

Biodiversity Enhancement Statement

Property: Ballina, The Street, Walberton

Proposal: Demolition and rebuilding of existing rear single-storey extension and construction of a pitched roof and porch to the front elevation of a detached 1970s dwelling within the Walberton Conservation Area.

1. Introduction

This Biodiversity Enhancement Statement has been prepared in support of a planning application for alterations and extensions to Ballina, The Street, Walberton. The proposals comprise the replacement of an existing rear single-storey extension together with the construction of a pitched roof and front porch designed to be sympathetic to the character and appearance of the dwelling and the wider conservation area.

The purpose of this statement is to demonstrate how the development seeks to protect existing ecological interests on the site and provide opportunities for biodiversity enhancement in accordance with the requirements of the National Planning Policy Framework (NPPF) and local planning policy.

2. Existing Site Conditions

The application site consists of a detached dwelling set within a residential plot containing areas of garden planting, lawn, shrubs and boundary vegetation. The site is located within an established residential environment and is not subject to any statutory ecological designation.

The proposed works are confined to previously developed parts of the site and existing built form. No significant loss of habitat, mature trees, hedgerows or other important ecological features is proposed.

The existing garden areas and boundary planting will be retained wherever possible, maintaining habitat opportunities for birds, insects and small mammals that may utilise the site.

3. Protection of Existing Biodiversity

The design and construction of the proposed development has sought to minimise impacts upon the existing natural environment through the following measures:

- The footprint of the replacement rear extension remains within the established domestic curtilage and largely replaces existing built development.
- Existing garden areas surrounding the dwelling will be retained.
- Existing trees, shrubs and boundary vegetation not directly affected by the works will be protected during construction.
- Construction activities will be confined to the immediate work area to minimise disturbance to surrounding habitats.
- Any vegetation clearance, where required, will be undertaken outside the main bird nesting season (March to August inclusive) unless a prior inspection confirms the absence of active nests.

- External lighting associated with the development will be designed to avoid unnecessary light spill onto garden habitats and retained vegetation.

4. Biodiversity Enhancements

Although the proposal is modest in scale and located within an established residential plot, opportunities have been identified to provide measurable ecological enhancements.

The following biodiversity measures are proposed:

Bird Nesting Opportunities

- Installation of at least one integrated bird nesting box within the new extension or roof structure, suitable for species such as house sparrow or swift where appropriate.

Bat Roosting Opportunities

- Installation of one integrated bat roost feature, such as a bat brick or bat tube, within the new building fabric.

Pollinator-Friendly Planting

- Retention and enhancement of existing garden planting with the introduction of native and nectar-rich species beneficial to bees, butterflies and other pollinating insects.
- Species may include lavender, hawthorn, dog rose, field scabious, marjoram and other pollinator-friendly plants suited to local conditions.

Habitat Connectivity

- Retention of existing permeable garden areas and boundary vegetation to maintain ecological connectivity through the surrounding residential area.

Sustainable Drainage and Planting

- Existing soft landscaping will be maintained and enhanced where practical to support infiltration of rainwater and provide additional habitat diversity.

5. Conservation Area Considerations

The proposed development has been carefully designed to respect and enhance the character and appearance of the Walberton Conservation Area. The replacement extension, pitched roof and porch will utilise materials, proportions and detailing that are sympathetic to the host dwelling and surrounding historic context.

By improving the appearance of the existing 1970s property while retaining and enhancing the site's landscaping and ecological features, the proposal will contribute positively to both the built and natural environment.

6. Conclusion

The proposed development at Ballina, The Street, Walberton represents a modest residential improvement scheme that has been designed to avoid adverse impacts on biodiversity and the existing natural environment.

The application:

- Retains existing garden habitats and boundary vegetation.
- Avoids the loss of significant ecological features.
- Protects wildlife during construction.
- Introduces new opportunities for nesting birds and roosting bats.
- Enhances planting for pollinators and other wildlife.
- Supports the objectives of local and national planning policy for biodiversity enhancement.

Overall, the proposal will protect existing ecological value and deliver a net improvement in biodiversity within the site, whilst simultaneously enhancing the appearance of the property and preserving the character of the Walberton Conservation Area.