



Biodiversity Enhancement Statement

Project: Address: Rose Cottage, Dairy Lane, Walberton, Arundel, West Sussex, BN18 0PT
Subject: Biodiversity Enhancement Statement
Date: Rev / - Feb 2026

Householder Planning for Construction of a Detached, Single-Storey Timber Frame Granny Annexe for Ancillary Use to the Main Dwelling

1.0 Introduction

This statement has been prepared in support of the householder planning application for a proposed granny annexe at Rose Cottage, Dairy Lane, Walberton, Arundel, West Sussex, BN18 0PT. The site has an area of 0.04ha comprising a semi-detached two-storey dwelling with a detached single garage and driveway with a generous area of lawn to the rear garden.

2.0 Proposals

The proposal development comprises the construction of a single-storey timber framed granny annexe for ancillary use to the main dwelling with associated services, drainage and minor soft landscaping works to facilitate access. The building has been carefully sited within the rear garden to maintain access around all elevations for maintenance and cleaning. There are no proposals to remove existing planting or hedges to facilitate the proposals and as such it is considered that minimum intervention is required.

Opportunities to enhance existing habitats at the property are limited by the amenity use of hardstanding and areas of regularly mown lawn to the rear of the site. The following measures are considered to be an enhancement to the existing biodiversity on the site.

- Addition of bird boxes to the existing garden;
- New landscaping comprising herbaceous plants and shrubs in the form of planted beds surrounding the granny annexe;
- Water collection in water butts.

Rainwater disposal will be via additional soakaways to be installed in accordance with the provisions of the Building Regulations Approved Documents Part H, Drainage and Waste Disposal. Generally, soakaways to be installed on land sloping away from the building at a minimum distance of 5m from any foundation.

3.0 Conclusion

The above measures are considered to comprise a proportionate response to the provision of

biodiversity enhancements across the site with respect to the proposals. The development as such will not result in a net loss to local biodiversity and will maintain and protect the existing biodiversity on the site.

B Newton Architecture
Feb 2026

[End]



Figure 1 Photograph of existing rear elevation