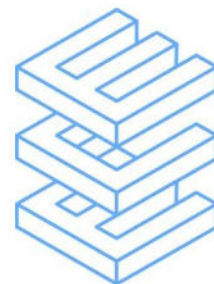


Client	Slasco Holdings Ltd		
Project	St Julianas Convent Marian Way Bognor Regis PO21 1PA		
Document	Biodiversity Enhancement Letter	Revision	Rev A
Date	09 April 2026		
Author	P Gallally	Checked	S Lower



Introduction

This Biodiversity Enhancement Letter has been prepared in accordance with Condition 5 of the approved development at St Julianas Convent Marian Way Bognor Regis PO21 1PA (ref: **BR/5/25/PL**). The condition requires the submission of a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecology Statement (ECE -16/01/2025).

Planning consent has been granted by Arun District Council for the Change of use from convent (Sui Generis) to residential use (C3) for adults with learning difficulties and autism with minor amendments to external appearance.

This document outlines the proposed ecological enhancements including their types, specifications and locations which will be implemented prior to first occupation. The proposals are intended to satisfy the requirements of the Local Planning Authority and comply with Policy ENV SP1 and ENV DM5 of the Local Plan.

Condition 5 – Biodiversity Enhancement Layout

“Prior to first occupation, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecology Statement (ECE - 16/01/2025), shall be submitted to and approved in writing by the Local Planning Authority. This shall include installation of the following:

- 3 Swift Bricks
- -3 Bat Boxes / Tubes
- -2 Insect Hotels
- -1 Hibernaculum

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.”

Following email correspondence with the Principal Planning Officer, dated 1 April 2026, it was agreed that the provision of integrated Swift Bricks would not be feasible within the existing building fabric. On this basis, a proportionate and alternative biodiversity enhancement scheme has been agreed.

The agreed scheme comprises the following measures:

- 2 Swift Boxes (externally mounted)
- 2 Bat Boxes (externally mounted)
- 2 Insect Hotels
- 1 Hibernaculum

These measures reflect the advice of the Council’s Ecologist and are considered appropriate having regard to the nature of the existing building and site constraints.

The following measures are therefore proposed in order to comply with Policies ENV SP1 and ENV DM5 of the Arun Local Plan.

Swift Boxes (x2)

Type: Schwegler 1B Nest Box (26mm entrance hole – suitable for blue tits, coal tits etc.)

https://www.arkwildlife.co.uk/products/schwegler-1b-hole-nest-box?variant=44984487248089&country=GB&gad_source=1&gad_campaignid=17182013905&gbraid=0AAAAAD_f3t46PSEOMUKLvGX5nsFblrj13&gclid=Cj0KCQjwss3DBhC3ARIsALdgYxPf6PQwkyM8Segc3c1AZuGh2biblpbdNQYMq2Po-afeQ1HXpV9p_ioaAk0XEALw_wcB



SCHWEGLER 1B HOLE NEST BOX
★★★★★ (31 Reviews)

- High-quality:** constructed from long-lasting woodcrete for up to 25 years of use
- Multi-purpose:** choice of hole sizes to attract more birds
- Practical:** easy access front door for cleaning & inspection

[FULL DETAILS](#)

Hole Size:
☐ 26mm ☒ 32mm

£44.99

Quantity:

In Stock
Available for immediate despatch.

FREE Next Day Delivery over £40

Bat Boxes (x2)

Type: Schwegler 2F Bat Box (external mount – suitable for crevice-dwelling bats such as common pipistrelle)

https://www.wildcare.co.uk/wildlife-nest-boxes/insect-habitat/general-purpose/bat-box-45.html?ppc_keyword=&campaignid=14459002796&adgroupid=128240307822&adid=568218143680&gad_source=1&gad_campaignid=14459002796&gbraid=0AAAAABRqD_aWNkBIGDnXxMvqJUYFr1HP8&gclid=Cj0KCQjwss3DBhC3ARIsALdgYxPGko56oDZthrgPprL2lsVx-UycONbQXI5XwP_MIP5f6kS3a-TypkaArkFEALw_wcB



SCHWEGLER 2F UNIVERSAL BAT BOX

SKU 10604

£51.50 EX. VAT

✓ 370 In Stock For Immediate Dispatch.

Quantity

1

ADD TO BASKET

OR

ADD TO QUOTE



Insect Hotels (x2)

Type: Fallen Fruits Basic Insect Hotel (dimensions: 24.6cm x 9.5cm x 29cm – suitable for bees, butterflies and other insects)

<https://www.dunelm.com/product/fallen-fruits-basic-insect-hotel-1000236144?defaultSkuld=30900122&srltid=AfmBOopGqTQymrSpVee5fB1XjuMvY4g4jDYwpgunSFxisgpOzUasHNh32YE>



Fallen Fruits Basic Insect Hotel

£15

★★★★★ (No reviews)

[Product Details](#)

[Easy Returns](#)

— 1 +

Add to Basket



🚚 Delivery

On or before Fri 17 Apr

£3.95

Express delivery not available

👤 Click & Collect

Item not available for Click & Collect

Pay in 3 interest-free payments on purchases from £20-£3,000 with **PayPal**.
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3 payments at 0% interest with Klarna [Learn more](#)
18+, T&C apply, Credit subject to status.

Klarna

Hibernaculum (x1)

Type: A hibernaculum comprising of logs and soil is planned to be erected on the south-west area of the site (which will be suitable for reptiles, amphibians and invertebrates to hibernate during winter)

The proposed locations of all ecological enhancement features are clearly identified on the accompanying drawing P2203 Annotated Enhancement Plan 260409. These positions have been carefully selected to align with the approved development layout and can be accurately located in relation to the building elevations, boundaries, and landscaped areas. This ensures that the proposed installations are not only feasible within the built form but are also optimally positioned to provide meaningful ecological benefit.

All enhancement features will be fully installed during the construction phase and, in accordance with the planning condition, will be in place prior to the first occupation of any part of the development. Once installed, these features will be retained in their selected location and appropriately maintained thereafter, ensuring their long-term functionality and continued contribution to on-site biodiversity.

Conclusion

This Biodiversity Enhancement Letter outlines a proportionate and deliverable strategy for securing ecological gains as part of the approved development. The proposed measures reflect the opportunities available on-site and fulfil the requirements of Planning Condition 5 and Policies ENV SP1 and ENV DM5 of the Local Plan. Approval of the plan is respectfully sought from the Local Planning Authority to allow for formal discharge of the condition prior to occupation.