the proposal is not considered reasonably likely to affect any protected or priority species, designated sites, important habitats, or features of geological conservation importance, on the site or on land adjacent to or near it. The site is not within, and is not adjacent to, any statutory or non-statutory nature conservation designation.

3. Existing On-Site Natural Environment

The existing garden and curtilage comprise a modest, enclosed residential plot typical of the surrounding streetscape. Existing soft landscaping comprises two principal areas: a row of established evergreen *Cordyline australis* (cabbage palm) planting to the road frontage, and an overgrown boundary planting belt to the eastern side of the rear garden, comprising an olive tree (*Olea europaea*), a fig (*Ficus carica*) and phormium/iris-type underplanting against the timber boundary fence. Both areas comprise cultivated, non-native ornamental and amenity species rather than native hedgerow or woodland planting, and the eastern boundary planting is overgrown and in poor condition. The existing vehicle hardstanding to the front of the property and side and rear pathways are impermeable concrete paving, which provide no ecological or drainage benefit.

Site frontage



Eastern Boundary



4. How the Proposal Protects and Improves the Natural Environment

The proposal is a modest extension within the existing residential curtilage. It does not encroach on the rear garden, which is retained in full. Notwithstanding the limited existing ecological value of the site, the following measures are proposed as a minimum to protect and improve the on-site natural environment:

- Permeable Paving – the existing impermeable concrete driveway paving and side and rear pathways are to be replaced with permeable gravel, with a brick margin and slot drain along the road frontage. This increases the area of the site capable of infiltration, reduces surface water run-off, and provides a softer, more naturalistic surface in place of the existing hard paving.
- Replacement planting to the frontage – the existing Cordyline australis planting to the road frontage is to be removed to enable the works and replaced with new steel planters incorporating vegetation, providing amenity and privacy screening. Species will be selected for their value to pollinators and other native wildlife (for example nectar-rich, low-maintenance planting such as lavender and salvia), representing a net ecological improvement over the existing non-native ornamental planting removed.
- Enhancement of the eastern boundary – the existing overgrown and poor-condition boundary planting to the east of the rear garden (comprising olive, fig and phormium/iris-type underplanting) is to be removed. Any reinstated planting to this boundary will be selected having regard to its biodiversity value, favouring native or naturalised, pollinator- and bird-friendly species in place of the cultivated exotic specimens removed, and retaining the boundary's function as a green screen to neighbouring properties.
- Integrated nesting provision – a triple chamber swift nest box (Action for Swifts approved) will be fixed under the eaves of the extension at the rear of the dwelling, facing west and located away from windows to provide nesting opportunities for cavity-nesting bird species associated with the built environment.
- Integrated roosting provision – an externally-fixed bat box compatible with the proposed timber boarding is to be incorporated into a suitably shaded elevation, having regard to the roof alterations proposed.
- Precautionary working method – given the works to the existing roof, roof terrace, porch and stair, a precautionary check for nesting birds and any evidence of roosting bats will be carried out by a competent person immediately prior to demolition/strip-out, and demolition and roof works will avoid the bird nesting season (March to August inclusive) where practicable, in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).



- Sensitive external lighting – any new external lighting will be designed and directed to minimise light spill onto retained soft landscaping and neighbouring gardens, reducing disturbance to nocturnal wildlife such as foraging or commuting bats.

5. Policy Context

This Statement should be read alongside Arun Local Plan (2011-2031) Policy ENV DM5, and the National Planning Policy Framework, which together ask decision-makers to ensure that development protects and enhances the natural environment and, where possible, provides net gains for biodiversity. The measures set out above are considered proportionate to the modest scale of this householder proposal, deliverable within the site, and capable of being secured by planning condition should the Local Planning Authority consider this necessary.

6. Conclusion

This Statement demonstrates that, notwithstanding the limited existing ecological value of the site, the proposal incorporates deliverable measures – permeable surfacing, replacement pollinator-friendly planting, integrated bird and bat features, a precautionary working method, and sensitive external lighting – that together protect and improve the on-site natural environment, in accordance with Arun District Council's local validation requirement and Policy ENV DM5 of the Arun Local Plan.