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|------------------|------------------------------------|
| <b>Property</b>  | The Lodge, Worthing Road           |
| <b>Location</b>  | Rustington                         |
| <b>Post Code</b> | BN16 3PS                           |
| <b>Document</b>  | Biodiversity Enhancement Statement |
| <b>Date</b>      | 9 July 2026                        |
| <b>Author</b>    | Sarah Hufford                      |



## Introduction

Consent is being sought for the replacement of 6x existing windows within the original dwelling with timber framed, double glazed, leaded light effect windows and replacement of 2x windows and 1x door in 1980s rear extension with slimline, leaded light effect, heritage aluminium windows and door. The Lodge is a Grade II listed building.

We are advised that a Biodiversity Enhancement Statement is a validation requirement. The Validation Checklist states:

| Information Type           | 4. Biodiversity Enhancement Statement.                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Geographic Location        | All areas of the district.                                                                                                                                                                                                                                                                                                                                                                                                              |
| What information required? | All applications require a Biodiversity Net Gain statement in accordance with Local Plan Policy ENV DM5 and any applicable neighbourhood plan policies. As a minimum, the statement should state how you have sought to protect and improve the existing on-site natural environment.<br><br>If this information is being provided within another document, a statement must be included detailing where this information can be found. |
| Further assistance         | Local Plan Policy ENV DM5 can be found at:<br><a href="https://www.arun.gov.uk/download.cfm?doc=docm93ijm4n12863.pdf&amp;ver=13003">https://www.arun.gov.uk/download.cfm?doc=docm93ijm4n12863.pdf&amp;ver=13003</a>                                                                                                                                                                                                                     |

## Policy ENV DM5

The policy requires development schemes to achieve a net gain in biodiversity and protect existing biodiversity on site. There are additional requirements which apply covering protected species and surveys.

## Statement

The proposal is a householder application for new windows. There is no new floorspace created and no other external alterations to the building or its associated garden.

Of significance, householder applications are exempt from the BNG provisions under the Environment Act 2021. Applications which are under the *de minimis* provisions which effect less than 25sqm, are also exempt. There is no statutory requirement for BNG.

Policy ENV DM5 applies but in the circumstances there is considered to be no requirement for biodiversity enhancement as the provision is for replacement windows only with no changes to the garden area.

There is also no impact on any protected species, no work to the roof, and no impact on habitats or trees.

There is therefore going to be no adverse impact on biodiversity as a result of the proposals.

### **Conclusion**

The proposal is for replacement windows within a listed building. There is no statutory requirement for BNG and no change in floorspace nor any change to habitats, meaning it is not proportionate or reasonable to require biodiversity enhancements. There is no adverse impact on protected species.