

Client	Slasco Properties		
Project	St Juliana's Convent, Bognor		
Document	Ecology Statement	Revision	B
Date	16 January 2025		
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Introduction

This Ecology Statement has been prepared on behalf of our Client, Slasco Properties, in support of a Full Planning Application at St Juliana's Convent. The description of development is as follows,

'Change of Use from Convent (Sui Generis) to Residential Use (C3) for Adults with Learning Difficulties and Autism and minor amendments to external appearance'.

The Site

St Juliana's Convent (The Site) is a former Convent constructed in late 1980's comprising 24 bedrooms and ancillary spaces. The property was built to house convalescing Catholic nuns but has ceased being used as such. The Site is located in Bognor Regis located within the Settlement Boundary.

The Site comprises a part two storey part single storey building. The single storey element is arranged around a central courtyard whilst the two storey element features an atrium with various rooms off this feature including a Chapel space. On the south side of the property there is a conservatory-style extension which overlooks the amenity areas. Additionally, there is a detached double garage at the north east of the site. The building is constructed using traditional brick with pitched slate roofs.

Ecology and Biodiversity Statement

The NPPF seeks to conserve and enhance the natural environment, and it is noted that biodiversity net gain has become a legal requirement from January 2024 for major redevelopment sites.

The need to further conserve, restore and enhance biodiversity is also reflected within Policy ENV DM5 of the Local Plan.

Given that there will be no external amendments, and the scheme purely seeks to change the use of the building, BNG will be exempt since it falls below the 25 square metre threshold.

It is however confirmed that there is ample space on site to accommodate biodiversity enhancement measures with the garden area and ultimately result in biodiversity net gain. Suggested improvements could include, for instance, bird boxes, bat boxes, insect hotels and hibernacula features such as wood piles all of which can be secured by an appropriately worded condition.

The proposals are therefore considered to comply with Policy ENV SP1 and ENV DM5 of the Local Plan.

Conclusion

The proposals are deemed acceptable from an ecological perspective, and if the enhancements are implemented, they are considered to comply with Policy ENV SP1 and ENV DM5 of the Local Plan.