

The Lion Public House Nyetimber Lane

Biodiversity Enhancement Statement
September 2025

Site:

The Lion Public House,
Nyetimber Lane,
Bognor Regis
PO21 3JX

Project:

Retention of a wooden Pergola to the front elevation

Client:

The Lion Hotel, Nyetimber Lane

Revision Audit

<u>Date</u>	<u>Rev</u>	<u>Author</u>	<u>Check by</u>	<u>Comment</u>
10.09.2025	-	JL		



11 September 2025



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1. Rubix Planners – Chartered Planners

- 1.1. Rubix Planning Ltd offers a wide range of professional services. This statement has been prepared under the supervision of an MRTPI Chartered Town Planner.

2. Introduction

- 2.1. This application has been prepared in accordance with Arun District Council Local Plan Policy ENV DM5 (Development and Biodiversity) and the statutory requirements for Biodiversity Net Gain (Environment Act 2021). Although the proposal comprises a minor retrospective alteration to a Grade II listed building (retention of a timber awning), it is recognised that all development should contribute positively to local biodiversity.

Baseline

- 2.2. The site is an established public house in an urban setting with limited existing biodiversity interest. Hard surfacing dominates the immediate frontage, with minimal soft landscaping. No protected habitats or species are present on site.

Enhancements Proposed

- 2.3. To secure a measurable improvement in biodiversity value proportionate to the scale of development, the following measures are proposed:
- Installation of a bird nesting box (house sparrow/starling) on the north-facing gable to provide additional roosting opportunities.
 - Introduction of pollinator-friendly planting (lavender, buddleia, and other nectar-rich species) within new planters at the building frontage to support invertebrates.
 - Use of native climbing plants (e.g. honeysuckle) along boundary fencing to improve habitat connectivity.

Maintenance and Monitoring

- 2.4. The applicant will ensure that planting is maintained for a minimum of 10 years, with failed species replaced on a like-for-like basis. Bird and bat boxes will be inspected annually and retained in situ for the long term.



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3. Conclusion

- 3.1. These proposed enhancements will ensure the works not only avoid harm, but provide a net gain in biodiversity consistent with Arun Council's policies, contribute to local nature recovery, and improve ecological connectivity in a small way.



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