

Net Biodiversity Statement

Change of Use and Minor External Alterations
Eschmann House, 15 Peter Road, Lancing, Lancing Business Park, BN158TJ
Adur District Council

1. Introduction

This Net Biodiversity Statement has been prepared to support a planning application for a brownfield industrial site located within Lancing Business Park, BN15, within the administrative area of Adur District Council.

The proposal comprises:

- Change of use from Use Class B2 (General Industrial) to a flexible mixed use within Use Classes E, B2 and B8
- Alteration of an existing reception entrance door to provide a warehouse goods in/out access
- Improvement and resurfacing of existing tarmac and concrete hardstanding to accommodate HGV movements

This statement has been prepared in accordance with advice received from the Local Planning Authority and with reference to relevant local and national planning policy.

2. Planning Policy Context

The proposal has been considered against the following policy framework:

- National Planning Policy Framework (NPPF) – Section 15: Conserving and Enhancing the Natural Environment, which requires development to minimise impacts on biodiversity and provide net gains where appropriate and proportionate
- Adur Local Plan (Adopted 2017) – Policy R4: Nature Conservation, which seeks to protect biodiversity and prevent harm to ecological assets
- Adur & Worthing Joint Area Wide Biodiversity Strategy, which promotes biodiversity protection in a manner proportionate to the scale and nature of development

3. Existing Site Conditions

The application site comprises an established office building which currently incorporates offices, R&D Laboratory and Technical Support workshops within an active business park and is entirely brownfield in character. The site consists of:

- Existing building
- Hardstanding formed of tarmac and concrete
- No trees, hedgerows, grassed areas, planting, or soft landscaping in the areas that are seeking planning permission
- No habitats, watercourses, or ecological features

There are no designated sites, priority habitats, or known ecological constraints within the site boundary.

4. Description of Proposed Works and Biodiversity Impact

The proposed works are limited in scale and confined entirely to existing built and hard-surfaced areas. Specifically:

- No vegetation, trees, or landscaped areas will be removed or affected
- No greenfield land will be disturbed
- All external works relate to replacement or improvement of existing hardstanding on a like-for-like basis
- The change of use will not introduce activities that would give rise to ecological harm

As such, the proposal will not result in any adverse impacts on biodiversity.

5. Net Biodiversity Outcome

In accordance with Policy R4 of the Adur Local Plan and the NPPF, the development has been designed to avoid impacts on biodiversity. Given that:

- The site contains no habitats or ecological features
- The development results in no habitat loss
- The works are restricted to existing hardstanding and building fabric

The proposal is considered biodiversity neutral, resulting in no net loss of biodiversity.

6. Biodiversity Net Gain – Statutory Exemption

The proposed development falls within the scope of the Biodiversity Net Gain (BNG) exemptions set out under Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The development comprises minor operational works and a change of use within an existing fully developed brownfield site and does not result in the loss of any on-site habitat. The application site is entirely hard-surfaced and contains no semi-natural habitat, priority habitat, or ecological features.

As the proposal does not impact biodiversity and results in a biodiversity-neutral outcome, it is not considered development requiring the submission of a biodiversity metric or Biodiversity Gain Plan. The proposal is therefore exempt from the mandatory 10% Biodiversity Net Gain requirement.

7. Conclusion

The proposed change of use and minor external alterations at Lancing Business Park comply with the requirements of the National Planning Policy Framework and Policy R4 (Nature Conservation) of the Adur Local Plan.

The development will not result in the loss of habitats or ecological features and is considered acceptable in biodiversity terms. The proposal therefore meets all relevant local and national planning policy requirements relating to biodiversity.