

Arun District Council
Planning Services
Civic Centre
Littlehampton
West Sussex
BN17 5LF

3rd May 2026

Dear Sir/Madam

Biodiversity Enhancement Statement

Re: Application for Full Planning Permission (Installation of Plant, New Shopfront) and Advertisement Consent (New Signage) at 42 High Street, Bognor Regis, PO21 1SP (BR/101/26/PL)

This statement has been prepared to comply with the requirements of **Local Plan Policy ENV DM5** and local validation requirements. It explains how the proposed development seeks to protect and biodiversity and the existing on-site natural environment.

The application relates to an existing commercial unit within Bognor Regis town centre, involving minor external alterations (shopfront and plant installation) with no extension of footprint.

Existing Site Conditions

The application site comprises a fully developed, hard-surfaced town centre retail unit with:

- No existing soft landscaping
- No trees, planting, or vegetated areas within the site boundary
- No identified habitats for protected or notable species
- Surrounding context dominated by buildings, pavements, and highways

Given the highly urbanised nature of the site, the existing ecological value is considered negligible.

Protection of Existing Biodiversity

As there are no existing ecological features on site, the development:

- Will not result in loss of habitat or vegetation
- Will not disturb protected species or nesting habitats
- Involves only minor external works (shopfront replacement and plant installation)

All works will be carried out within the existing building envelope or façade, ensuring no adverse ecological impact.

Policy Compliance (ENV DM5)

The proposal complies with **Policy ENV DM5** by:

- **Avoiding harm** to existing biodiversity (no ecological loss)

Given the town centre location and minor scale of works, the approach is appropriate, reasonable, and policy-compliant.

Conclusion

The proposed development at 42 High Street will:

- Maintain the existing baseline ecological condition
- Support the objectives of **Local Plan Policy ENV DM5**

The application is therefore considered to appropriately protect the on-site natural environment, in accordance with local planning requirements.

Should you have any queries regarding the attached or enclosed, please do not hesitate to contact Emma Robson at [REDACTED]

Yours faithfully,

Emma Robson
Shop Design Planning Administrator
Greggs