

Biodiversity Enhancement Statement

Property:	17 High Street, Bognor Regis, PO21 1RJ
Description of property:	Redundant ground floor bank unit.
Proposed works:	Internal and external alterations to create new office accommodation. External works include for replacement of the ground floor storey shop front unit,
Statement:	in accordance with local Plan Policy ENV DM5
Date:	3 rd July 2026

The works are being undertaken to an existing empty shop unit within the high street of Bognor Regis in a built-up shopping area.

It is understood that the property is not listed nor is it in a conservation area, although there is a heritage property/ies to the other side of the road.

There is no plan to extend the existing footprint of the building. The proposals include creating a new internal layout to the existing ground floor to create office accommodation. Part of the work involves the removal of the existing shop front and signage above and replacement with a new shop front unit with repositioned doors and new signage above.

The existing shop unit abuts the existing public footpath. There are no trees or other vegetation on the public footpath along the front of the property.

Weeds and other vegetation have established themselves in the rear area behind the building during the time the property has been vacant. It is understood that the property has been vacant for around 3 to 4 years. The area was previously used as a bin store area and an emergency fire escape route. The rear area is fully enclosed eliminating foxes, hedgehogs and the like from gaining access into the rear area. There is no evidence of any wildlife present within the former bin / fire escape.

There are no visible signs of on-site species that might require special protection.

It is unknown where the existing surface water drainage discharges to and is difficult to establish the routes and as such it has been suggested that it extends to an existing system. There is no evidence of RWP to the front elevation, and it is anticipated that the surface water discharges into internal downpipes or maybe to the rear of the property.

The proposed external works are for the replacement of the new shop unit and the new signage above, which will not be illuminated.

Biodiversity Enhancements

The proposals will not affect the biodiversity of the area or the building itself as there is no evidence that wildlife occupies the rear area and former bin store.

There are no trees, hedgerows, or grassed areas on the site, but merely established weeds and similar vegetation and the site does not fall within or adjacent to any designated habitats such as:

1. Sites of Special Scientific Interest (SSSI)
2. Special Protection Areas (SPA) or Special Areas of Conservation (SAC), or,
3. Local Nature Reserves or Sites of Nature Conservation Importance (SNCI).

Grass areas and planted areas are located abutting The Esplanade between Lennox Street and Clarence Road which is to the rear of 17 High Street and abutting the sea front. Trees have been planted sporadically along the high street to encourage wildlife in more recent years.

It is anticipated that the current site does not support measurable biodiversity and the proposed works will not affect the current biodiversity within the area. However, the applicant will want to work with the planning department to not only reinstate an empty building but include for environmental measures that will enhance biodiversity within the area and these could include fitting bat boxes, bird boxes, bug hotels and possible planting area, if space allows in the rear external area. The works may also include forming openings to existing fences to allow wildlife migration.

The client will look to fit bird boxes as a minimum to the rear of the property but also welcome further receiving suggestions from the local authority as to their requirements for bio-diversity proposals.

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