

BIODIVERSITY NET GAIN (BNG) REPORT

Proposed Mansard Roof Extension and Creation of One Residential Unit

Site Address:

45 High Street, Bognor Regis
West Sussex, PO21 1RU

Site Area: 315 m²

1. Introduction

This Biodiversity Net Gain (BNG) Report has been prepared in support of a planning application for the construction of a **mansard roof extension** over the existing HSBC commercial unit at **45 High Street, Bognor Regis**, to facilitate the creation of **one two-bedroom residential apartment**.

The report assesses the proposal against the requirements of **mandatory Biodiversity Net Gain**, introduced under the **Environment Act 2021**, and demonstrates whether the development is required to deliver a minimum 10% biodiversity net gain or qualifies for a statutory exemption.

2. Legislative and Policy Context

Mandatory Biodiversity Net Gain is required under:

- **Schedule 7A of the Town and Country Planning Act 1990**
- **Environment Act 2021**
- **The Biodiversity Gain Requirements (Exemptions) Regulations 2024**

BNG applies to most developments unless a defined exemption is met. Where applicable, developers must demonstrate either compliance with, or exemption from, the requirement to submit a Biodiversity Gain Plan.

3. Site Location and Description

The application site is located within **Bognor Regis town centre**, fronting High Street. The site extends to approximately **315 m²** and comprises:

- An existing commercial building (HSBC unit)
- A rear car park surfaced entirely in concrete
- Fully sealed hardstanding across the whole site

The site is surrounded by urban development and contains **no areas of soft landscaping**.

4. Existing Site Conditions and Baseline Ecology

4.1 Habitat Overview

The site has been assessed with reference to the **UK Habitat Classification (UKHab)** system.

Habitat Type	UKHab Classification	Area
Developed land – sealed surface	Developed land; sealed surface	315 m ² (100%)

The site contains:

- No vegetation
- No trees or hedgerows
- No grassland, shrub, or water features
- No ecological corridors

4.2 Baseline Biodiversity Value

As the site comprises entirely sealed surfaces and built form, it supports **no habitats of biodiversity value**.

- **Baseline biodiversity value:** 0.00 biodiversity units
- Calculated in accordance with the **Statutory Biodiversity Metric**

5. Description of the Proposed Development

The proposal includes:

- Construction of a **mansard roof extension** above the existing building
- Creation of **one two-bedroom residential apartment**
- No increase in the building footprint
- No alterations to ground-level hardstanding or the rear car park
- No removal of vegetation or habitats

All works are confined to **roof level only**.

6. Assessment of Biodiversity Impacts

The proposed development will:

- Not result in the loss of any habitat
- Not disturb or remove vegetation
- Not affect any ecological features
- Not alter ground conditions

Conclusion:

The proposal will result in **no adverse impacts on biodiversity**.

7. Biodiversity Net Gain Assessment

7.1 Requirement for BNG

Under Schedule 7A, a minimum 10% biodiversity net gain is required **unless a statutory exemption applies**.

7.2 Applicability of Exemption

The development meets the following exemption criteria:

- The site is **previously developed (brownfield) land**
- There is **no loss of habitat**
- The baseline biodiversity value is **zero**

8. Biodiversity Net Gain Exemption Statement

8.1 Relevant Exemption

In accordance with **Regulation 3 and Schedule 1** of the *Biodiversity Gain Requirements (Exemptions) Regulations 2024*, the development is exempt as:

A development which does not result in the loss of any habitat on the onsite area and where the biodiversity value of the onsite area before development is zero.

8.2 Exemption Outcome

As a result:

- The proposal is **exempt from mandatory Biodiversity Net Gain**
- A **Biodiversity Gain Plan is not required**

- No on-site or off-site biodiversity units are required

The development is therefore **BNG compliant by default**.

9. Optional Voluntary Enhancements (Non-Mandatory)

Although not required to meet statutory BNG obligations, the following voluntary enhancements could be considered:

- Integrated **bird nesting bricks** (e.g. swift or sparrow boxes)
- Integrated **bat roosting features** within the roof structure
- Sensitive external lighting design

These measures are optional and not necessary to demonstrate compliance.

10. Conclusion

The proposed mansard roof extension at **45 High Street, Bognor Regis (315 m²)**:

- Is located on fully developed brownfield land
- Has a baseline biodiversity value of **0.00 units**
- Results in **no habitat loss or ecological harm**
- Qualifies for a **statutory exemption from mandatory Biodiversity Net Gain**

No further ecological surveys, biodiversity metric calculations, or Biodiversity Gain Plan are required to support this application.