

Project address:

Former Montrose Hotel

2 Selsey Ave,

Bognor Regis

PO21 2QX

BIODIVERSITY STATEMENT

Description:

This application seeks to apply for prior-approval notification to demolish the building at 2 Selsey Ave, Bognor Regis PO21 2QX, to later be redeveloped into residential housing.

REASONS FOR EXEMPTION:

- The site is not located within or near a designated conservation area, such as a Site of Special Scientific Interest (SSSI) or a Local Nature Reserve; the need for a biodiversity statement is therefore less critical.
- Arun council have requested the applicant to submit an application to demolish the existing property due to neighbourhood complaints and antisocial behaviour. As such a request for a biodiversity report should not be required for his type of development process.
- The site has a previously developed area with limited ecological value, the risk to biodiversity may be minimal, supporting an exception.
- Urban areas, for example, often experience high levels of pollution, noise, and human activity, which can further reduce the potential for the site to support sensitive or endangered species. Many animals that thrive in such environments tend to be generalists—species that can adapt to a wide range of habitats, such as pigeons, squirrels, and certain types of insects—rather than rare or protected species that depend on specific environmental conditions. As a result, demolition activities in these locations are less likely to disrupt critical ecosystems, reducing the need for comprehensive biodiversity assessments.