

Biodiversity Enhancement Statement

One Stop Stores
3-4 Durlston Parade
Durlston Drive
Bersted
Bognor Regis
PO22 9DJ

On Behalf Of:

One Stop Stores Ltd
Apex Road
Brownhills
Walsall
WS8 7HU

By
Sunnyside Surveying Limited
Sunnyside
Sandy Lane
Fillongley
Warwickshire
CV7 8DD

Date: 15 October 2025

Reference: 25023/PLpl

1.0 INTRODUCTION

- 1.1 In accordance with Policy ENV DM5 of the Arun Local Plan and the requirements of the Environment Act 2021, this statement outlines the proposed biodiversity enhancements associated with the replacement of the shopfront glazing.

2.0 CONTEXT & SCOPE

- 2.1 The proposed works are limited to the replacement of existing shopfront glazing and do not involve ground disturbance or alteration to existing green infrastructure.
- 2.2 As a result of the proposals only comprising the replacement of a fixture to the existing walling of the existing building, the scope of the development is very minimal, and so the opportunities for biodiversity enhancement are negligible to zero, but nevertheless, the below section will describe how the typical measures are restricted in these proposals.

3.0 PROPOSED BIODIVERSITY ENHANCEMENTS

- 3.1 The development is below the de minimis threshold requirements of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.
- 3.2 The above Regulations only apply where a development does not impact an onsite priority habitat, or, which impacts less than 25 square meters of non-priority habitat but 5m or more of non-priority linear habitat is negatively impacted, or vice-versa.
- 3.3 The proposed development is well within the above de minimis requirements, having no impact on the onsite habitat and with no development over any priority or non-priority habitat.
- 3.4 As a result of the above, there are no requirements that are necessary nor required as part of the proposals at this site. However comments are made in the below, against typical biodiversity enhancement measures which can contribute to local biodiversity and comply with Arun District Council's biodiversity duty¹:
- **Installation of Integrated Bee Bricks or Insect Hotels:** There are no works involved to existing walls or extensions by these proposals, and therefore, there are no opportunities to the provision of bee brick or small insect hotels. Notwithstanding this, the external walls of the building are beyond the permitted alterations of a Tenant at the building, being a Landlord component, which is not permitted to be altered by a Tenant under the Lease or Landlord and Tenant Law.
 - **Planter Boxes with Native Species:** As above, the external walls of the building are beyond the permitted alterations of a Tenant at the building, being a Landlord component, which is not permitted to be altered by a Tenant under the Lease or Landlord and Tenant Law. The applicant is therefore not permitted to make changes for the installation of such components. Furthermore, planter boxes at ground floor areas at locations such as convenience stores can contribute negatively to antisocial behaviours, which for the benefit of the community, should be avoided.

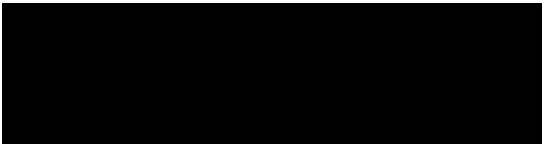
- **Lighting Considerations:** Whilst the proposals do not have any external lighting provisions, existing lighting at the store is downward-facing and on timers or motion sensors to reduce light pollution and the impact on nocturnal wildlife.

4.0 SUMMARY

- 4.1 The development is very minor in scale, only including the replacement of existing shopfront windows. It is well below the de minimis threshold requirements of The Biodiversity Gain Requirements (Exemptions) Regulations 2024. Under these Regulations, there are no requirements that are necessary nor required as part of the proposals at this site. Irrespective of this, we have reviewed the proposals to demonstrate a commitment to biodiversity net gain and align with Arun District Council's planning expectations. There are very little biodiversity enhancement measures that can be proposed, however, the above measures are proportionate to the scale of the proposals, and will contribute to the ecological value of the built environment.

REFERENCES (2)

1. *Biodiversity Net Gain information and guidance - Arun District Council.*
<https://www.arun.gov.uk/biodiversity-net-gain-information-and-guidance>
2. *UK Statutory Instruments 2024 Nr 47 : The Biodiversity Gain Requirements (Exemptions) Regulations 2024.*
<https://www.legislation.gov.uk/ukxi/2024/47/contents/made>

Signed : 

Sunnyside Surveying Limited

Date : **15th October 2025**