

Biodiversity Enhancement Statement

Proposed Rear Extension and Alterations

Site Address: 50 East Front Road, Pagham, West Sussex, PO21 4ST

Applicant: Vicki Hutchings

Prepared by: Robert Smith

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1. Introduction

This Biodiversity Enhancement Statement has been prepared to support a planning application for a proposed rear extension, replacement roof, and external alterations at the above property.

The purpose of this statement is to assess the potential impact of the development on biodiversity and to identify appropriate enhancement measures in accordance with the Ministry of Housing, Communities and Local Government's National Planning Policy Framework (NPPF) and local planning policy requirements.

2. Site Description

The application site comprises a single-storey residential bungalow located within a coastal residential area at Pagham Beach Estate.

Key characteristics include:

- **Setting:** Established residential area with direct access to Pagham beach
- **Habitat type:** Residential curtilage with areas of hardstanding and limited garden space
- **Surroundings:** Adjacent residential properties with similar built form and domestic planting
- **Existing structure:** Bungalow incorporating a railway carriage, with pitched roof

The site is highly developed with **limited ecological value**, and no designated ecological sites are located within the immediate boundary.

3. Proposed Development

The proposal includes:

- Erection of a **single-storey rear extension**
- Replacement of the existing roof with a **timber frame zinc roof**
- Installation of **horizontal timber cladding (Western Red Cedar)**
- Formation of new openings and associated alterations

The development is confined entirely within the **existing residential curtilage** and largely on **existing hardstanding**.

4. Assessment of Potential Ecological Impacts

4.1 Protected Species – Bats

- The works involve removal and replacement of the existing roof structure.
- A visual inspection of the building indicates:
 - No visible gaps or features suitable for roosting bats
 - No evidence of bat activity (e.g. droppings, staining, or feeding remains)
- The site is located within a **developed coastal residential area**, with limited suitable habitat for roosting bats.

Conclusion:

The likelihood of bats being present is considered **low**, and a formal bat survey is not considered necessary for this scale of development unless requested by the Local Planning Authority.

4.2 Birds

- No trees or significant vegetation are proposed to be removed.
- The building itself could provide **occasional nesting opportunities**.

Mitigation:

- Any external works should avoid the bird nesting season (March–August), or
- A precautionary check should be carried out prior to works commencing.

4.3 Other Wildlife

- The site does not contain:
 - Ponds
 - Semi-natural habitats
 - Dense vegetation
- Therefore, it is unlikely to support:
 - Amphibians
 - Reptiles
 - Hedgehogs or other protected mammals

Conclusion:

The development is unlikely to impact protected or priority species.

5. Habitat Impact

The proposal:

- Does **not involve loss of green space**
- Does **not require removal of mature vegetation**
- Is located primarily on **existing hardstanding**

Conclusion:

The impact on habitats is considered **negligible**.

6. Biodiversity Enhancements (NPPF Requirement)

In accordance with the NPPF requirement to provide measurable biodiversity improvements, the following **proportionate enhancements** are proposed:

Recommended Enhancements

1. **Bird Nesting Provision**
 - a. Installation of **1× bird nest box** (e.g. swift or sparrow box) on the external wall
2. **Bat Roost Feature**
 - a. Installation of **1× integrated bat box** within the new structure
3. **Planting Enhancements**
 - a. Introduction of **pollinator-friendly planting** within the garden, such as:
 - i. Lavender

- ii. Rosemary
- iii. Verbena
- iv. Buddleia

4. **Permeable Surfacing (if applicable)**

- a. Any new hard landscaping to be **permeable** where feasible

7. Conclusions

- The proposed development is **small-scale** and located within an established residential setting
- There is **no evidence of protected species** on site
- The development will not result in harm to habitats or ecological networks
- Appropriate **biodiversity enhancements are proposed** in line with national and local policy

Overall, the development is considered acceptable in biodiversity terms, subject to the implementation of the recommended enhancement measures.