

Biodiversity Gain Plan Statement

A. Submission Details

- **Date:** 29 August 2025
- **Local Planning Authority:** Arun District Council
- **Site Address:** 45 High Street, Bognor Regis, West Sussex PO21 [postcode], UK

C. Person Completing the Plan

This Biodiversity Gain Plan has been prepared using available guidance and the Statutory Biodiversity Metric Tool based on information known at the time of submission. A competent person or ecological consultant may be engaged for verification and metric submission if required.

D. Description of the Development

The proposal involves the redevelopment of a **315 m² site** currently 100% covered by buildings and hardstanding. The development seeks to introduce **30 m² of green space**, including natural turf and pollinator-friendly planting, as part of the scheme.

E. Biodiversity Net Gain Strategy

1. Use of the Biodiversity Metric

The Statutory Biodiversity Metric (Small Sites Metric) has been used to calculate both the baseline and post-development biodiversity value of the site. The site has no baseline biodiversity value due to complete coverage by sealed surfaces and buildings.

2. Existing Habitat Baseline

- The site consists entirely of existing buildings and hard surfaces (hardstanding), which do not qualify as habitats within the metric.
- **Baseline biodiversity units:** 0.00
- No semi-natural or priority habitat will be lost or disturbed.

3. Proposed Habitat Creation

- An area of **30 m² (0.0030 ha)** of *Urban – Vegetated Garden* will be created.
- This habitat will include natural turf and nectar-rich, pollinator-friendly planting.
- It is expected to achieve *moderate* condition and is classified as low distinctiveness, with low difficulty of creation.

- Time to reach target condition is estimated at 5 years.
- The habitat will be created on-site, in a location ecologically desirable but not specifically identified in the local biodiversity strategy.

4. Biodiversity Net Gain Outcome

- The proposal delivers a measurable increase in biodiversity value from **0.00 to approximately 0.02–0.04 habitat units**, depending on planting mix and condition scoring.
- This equates to a positive biodiversity net gain exceeding **100% relative to baseline**.
- The gain is achieved entirely on-site, requiring no off-site compensation or biodiversity credits.

5. Avoidance and Minimisation of Impacts

- No loss of existing biodiversity assets will occur.
- The design maximises the limited open space available and integrates biodiversity-friendly green infrastructure.

6. Habitat Management and Monitoring

- The newly created habitat will be maintained in accordance with a proportionate Habitat Management Plan.
- Key management tasks will include:
 - Seasonal maintenance of grassed and planted areas without pesticides/ herbicides
 - Annual review of planting condition
 - Invasive species monitoring and control if required
 - Light-touch soil aeration and enrichment if condition declines
- Habitat condition will be reviewed at **Years 1, 3, and 5** to ensure targets are achieved.

7. Additional Enhancements

While not scored in the metric, the following enhancements are proposed:

- Use of native, nectar-rich species to support pollinators
- Potential inclusion of a small tree or vertical greening element to add structural diversity
- Use of permeable surfacing in adjoining hardscaped areas to support drainage and soil health

F. Summary

This proposal introduces measurable biodiversity value to a previously sealed, fully built site. The development contributes to the Government's Biodiversity Net Gain requirements through proportionate, on-site habitat creation. A net gain of **0.02–0.04 habitat units** will be delivered, representing a clear improvement to the ecological value of the site.