

Biodiversity Enhancement Statement

Site address:	37 Glamis Street, Bognor Regis, PO21 1DJ
Local Planning Authority:	Arun District Council
Proposal:	Change of use from single-family dwelling (5 bed) to House in Multiple Occupation (6 bed / 10 persons)
Applicant:	Rajesh Kapoor
Date:	27th October 2025

This Biodiversity Enhancement Statement has been prepared in support of the proposed change of use from a single-family dwelling to a six-bedroom House in Multiple Occupation (HMO) for ten persons at 37 Glamis Street, Bognor Regis.

The proposal does not include any extensions or external alterations and is therefore considered *de minimis* in terms of Biodiversity Net Gain (BNG). Nevertheless, in accordance with Policy ENV DM5 (Development and biodiversity) of the Arun Local Plan (2011–2031), and in response to advice received at pre-application stage, the development will incorporate proportionate on-site biodiversity enhancements.

To achieve a modest ecological uplift, it is proposed to install a combination of bird and bat boxes on suitable elevations of the existing building. Two integrated bird nesting boxes (such as Schwegler 1SP Sparrow Terraces or equivalent) will be installed beneath the eaves on suitable elevations to avoid direct sunlight and rain exposure. In addition, one integrated bat roost feature (such as a Schwegler 2FR Bat Tube or equivalent) will be installed on a south or south-west facing elevation, located away from any external lighting.

These measures will provide additional nesting and roosting opportunities for common urban bird and bat species, contributing positively to local biodiversity. Installation will be undertaken by a competent contractor prior to first occupation of the HMO, and the features will be retained and maintained thereafter as part of the property's ongoing upkeep.

Through the inclusion of these simple but effective enhancements, the proposed development will deliver an appropriate level of ecological benefit proportionate to its scale, in accordance with Policy ENV DM5 of the Arun Local Plan and the biodiversity objectives of the National Planning Policy Framework (2023).