

Biodiversity Enhancement Statement

Amalgamation of nos 2, 3 & 4 Ancton Lodge, Ancton Lodge Lane, Middleton on Sea PO22 6LY into one property to be known as Sablard, 2 Ancton Lodge ...

Introduction

This statement outlines how the proposed development will protect and enhance the existing onsite natural environment, in accordance with Arun District Council's local validation requirements and Policy ENV DM5.

Existing site conditions and description of works

The existing site is three terraced houses with a rear garden area consisting of grass areas, flower beds and trees separated by wooden fencing. Various sheds exist. The front of the property consists of a large gravelled, hard-standing area.

The proposal is to amalgamate the properties into one and consolidate the garden areas by removing the fencing. Two garden sheds will be removed.

No extensions to the houses will be made and the existing and proposed footprint of the accommodation and the garden will remain the same.

Access to the rear garden will be via a path to the North of the property which originally provided access to the garden of no 4. Existing access to the gardens on no 3 and no 2 were primarily from within the property with a right of way to the rear (East) of the garden providing emergency access to the garden of no 4 and the side exit. Thus access to and from the proposed garden is simplified.

The existing grassed area to the rear garden remains as existing and is not affected or changed by the proposal. The hard-standing areas to the front (West) are retained.

The site is modest in its diversity and planting, with all existing plants and flowers being retained to protect the current biodiversity. The proposal intends to retain both existing planting and grassed areas to the entire site while establishing extra flower beds, small trees, bird boxes and a bug hotel.

Commitment to Biodiversity

We are committed to integrating biodiversity enhancements into the garden, supporting local wildlife and promoting a healthy ecosystem.

The proposal will preserve all existing natural features and retain all healthy grassed areas, planting and hedges within the site. Wildflower areas will replace unhealthy grass areas.

Biodiversity Enhancement Measures

We will preserve any mature trees, shrubs, flower beds and healthy grassed areas to continue to provide habitat and food sources for local wildlife. The proposal will not encroach upon the existing grassed areas, ensuring that the natural environment remains largely undisturbed, with all vegetation retained.

Bird boxes and feeders will be installed to attract and support local bird populations and to further enhance the ecological value of the site. Boxes will be fitted at high level on the house and on existing trees.

Some small trees will be planted. A bug hotel will be created on the Eastern boundary.

New indigenous flower and herb beds will be established within the rear garden and at the front (West) of the property.

Water Collection

We will fit rainwater butts on at least two of the existing downpipes that will support water conservation and provide incidental water sources for birds and insects and additional water sources for plants during periods of drought.

Minimising Light Pollution

Any additional lighting in the garden, which is not proposed at this time, will be of low level and will automatically be turned off before midnight.

Monitoring and Maintenance

Regular monitoring will be conducted of the biodiversity features to ensure they are functioning effectively and providing the intended benefits.

We have no plans to change any aspect of the house that would affect the garden.

Conclusion

The measures outlined above ensure compliance with Arun District Council's requirements and contribute positively to local ecological sustainability.

