



pete sonntag
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Biodiversity Enhancement Statement

5 Sea Way, Elmer, Bognor Regis, PO22 6JX

Proposed Extensions, Alterations and Refurbishment to Existing Dwelling

Prepared in support of a Householder Planning Application to Arun District Council.

1. Introduction

This Biodiversity Enhancement Statement has been prepared in support of a householder planning application for proposed extensions, alterations and refurbishment of the existing dwelling at 5 Sea Way, Elmer, Bognor Regis, PO22 6JX.

The proposal relates to an established residential property and comprises alterations and extensions to the existing dwelling together with associated landscaping and external works.

The current scheme is a substantially simplified and reduced version of development previously granted planning permission by Arun District Council under application M/61/25/HH.

A Biodiversity Enhancement Statement formed part of the approved documentation for that permission.

The purpose of this statement is to demonstrate that the development appropriately considers existing biodiversity features and incorporates reasonable and proportionate opportunities for biodiversity enhancement within the residential site.

2. Planning Policy

The proposal has been considered in relation to Policy ENV DM5 of the Arun Local Plan concerning development and biodiversity.

The objective is to ensure that development appropriately considers existing ecological features and, where practical and proportionate to the nature and scale of development, provides opportunities to conserve and enhance biodiversity.

The proposal comprises householder development within an established residential curtilage rather than development of an undeveloped or ecologically significant site.

3. Existing Site and Ecological Context

The application site comprises an existing detached residential dwelling with established domestic gardens, driveway, hardstanding, terraces, boundary treatments and associated residential landscaping.

The previous Biodiversity Enhancement Statement submitted for the property identified that the application site is not itself within:

1. a designated site of biodiversity or geological importance;
2. a Ramsar site;
3. a Special Area of Conservation (SAC);

4. a Special Protection Area (SPA);
5. a nationally designated nature conservation site;
6. a Marine Conservation Zone;
7. a locally important designated site;
8. a Local Nature Reserve;
9. a Site of Nature Conservation Importance; or
10. a Regionally Important Geological or Geomorphological Site.

The current application relates to the same established residential property and does not materially alter the ecological context of the site.

The majority of the rear garden will remain as established domestic garden and soft landscaping.

Figure 1 – Aerial View of the Site

The application site at 5 Sea Way is identified by the red outline.



4. Proposed Development

The proposed works principally comprise alterations, extensions and refurbishment of the existing dwelling.

The development includes a new single-storey garage to the northern side, demolition and replacement of existing single-storey rear additions, a modest extension and alteration to the front entrance and associated external works.

The existing first-floor building envelope, principal roof form and overall height of the dwelling are substantially retained.

The development is concentrated upon the existing dwelling and established areas of built form, driveway and domestic hardstanding.

The existing rear garden will remain in residential garden use.

5. Existing Vegetation and Landscaping

The existing garden, established boundary planting, hedges and other vegetation will be retained wherever reasonably practicable.

No significant removal of established trees is proposed as part of the development.

Some limited removal or alteration of existing domestic shrubs and planting may be required immediately adjacent to the proposed building works, particularly in the vicinity of the proposed garage and extensions.

Any areas disturbed during construction will be made good as part of the completed landscaping works.

The majority of the existing rear garden will remain unaffected by the development and will continue to provide soft landscaped domestic habitat.

Existing boundary planting will similarly be retained wherever practicable, maintaining established green boundaries and opportunities for wildlife movement through and around the residential gardens.

6. Biodiversity Enhancement Measures

Although the proposal comprises relatively modest householder development, reasonable opportunities will be taken to provide proportionate biodiversity enhancements within the site.

The proposed measures will include a combination of:

- retention of existing garden vegetation and boundary planting wherever practicable;
- retention of the majority of existing soft landscaped garden areas;
- supplementary planting using suitable native or wildlife-friendly species;
- planting selected to provide seasonal flowering and opportunities for pollinating insects;
- provision of bird nesting opportunities within the site;
- provision of suitable bat roosting opportunities where practicable; and
- avoidance of unnecessary external lighting or excessive light spill onto garden boundaries and potential wildlife habitat.

These measures will provide simple and appropriate biodiversity improvements proportionate to the scale and residential nature of the development.

7. Bird and Bat Features

Suitable bird nesting and bat roosting features will be incorporated within the development or positioned elsewhere within the residential curtilage.

These may comprise integrated or externally mounted bird boxes and bat boxes located in suitable positions.

Bird boxes should be positioned in relatively sheltered locations away from unnecessary disturbance and, where practicable, provide nesting opportunities for species commonly associated with residential environments.

Bat boxes or integrated bat features should similarly be positioned in suitable locations away from direct external lighting.

Final products and positions can be determined as part of the detailed design and construction of the development, allowing the features to be appropriately integrated with the completed building and landscaping.

8. Soft Landscaping and Planting

Existing soft landscaping will be retained wherever reasonably practicable.

Where new or replacement planting is undertaken, consideration will be given to species that provide ecological benefits in addition to their normal landscaping function.

This may include flowering plants and shrubs providing nectar and pollen for insects, together with planting capable of providing shelter, nesting opportunities or seasonal food sources for birds and other wildlife.

A mixture of suitable species will help provide biodiversity benefits at different times of the year.

The intention is not to fundamentally alter the character of the existing domestic garden, but to incorporate wildlife-friendly planting naturally within the retained residential landscape.

9. External Lighting

Any new external lighting associated with the development will be domestic in scale and kept to the minimum reasonably necessary for access, security and normal residential use.

Lighting will be positioned and directed to minimise unnecessary light spill onto retained vegetation, garden boundaries and biodiversity enhancement features.

Where appropriate, downward-directed fittings and controlled, timed or sensor-operated lighting can be used.

This approach will help maintain darker areas within the garden and particularly along site boundaries for bats and other nocturnal wildlife.

10. Construction Works

Reasonable care will be taken during construction to minimise unnecessary disturbance to retained garden areas, boundary vegetation and other landscaping.

Construction materials and waste will be appropriately stored and managed to prevent contamination or unnecessary damage to retained soft landscaping.

Any vegetation clearance required to facilitate the development will be undertaken with appropriate regard to nesting birds and other wildlife.

Where vegetation capable of supporting nesting birds requires removal, this should preferably be undertaken outside the principal bird-nesting season or otherwise following an appropriate check immediately before works.

Should previously unidentified protected species or evidence of protected species be encountered during construction, works affecting that feature will cease while appropriate ecological advice is obtained.

11. Biodiversity Net Gain

The proposal comprises a householder planning application for extensions and alterations within the curtilage of an existing dwelling.

The previous planning permission M/61/25/HH confirmed that the development was exempt from the statutory Biodiversity Net Gain condition under the householder development exemption.

The current proposal remains householder development at the same existing residential property.

Accordingly, the statutory Biodiversity Net Gain requirement does not apply to the development.

Notwithstanding this exemption, the proposal incorporates reasonable and proportionate measures intended to retain existing biodiversity value and provide additional opportunities for wildlife within the completed development.

12. Conclusion

The proposed development relates to the extension, alteration and refurbishment of an established residential dwelling and is concentrated predominantly upon the existing building and established areas of domestic hardstanding.

The majority of the existing residential garden will remain, with established vegetation, boundary planting and soft landscaping retained wherever reasonably practicable.

No significant removal of established trees is proposed.

The proposal provides opportunities for proportionate biodiversity enhancement through retention and supplementary wildlife-friendly planting, bird nesting opportunities, bat roosting features and sensitive external lighting.

The development is exempt from the mandatory Biodiversity Net Gain requirement as householder development. Nevertheless, the proposed enhancement measures will provide additional opportunities for wildlife within the site and complement the retained garden habitat.

The proposal therefore appropriately considers biodiversity and provides proportionate enhancement measures consistent with the nature and scale of the development and the objectives of Arun Local Plan Policy ENV DM5.