

Biodiversity Enhancement Statement

Site: 90 Aldwick Road, Bognor Regis

Proposal: Change of use from C1 (Bed and Breakfast) to a 9 bedroom, 9 occupant HMO (Sui Generis) with minor internal alterations.

Existing Site Context

The site is located on a prominent corner plot along Aldwick Road. The property is currently in use as a Bed and Breakfast (C1 Use Class). Planning consent is sought for a change of use to a 9 bedroom, 9 occupant House in Multiple Occupation (Sui Generis), with minor internal alterations. The application falls within CIL Zone 4 (Zero Rated) as other development.

The external areas of the property comprise mainly of hard standing, which provides vehicular access and parking. The plot is predominantly covered in concrete surfacing with boundary walls and has no meaningful vegetation or soft landscaping present. As a result, the existing biodiversity value of the site is negligible.

Proposed Enhancements

Whilst the site is highly urbanised and hard surfaced, a range of proportionate and practical biodiversity enhancements can be introduced as part of the scheme. These measures are low-maintenance, cost effective, and will not affect the functional use of the property. Suggested enhancements include:

- Use of planters or raised beds along boundary walls, with pollinator-friendly and native species.
- Introduction of climbing plants or wall-mounted planters to soften elevations and add greenery without reducing hardstanding.
- Incorporation of potted shrubs or hardy perennials to provide seasonal cover and foraging opportunities for insects.
- Installation of bird boxes and bat roosting features in discreet locations on the building.
- Consideration of a simple rainwater collection barrel to support planted areas, improving sustainability.

These enhancements can be accommodated without loss of existing parking or access, ensuring the client's requirements for the site are unaffected.

Conclusion

The site is currently dominated by hardstanding and has no notable biodiversity value. The proposed development will not result in any adverse impact on biodiversity. Through the introduction of modest and targeted enhancements, the proposal will achieve a positive ecological contribution.

Accordingly, the proposed change of use and associated works can be considered to have no adverse impact on biodiversity, with the measures outlined ensuring a proportionate biodiversity net gain.