

BIODIVERSITY ENHANCEMENT STATEMENT

Bognor Regis Pier, Bognor Regis, West Sussex, PO21 1SY

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Biodiversity Enhancement Statement

Project: Conversion of Existing Storage Unit to Café / Sauna

Location: Bognor Regis Pier, Bognor Regis, West Sussex, PO21 1SY

LPA: Arun District Council

1. Introduction & Purpose of Statement

This Biodiversity Enhancement Statement has been prepared to meet **Arun District Council's Local Validation Requirements**, specifically separate to Biodiversity Net Gain (BNG) legislation. The purpose is to:

- Demonstrate that the proposal will **protect** existing biodiversity
- Identify **site-appropriate enhancements** that improve ecological value
- Provide a **proportionate** response given the **extremely limited baseline biodiversity**

This statement is proportionate to the **minor conversion** of an existing built structure with **no land-take, no change to structural footprint, and no impact to intertidal or terrestrial natural habitats.**

2. Baseline Site Conditions (Existing Biodiversity)

A review of the site demonstrates:

Attribute	Existing Condition	Sensitivity
Habitat	Hardstanding and built structure only (timber/steel deck over sea)	Very Low
Vegetation	None present	None
Terrestrial fauna	Opportunistic gulls/pigeons occasionally perched beneath pier	Low
Protected species indicators	None found (no roosts, vegetation, waterbody connectivity absent)	Very Low
Marine environment connection	Located above, not within , tidal/intertidal zone	Indirect

Conclusion:

The site currently supports **negligible biodiversity value** due to a lack of substrate, vegetation, foraging resources or sheltering habitat. There is **no recorded use by protected species** and **no ecological constraints** to the internal conversion.

3. Why the Impact of the Development is Negligible

The scheme has been carefully designed to ensure **complete avoidance of any ecological harm:**

3.1 No physical encroachment into natural environment

- No extension, groundworks, piling, foreshore works or land reclamation
No habitat loss

3.2 No alteration of pier marine supports

- All work contained **within existing walls and roof**
No disturbance of marine ecology beneath pier

3.3 No operational intensification affecting seabirds

- Waste control and enclosed food handling reduces scavenging
Discourages problematic gull behaviour without harming species

3.4 No effect on wildlife mobility

- Pier structure remains fully permeable to flying and marine species
No obstruction or fragmentation of habitat

3.5 Lighting designed to be ecologically sensitive

- Warm-spectrum, downward-directed LED exterior lighting only
Avoids light spill impacts on coastal bird navigation

Professional Judgement:

Given the **absence of any ecological receptors** that could be harmed, and the **no-change development footprint**, the proposed conversion represents a **neutral ecological risk**.

4. Enhancement Objectives

Despite negligible baseline biodiversity, the applicant has chosen to commit to **measurable biodiversity enhancements** that:

- Introduce **new habitats where currently none exist**
- Support **coastal avifauna and local foraging insects**
- Improve **public awareness** of local marine ecology
- Aid in the delivery of local coastal environmental policy objectives

5. Proposed Biodiversity Enhancements

Enhancements selected for **maximum ecological benefit** with **zero habitat loss** and **minimal maintenance**.

5.1 Nesting & Roosting Features

Measure	Detail	Benefit
2 × Seabird nesting ledges	Positioned on sheltered elevation away from public seating	Creates completely new nesting habitat suited to coastal species
1 × Coastal-rated bat box	Installed under eaves ≥4m above deck, unlit zone	Supports roosting for opportunistic bat species migrating along coastline

5.2 Coastal Hardy Planters (Green Microhabitats)

- 2 × planters containing **salt tolerant species** (e.g. Sea Thrift, Sea Kale, Marram)

- Long flowering season attracts **pollinator species** in a location lacking nectar sources

Introduces **first vegetation** on building envelope — significant proportional uplift

5.3 Public Education & Stewardship

- 1 × Interpretation panel covering:
 - Local marine wildlife
 - Reduction of harmful human-wildlife interactions (e.g., gull feeding)
 - Coastal conservation initiatives

Provides **behaviour change benefits** supporting wider biodiversity gains

6. Management and Monitoring

Enhancement measures will be maintained in functional condition for the **lifetime of the development**:

Feature	Maintenance Action	Timing
Nesting ledges & bat box	Condition check, ensure clear access & secure fixing	Annually (post-breeding season)
Planters	Watering (April–Sept), replacement planting if needed	Monthly in growing season
Lighting	Maintain downward shielding & warm colour temperature	Ongoing
Interpretation board	Clean and retain visibility	Annual

7. Compliance Summary

Requirement	Compliance
Protect natural environment	No habitat harm or displacement
Provide enhancements	New features for birds, bats, pollinators
Deliver proportionate improvements	Measures scaled to negligible baseline
Long-term commitment	Maintenance and monitoring secured

Overall Result: A **net positive contribution** to biodiversity from a previously **ecologically sterile** built environment

8. Final Statement

The proposed conversion is a **zero-impact** development in ecological terms. It introduces **meaningful biodiversity enhancements** that:

- Establish **three distinct habitat types** where none currently exist
- Improve the **ecological function** of an already artificial marine structure
- Support **marine/coastal wildlife conservation goals** in Bognor Regis
- Encourage **responsible public interaction** with the environment

This proposal fully satisfies **Arun District Council's Biodiversity Enhancement Statement requirement** and demonstrates a responsible, proportionate approach to environmental stewardship.