



VALLIS & HALL  
CONSERVATION ARCHITECTS

## BIODIVERSITY ENHANCEMENT STATEMENT

PLANNING CONSENT FOR SINGLE STOREY KITCHEN AND DINING ROOM EXTENSION  
TO THE REAR OF COMMONMEAD BARN, PAGHAM ROAD, BOGNOR REGIS, WEST SUSSEX  
PO21 3PY



Commonmead Barn  
Pagham Road  
Bognor Regis  
West Sussex  
PO21 3PY

for

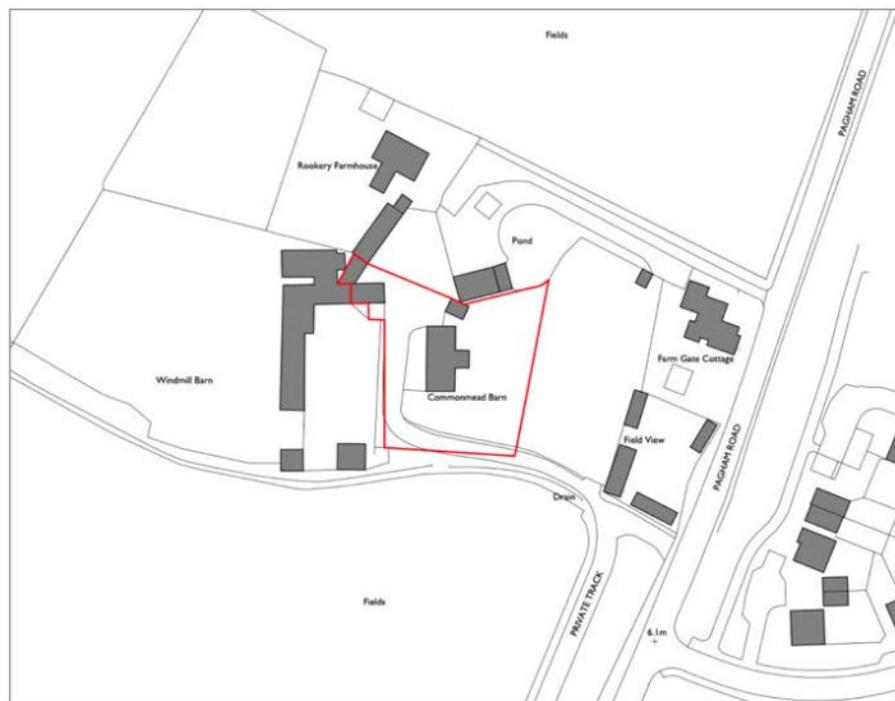
Mr A Geffryes

Project No: 846

January 2026

## I. Introduction

- I.1. This Biodiversity Enhancement Statement has been prepared to inform an application for Planning Consent relating to Commonmead Barn, Pagham Road, Bognor Regis, West Sussex PO21 3PY and is submitted to Arun District Council on behalf of the applicant, Mr A Geffryes.
- I.2. The application proposes a single storey extension to the north of the existing two storey converted barn alongside associated revision of the surrounding landscaping features. The extension comprises of an open plan kitchen and dining room alongside a gym and shower room, all of which are to be linked back to the main house via a glazed linking structure.
- I.3. A detailed description of the site and the extent of the proposals is detailed within the Design Access and Heritage Statement alongside the as existing and as proposed drawings, therefore this document is to be read in conjunction with the submitted plans and documentation.



Extract of drawing no. 846/SU100 showing the existing site and surrounding context

## 2. Site Context

- 2.1. The application site is not within a conservation area and is considered to be outside of a 'built-up area boundary'.
- 2.2. The site is not within a known Site of Special Scientific Interest (SSSI) or other protected ecological site. The application site is considered to be within Pagham Harbour Zone B.
- 2.3. The existing site comprises of a gravel driveway and paved areas of hardstanding to the west of the main building alongside a paved path leading around to terraces along the east elevation. A steeply sloped planting bed is present between the paved terrace and the rest of the rear garden, which is largely a maintained lawn interspersed with a number of small trees and mature vegetation. The northeastern, eastern and southern sections of the rear garden feature a continuous mature hedgerow that is approximately 3.5m in height.

- 2.4. There is a pond located in the neighbouring property to the northeast of the application site, however, the pond is visually and physically separated from the application site by the topography, a 1.2m high timber fence and the aforementioned mature hedgerow.



*Satellite image of the site location and surrounding landscape, highlighting how the existing mature vegetation forms a strong network that links multiple habitat types within the site and wider landscape together.*

### 3. Impact Assessment

- 3.1. The proposed extension has been designed to minimise its physical connection with the existing converted barn structure and as shown within the submitted drawings, The extension connects via a glazed link structure that junctions onto the masonry of the northern elevation, thus avoiding impacts to the existing roof. The proposed therefore does not seek to alter the existing roof or associated features, which shall be retained as existing.
- 3.2. The extension footprint is located within an area which has previously been developed, including the shed, home office and an array of ground mounted solar panels. It is estimated 64m<sup>2</sup> of the existing lawn area, which would be considered to be a modified grassland of low biodiversity value, will be removed to accommodate the extension.
- 3.3. As part of the proposed landscaping, the existing sloped planting bed to the east elevation of the main barn structure is proposed to be extended along the southern elevation of the proposed extension. It is suggested that the new planting bed provides opportunities to enhance biodiversity through planting of native species and planting suitable for encouraging pollinating wildlife, thus providing approximately 8.6m<sup>2</sup> of enhanced habitat and compensating the reduction in low quality grass habitat.



*Photograph of the proposed extension location as existing showing the existing shed, home office and photovoltaic panel array, noting the split trunk of the tree to be removed has shown signs of rotting.*

- 3.4. As detailed within the Design Access and Heritage Statement, Inr. tree is to be removed to accommodate the proposed extension. It has been previously advised by a tree surgeon that the tree's split trunk shows sign of rot and should be removed due to the risk it now poses to the nearby surrounding buildings. Given the condition of the tree, its removal was considered inevitable and ultimately beneficial to safety within the site prior to the development of the proposed scheme.
- 3.5. It is proposed that a new tree shall be planted in replacement of the removed tree as indicated within the submitted as proposed drawings. The provisionally proposed location of the new tree is to the northeast of the site, providing tree cover within a corner flanked by mature hedgerow and near to the neighbouring, thus further supporting the existing interconnected habitats linked by the mature hedgerow.
- 3.6. The mature hedgerow itself is to be retained as existing, and it is anticipated the proposed extension and associated landscaping will not bear any impacts upon the hedgerow, nor that of other mature vegetation present within the site. Links between green spaces and associated habitats will therefore be preserved if not enhanced through the introduction of the replacement tree.
- 3.7. New areas of hardstanding have generally been kept to a minimum to the proposals visual impact towards the existing barn structure, and not least, to minimise impacts towards the existing ecology.
- 3.8. As discussed within the Flood Risk Assessment, the proposed includes the introduction of a new stormwater attenuation system so as to increase flood resilience within the site. This additionally provides the benefit of providing a more stable environment for ecology where climate change may otherwise introduce uncertainty and so ensuring the site can continue to provide habitats in the future.



*Photograph of the proposed extension location (left) in relation to the north and east site boundary treatments.*

#### **4. Summary and Conclusion**

- 4.1. It has been identified that the proposed extension and landscaping will result in the reduction of low-quality habitat within the site, however, the proposed alterations do present a number of opportunities to enhance and expand existing habitats. The majority of the habitats present within the site shall be retained as existing.
- 4.2. The replacement of the existing tree is considered to be a pro-active measure to ensure the existing habitat and tree cover can be maintained. Its proposed location would additionally serve to enhance the existing network of linked habitats.
- 4.3. The design of the proposed is intended to avoid impacts to the existing roof forms and thus no alterations are required, nor proposed, as part of this application. Therefore, the existing roof, eaves and ridges of the main building shall be unaffected by the proposed scheme.
- 4.4. It is therefore considered the proposed development achieves a net gain in biodiversity and preserves existing habitats within the site.