

Biodiversity Enhancement Statement

Land south of The Black Horse Pub, Binsted Lane, Binsted

1.1 Introduction

- 1.1.1 This statement has been prepared in support of a planning application for the siting of six glamping lodges with associated access, parking, landscaping and ancillary structures at land south of The Black Horse Public House, Binsted Lane, Binsted.

1.2 Existing Ecological Value

- 1.2.1 A Preliminary Ecological Appraisal (PEA), including a Preliminary Roost Assessment, has been undertaken to inform the development proposals. The survey identified the site as comprising predominantly modified grassland, together with a native hedgerow along the northern boundary and a small timber shed. No statutory ecological designations affect the site and the nearest designated sites are sufficiently distant that no impacts are anticipated.
- 1.2.2 The ecological appraisal found no evidence of protected species using the site. The existing building was assessed as having negligible suitability for roosting bats and no further bat surveys were considered necessary. Whilst the hedgerow has some potential to support nesting birds during the breeding season, no active nests were recorded during the survey. The appraisal concludes that the development will not have significant adverse effects on protected species or habitats, provided the recommended precautionary measures are implemented.

1.3 Protection of Existing Biodiversity

- 1.3.1 The design of the development has sought to retain and protect the site's existing ecological features wherever possible.
- 1.3.2 The existing native hedgerow is retained as an important landscape and habitat feature, with only limited management works anticipated. Should any hedgerow removal or cutting be required during the bird nesting season (March to August inclusive), a pre-works inspection by a suitably qualified ecologist will be undertaken to ensure compliance with wildlife legislation.

1.3.3 During construction, ecological safeguards will include:

- Sensitive timing of vegetation clearance to avoid the bird nesting season wherever practicable.
- Secure storage of fuels and hazardous materials to prevent pollution.
- Immediate treatment of any spillages.
- Provision of escape ramps within excavations and capping of exposed pipes to prevent wildlife becoming trapped.
- Implementation of appropriate waste management measures throughout construction.

1.3.4 External lighting will be designed to minimise light spill onto retained habitats, helping to safeguard nocturnal species, including commuting and foraging bats.

1.4 Biodiversity Enhancements

1.4.1 In addition to protecting existing habitats, the development incorporates a number of measures that will improve biodiversity across the site.

1.4.2 These include:

- Creation of over 50 metres of new native hedgerow.
- Establishment of species-rich wildflower meadow planting.
- Planting of at least seven new native trees.
- Creation of a landscaped attenuation basin incorporating rushes, sedges, moisture-tolerant grasses and native wildflowers to provide additional wetland habitat.
- Extensive soft landscaping using native species to strengthen habitat connectivity around the site.

1.4.3 Although Biodiversity Net Gain is not mandatory because the application is retrospective, the applicant has committed to delivering the biodiversity enhancements approved under the original planning permission. These measures are calculated to provide an equivalent on-site biodiversity net gain of (at least) approximately 33.93% for habitat units and 23.59% for hedgerow units.

1.5 Conclusion

1.5.1 The proposed development has been designed in accordance with the mitigation hierarchy by avoiding unnecessary impacts on existing habitats, retaining the site's

principal ecological features and incorporating meaningful biodiversity enhancements within the completed scheme.

- 1.5.2 Subject to implementation of the recommendations contained within the Preliminary Ecological Appraisal, the proposal will protect existing biodiversity while delivering measurable ecological improvements through new native planting, habitat creation and sensitive long-term landscape management. The development therefore accords with the objectives of Paragraph 193 of the National Planning Policy Framework and Policy ENV DM5 of the Arun Local Plan by conserving and enhancing biodiversity.