

## Biodiversity Enhancement Statement

### Extensions and Alterations to:

**21 Mill Lane  
Rustington  
West Sussex  
BN16 3ED**

Rev. A – 07.02.25

This statement has been produced to support the planning application for extensions and alterations to the above property, in accordance with Arun District Council Local Plan Policy **ENV DM5 – Development and Biodiversity**.

The requirement of Arun District Council Local Plan Policy ENV DM5 is that development schemes should seek to achieve a net gain in biodiversity and protect existing habitats on site.

#### **The Site:**

The property is a detached, two-storey dwelling in a residential area, with houses on all sides. The B2140 Mill Lane is directly to the east.

#### **The Proposal:**

It is proposed to remove the conservatory and previous addition from the rear of the property, and to remove the attached garage and to construct a single-storey extension to the rear, to construct a minor first floor extension to the front, along with open porch structure and alterations to the roof, and to construct a replacement attached garage to the side of the property.

#### **Existing Natural Habitats and Features:**

The front garden is mainly laid to lawn with a hard-surfaced driveway and mature mixed hedging to the north side. Near to the East boundary are four mature Pine trees which are protected by TPO/R/2/07. The rear garden is mainly laid to lawn with timber fencing on all sides, with shrubs and ornamental trees.

The roof of the property is not considered to provide a potential habitat for birds and bats, due to the location of the site in a built-up area and the close-fitting tiled surface of the roof.

#### **Impact upon Existing Natural Habitats and Features:**

The trees and hedging to the front of the property will be retained and protected throughout the work. The proposed extensions and alterations do not impact these features.

The proposed extensions and alterations to the rear of the property are to be constructed over the footprint of the existing conservatory and a small area of lawn. These extensions and alterations do not impact the remaining features in the rear garden.

#### **Proposed Biodiversity Enhancements:**

Once the work is complete, a bird nesting box will be fitted to the north-facing first floor wall of the house.

Once the work is complete, the extent of lawn in the rear garden will be reduced, and further planted borders and shrubs will be introduced.