

# **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 m<sup>2</sup>

## 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 m<sup>2</sup>** 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 <sup>2</sup> (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 m<sup>2</sup>)**:

- 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.