

Biodiversity Enhancement Statement

Haven Church Farm – Water Tank Installation

July 2026

1. Introduction

This document is a Biodiversity Enhancement Statement prepared by Pea Green Ltd on behalf of Bourne Leisure Ltd and relates to the installation of a water tank at the Haven Church Farm holiday park at Church Lane, Pagham, Bognor Regis PO21 4NR.

2. The Site

The site comprises 1,291sqm of land and is irregular in shape. It sits within the existing Haven Church Farm Holiday Village, with the main area of works being situated adjacent to the Church of Saint Thomas a Beckett.

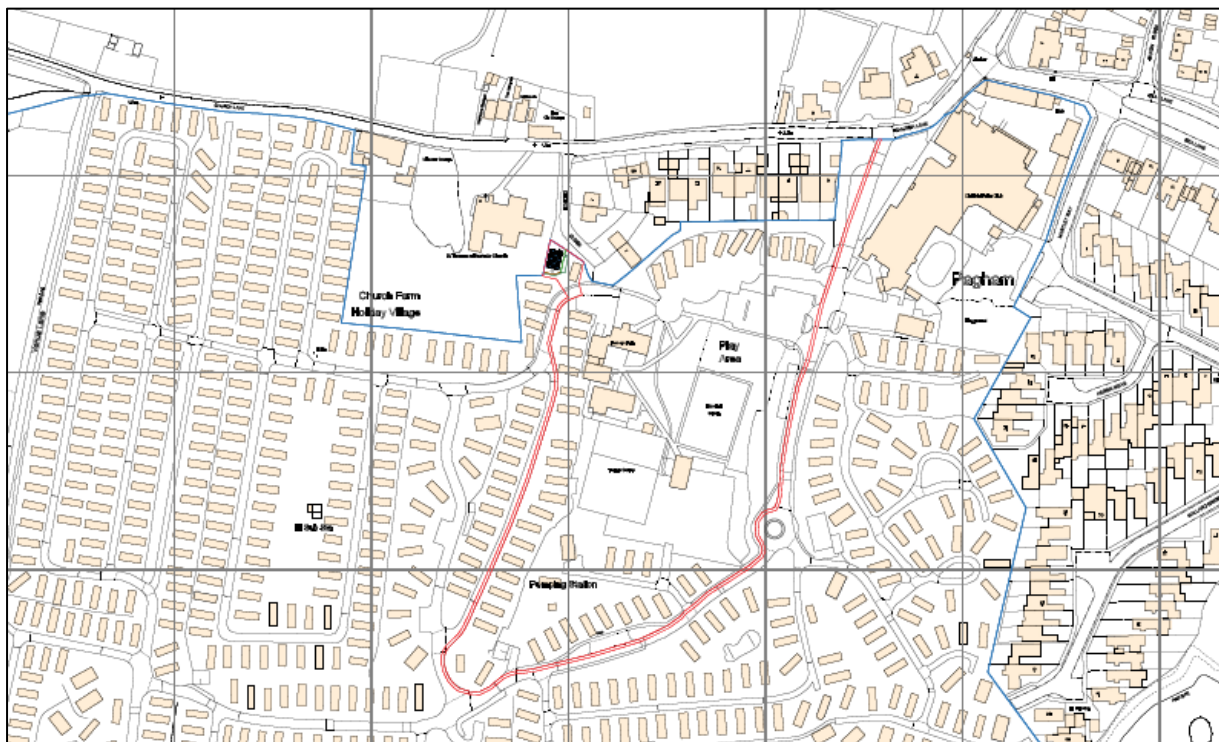


Figure 1: Site Boundary Shown Edged Red

The land houses an existing water tank measuring 6.3m x 9.3m, which is bounded by fencing to three sides and a stone wall to the boundary with the adjacent church.

The existing site layout plan shows an ornamental hedge to the east covering an area of approximately 11m x 2m; however, the ornamental hedge is no longer present. To the south of the site is a narrow band of existing border planting .

The site also includes a narrow strip of land through the public realm connecting the main parcel to the access onto Church Lane to the north. This comprises tarmacked surfacing with no ecological value.



Figure 2: Existing Water Tank Layout

3. The Proposed Development

The proposals are for the extension of the existing water tank by 4.15m to its eastern side. The new section of tank will be sited on a concrete slab. The construction works will be facilitated by the removal of the existing fence and hedge (already removed) to the east of the site, and a new 1.8m timber fence will be installed around the periphery of the site, along with a new access gate in the south-eastern corner. The fence and ornamental planting to the south of the tank will be retained as existing.



Figure 3: Proposed Water Tank Layout

4. Planning Policy Context

The Local Planning Application Requirements of Arun District Council state that all planning applications within the district require a Biodiversity Enhancement Statement that accords with Local Plan Policy ENV DM5. The validation checklist goes on to state that the Statement should include, as a minimum, the measures proposed to protect and improve the existing on-site natural environment.

Policy ENV DM5: Development and Biodiversity, of the adopted Arun Local Plan 2011-2031, states:

Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly,

whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

All developments shall have regard to Natural England's standing advice for protected species.

Although the above policy requirements apply, it is noted that the proposals are exempt from the national requirements of Biodiversity Net Gain as they fall below the exemption thresholds.

5. Biodiversity Enhancement Statement

As stated above, the existing site is of limited ecological value, with the majority comprising hardstanding or built form. The only vegetation at the site is the strip of ornamental planting to the south of the site, which is being retained. The ornamental hedge has already been removed. The removal of this hedge necessitates replacement planting in order to achieve a net gain in accordance with Local Plan Policy ENV DM5.

To accord with policy requirements, the applicant has committed to the planting of at least 25sqm of native species within the wider holiday park (as defined by the blue line on the site location plan), to provide an increase in the area of planting overall. The planting shall comprises linear hedgerow, most likely around the site edges or alongside linear features such as roads or pathways, and will include species that thrive in coastal locations, such as blackthorn and hawthorn. This will ensure an overall increase in biodiversity compared to the current conditions, an increase in the physical area of planting and an improvement in the connectivity of habitats across the whole site.

The planted hedgerow will thereafter be subject to ongoing monitoring and management to ensure that any specimens that die are replaced and that trimming takes place during the late winter months to avoid impacts upon nesting birds and to allow fruit to remain on the branch as a food source for birds.

The proposed approach ensures compliance with the requirements of Local Plan Policy ENV DM5 in respect of biodiversity enhancements.