

BIODIVERSITY NET GAIN (BNG) SCREENING STATEMENT

Royal Oak Inn (PH), Pagham Road, Lagness, Chichester, West Sussex, PO20 1LN

Proposed Development: Change of use of former public house (sui generis) to bathroom and kitchen showroom (Use Class E), with internal alterations and replacement of existing above-ground signage on existing fixings only; no other external works, no groundworks, and no changes to drainage or site levels.

Applicant: Chris Heller

Agent: John Swain

Date: 09/02/2026

Local Planning Authority: Arun District Council

Application Type: Full Planning (Change of Use)

Scope clarification: No habitat removal, vegetation clearance, tree/hedgerow works, ground disturbance, resurfacing, drainage works, or increase in impermeable area is proposed.

1. Introduction

1.1 This Biodiversity Net Gain (BNG) Screening Statement has been prepared to accompany a full planning application for the change of use of the former public house known as the Royal Oak Inn (PH), Pagham Road, Lagness, PO20 1LN, to a bathroom and kitchen showroom (Use Class E).

1.2 This statement is provided to confirm the scope of works and to demonstrate that the proposal results in **no loss or degradation of on-site habitats**, and therefore does not require a biodiversity metric assessment for the purposes of this application.

2. Site Context

2.1 The site comprises an existing building and associated curtilage including existing hardstanding/parking areas.

2.2 The proposal relates to the re-use of an existing built asset. The surrounding area includes highway infrastructure and local drainage features.

3. Description of Proposed Works

3.1 The proposal is for a **change of use only** with internal fit-out and re-furnishing.

3.2 **No external works are proposed** as part of this application, and there will be:

- no excavation, trenching, or soil stripping;
- no new foundations or pads;
- no changes to site levels;
- no drainage alterations;
- no new hardstanding, resurfacing, or increase in impermeable area;
- no vegetation removal, tree works, or habitat clearance.

3.3 Signage

Updated signage associated with the new showroom use will be limited to **replacement of panels on existing fascia/signboards** and/or **replacement of wall-mounted signage using existing fixings**. Any change to illumination will be limited to swapping illumination on an existing unit, with **no new cabling, trenching, or external power runs**.

3.4 Any tidying/maintenance works will be limited to the existing built/hardstanding areas and will not involve habitat removal.

4. Biodiversity Net Gain Screening

4.1 The BNG regime applies where development results in impacts to on-site habitats and requires the use of a biodiversity metric to demonstrate net gain.

4.2 In this case, the proposal is a **change of use only** and does not involve:

- creation of new built footprint;
- conversion of green space to hardstanding;
- vegetation clearance;
- removal of trees/hedgerows;
- groundworks that would affect habitats;
- any alteration to habitat features.

4.3 The proposal therefore results in **no measurable habitat loss or degradation** and no change to the on-site habitat baseline.

4.4 On this basis, it is considered that the proposal does **not** require submission of biodiversity metric calculations for the purposes of this planning application. This statement is submitted as a proportionate screening response.

5. Conclusion

5.1 The development is a change of use of an existing building with **no external works** and **no habitat impacts**.

5.2 This BNG Screening Statement is therefore submitted to support validation and determination of the application.

Appendix A – Supporting Information (optional)

A1. Site photographs

Photo 1 & 2: Existing building frontage and hardstanding.



Photos 3 & 4: Existing car park/hardstanding areas & Any existing vegetated areas (retained; no works proposed)."

Following images: show existing vegetation within/adjacent to the red line application site.

Vegetation to be retained as existing; no vegetation removal, groundworks, or external works proposed.

Existing hardstanding and adjacent vegetation. No changes to levels, drainage, or vegetation; retained as existing

All photographs are provided for context only. The proposal is a ground-floor change of use with internal alterations only and signage replacement on existing fixings. No external works, groundworks, resurfacing, drainage changes, or vegetation removal are proposed.







