

Biodiversity Enhancement Statement

Sea Crest, 19 Nyewood Lane, Bognor Regis PO21 2QB



1. Policy Context

This statement is submitted in support of a full planning application for a change of use from a guest house to a single private dwelling (Use Class C3).

It has been prepared in accordance with Policy ENV DM5 (Development and Biodiversity) of the Arun Local Plan, which seeks to ensure that development proposals conserve and enhance biodiversity and, where possible, deliver a net gain.

The proposal constitutes a minor development. While major development is subject to the statutory requirement to deliver a minimum 10% Biodiversity Net Gain, minor development is exempt from the mandatory use of the statutory biodiversity metric. Nevertheless, Arun District Council policy requires minor applications to demonstrate proportionate biodiversity enhancement, which this statement addresses.

2. Site Status

The site is not located within or adjacent to any statutory or non-statutory designated ecological sites, including:

- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Site of Special Scientific Interest (SSSI)
- National Nature Reserve (NNR)
- Ramsar Site

3. Existing Site Conditions

The application site comprises an existing guest house with ancillary private accommodation and a private rear garden containing areas of lawn, shrubs, hedging, and two small trees.

The proposal relates solely to a change of use, and no physical works are proposed as part of the development. There will be no demolition, including to the roof structure, and therefore no loss of habitat.

Based on the nature of the proposal and the absence of works, there are no bat roosting features or habitats for other protected species affected by the development.

4. Potential Impacts on Biodiversity

As no construction or ground disturbance is proposed, the development will result in no direct or indirect adverse impacts on biodiversity.

There are no designated ecological sites in the vicinity of the property, and no evidence has been identified to indicate the presence of protected species. The change from guest house use to a single private dwelling will result in a reduction in intensity of use, which is likely to reduce recreational pressure on nearby sensitive environments, including the adjacent coastal area.

5. Proposed Biodiversity Enhancement

To deliver a measurable and proportionate biodiversity enhancement in accordance with national and local planning policy, the applicant proposes the installation of one high-quality bird nesting box within an existing tree in the rear garden.

Details of the enhancement:

- Type: Standard small-nest bird box suitable for common garden bird species (e.g. blue tit, great tit, house sparrow)
- Material: FSC-certified timber or equivalent wildlife-friendly material
- Installation height: Approximately 2–4 metres above ground level
- Orientation: Facing between north and east to avoid excessive solar gain and prevailing wind
- Timing: To be installed prior to first occupation of the dwelling

This measure will enhance nesting opportunities for local bird species and represents an appropriate biodiversity gain without requiring additional land take or development.

6. Summary

The proposed change of use is small-scale in nature and will not result in any adverse effects on biodiversity or protected species. The provision of a bird nesting box will deliver a proportionate and policy-compliant biodiversity enhancement, consistent with the expectations of Arun District Council for minor development proposals.