



Biodiversity Net Gain Statement

Proposed development at

**Arundel Court
47 Elmer Road
Bognor Regis
West Sussex
PO22 6LB**

Revision: /

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1.0 Introduction

This statement has been prepared on behalf of the applicant for Arundel Court 47 Elmer Road in conjunction with the above development and no responsibility is accepted to any third party for all or part of this statement in connection with this or any other development.

The property is located in a urban location, situated centrally within Elmer. There are a small number of commercial units around the site, with the rest of the urban area being made up of residential units.

The application site is approximately 0.05 hectares in size and comprises existing hard standing and buildings.

This report outlines the existing baseline conditions for the application site, setting these in the correct planning policy and legal framework and assessing any potential impacts which may occur from the proposed development. Appropriate mitigation where necessary is identified such that it will offset any negative impacts of the proposals and where possible provide for the ecological enhancement of the application site, in accordance with relevant planning policy.

2.0 Baseline Assessment

This report outlines the existing baseline conditions for the application site, setting these in the correct planning policy and legal framework and assessing any potential impacts which may occur from the proposed development. Appropriate mitigation where necessary is identified such that it will offset any negative impacts of the proposals and where possible provide for the ecological enhancement of the application site, in accordance with relevant planning policy.

3.0 Biodiversity Net Gain

As set out within Schedule 14 of the Environment Act 2021 developers must deliver a Biodiversity Net Gain of 10% over an established baseline. The purpose of the BNG legislation is to ensure that developments and land management leave the natural environment in a better state than it was before. It contributes towards nature recovery by helping to deliver habitat creation and enhancements as part of the design of new development.

As the scheme falls under the Environment Act 2021 in terms of BNG it is our view that the scheme falls below the threshold of impacting a priority b=habitat by impacting less than 25 square metres of on-site habitat and 5 metres of on-site linear habitats such as hedgerows, therefore does not need to demonstrate a 10% Biodiversity Net Gain.

However, in order to meet local requirements, the site needs to demonstrate an uplift in Biodiversity. Survey work was undertaken of this area of land by a competent person in February 2025 has identified that this site currently represents a parcel of artificial unvegetated, sealed surface. A small area of vegetated gardens with native and beneficial plant species has been proposed. The location of this new planting will complement and indeed enhance existing ecological connectivity provided by adjoining green spaces, and therefore would not only deliver BNG benefits as measured utilizing the metric but would moreover result in improvements for faunal species in the local area

The BNG assessment which has been undertaken therefore demonstrates clearly that the development proposals will result in net gains in biodiversity which exceed the minimum threshold as outlined in the Environment Act 2021 (notwithstanding that the secondary legislation which mandates this has yet to be enacted at the present time).

4.0 Habitat Evaluation

Statutory sites. There are no statutory designated sites located within or immediately adjacent to the application site. The nearest statutory designated site is Felpham Site of Special Scientific Interest (SSSI), located approximately 1.8km to the Southeast of the application site boundary at its closest point.

The application site is separated from the SSSI by dense urban sprawl. Given the nature of the proposals (for small scale residential development), the distances concerned and the lack of identified hydrological or indeed any other pathways for a potential effect, it is considered that the development would not be likely to lead to any significant effect upon the SSSI.

Non-statutory sites. There are no non-statutory designated sites of nature conservation interest located within or immediately adjacent to the application site. The site does fall within the Drinking Water Safeguard Zones (Surface Water).

Habitats within the application site. As illustrated on and described above, the application site primarily comprises of existing cleared hard standing and bare ground. These areas do not support any botanical species and are therefore considered to be of no ecological value.

Habitats of comparatively greater ecological value within the context of the site is a number of trees adjacent to the site, within neighboring gardens. The narrow band of tall ruderal vegetation also provides some opportunities for faunal groups, although it is very limited both in extent and in terms of the botanical diversity that it supports.

Within areas of green infrastructure, the proposals provide an opportunity to deliver enhancements through the provision of native species-rich habitats, such as grassland (flowering lawns), shrubs and enhancing the existing trees on site.

Through the use of native seed mixtures, in addition to the implementation of an appropriate management regime which seeks to maximise the ecological value of retained and new habitats, it is considered that biodiversity benefits can and indeed would be achieved compared to the existing situation.

In conclusion, the development proposals will result in an increase in habitats on the site. Currently, there is little ecological value on the site, with the primary source of habitat adjacent to the site. The communal gardens offer a opportunity to deliver enhancements by providing native and beneficial planting.

5.0 Conclusion

There are no statutory designated sites of nature conservation interest located within or immediately adjacent to the application site. Given the separation of the application site from any statutory designated sites, it is considered that the proposed development is unlikely to have any significant impacts upon statutory designated sites, during either the construction or operation phase.

Moreover, there are no non-statutory designated sites of nature conservation interest located within or immediately adjacent to the application site. The site does fall within the Drinking Water Safeguard Zones (Surface Water). Subject to the implementation of standard best practice throughout the construction phase, it is considered that the proposed development is unlikely to have any significant impacts on any designated sites within the local area.

Appendix A Application Site Location



Image above: illustrative site map (n.t.s.)
Image courtesy of Google Maps - 2024

Appendix B Ecological Features.



The area denoted in red represents the amount of hardscaping on the site. This is a mixture of gravel and paving slabs. There is little to not soft scaping on the site.