Biodiversity Enhancement Statement

Site Address: 45 High Street, Bognor Regis, PO21 1RU

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Proposal: Conversion of existing loft space over a commercial unit, following prior approval for conversion of the two lower floors into 4no. residential dwellings.

1. Introduction

This Biodiversity Enhancement Statement supports the planning application for the above development. In line with the National Planning Policy Framework (NPPF 2023, paragraphs 174 & 180) and Arun District Council's local planning policies, it sets out proportionate ecological enhancements to ensure the proposal secures a net gain in biodiversity.

The application site consists of an established, fully built-up commercial unit within the High Street, which currently has negligible ecological value. There is no soft landscaping, green infrastructure, or existing wildlife habitat on site. The proposed development is confined to the conversion of the loft space and therefore does not result in the loss of any greenfield land, trees, or habitats.

2. Constraints and Mitigation

Due to the urban context and the fact that the building already exists, opportunities for large-scale biodiversity improvements are limited. However, the scheme seeks to integrate realistic and meaningful enhancements proportionate to the development. The measures set out below have been selected to:

- Provide additional nesting and roosting opportunities for birds and bats.
- Introduce small-scale planting to benefit pollinators.
- Minimise disturbance to wildlife through sensitive lighting design.

3. Proposed Biodiversity Enhancements

a) Bird and Bat Boxes

- **Two integrated swift nesting boxes** to be installed on a suitable north/east-facing elevation, minimum 5m above ground level.
- **One integrated bat roost box** (e.g., Schwegler 1FR or similar) to be installed on a south/west-facing elevation, positioned at least 4m above ground and away from external lighting.

b) Green Roof / Planters

- Where feasible, a **sedum or wildflower-based green roof system** will be incorporated on flat roof sections, providing foraging opportunities for pollinators and urban invertebrates.
- **Container planting with native or wildlife-friendly species** (lavender, honeysuckle, clematis, rosemary) will be introduced where practicable to provide nectar, shelter, and seasonal interest.

c) Lighting

- Any new external lighting will be **designed in line with bat-friendly principles**, i.e., low-level, downward-facing, PIR motion-controlled, and avoiding continuous illumination.

4. Delivery and Management

- Enhancements will be installed during the construction phase and retained for the lifetime of the development.
- Planting will be maintained by residents/property management, with seasonal checks and replacement as required.
- Bird and bat boxes will be fixed permanently and left undisturbed.

5. Conclusion

While the scope for biodiversity enhancements is limited due to the existing built form and the nature of the development (an internal loft conversion), the measures proposed will nonetheless deliver a **net biodiversity gain** when compared with the current baseline of negligible ecological value.

Through the installation of bird and bat boxes, provision of pollinator-friendly planting, and adoption of bat-sensitive lighting, the scheme demonstrates a proportionate commitment to biodiversity in accordance with national and local planning policy.