

Application No: AL/87/21/PL

Site Address: Oldlands Farm Newlands Road Bognor Regis PO22 9FJ

Description of Works: Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development.

Bats:

All five trees in the southern parcel of land were assessed as having bat roost potential, two high, two moderate and one low potential. The row of trees adjacent to the northern parcel was assessed as having low bat roost potential. Also, the scattered scrub, drains and hedgerows on the boundaries in the southern parcel provide ideal foraging and commuting habitat. Therefore, as stated in the Preliminary ecological appraisal (May 2021) further bat emergence surveys are required to determine if bats are roosting onsite prior to determination. This survey needs to be undertaken by a suitably qualified ecologist during the active breeding period (May – September) and submitted for our approval with the planning application. If bats are found to be roosting within the building mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

We require that a bat brick is integrated into the building onsite facing south/south westerly positioned 3-5m above ground.

Nesting birds:

There is potential for ground nesting birds onsite, due to this and as recommended within the Preliminary Ecological Appraisal Survey Report (May 2021) we require that nesting bird surveys are undertaken and submitted prior to determination. The surveys must be undertaken between March to July. If ground nesting birds are recorded onsite then a mitigation strategy will be required and also must be submitted with the application prior to determination.

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March – 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

We would like a bird box to be installed on the extension / and or tree within the garden of the property.

Reptiles:

With this considered a presence/absence survey for reptiles is recommended to take place between April and September in appropriate weather conditions. Artificial refugia in the form of 1m2 roofing tiles will be laid out. After these have bedded in for around a fortnight, these will be regularly checked in suitable conditions and according to Natural England guidelines. This will enable the surveyor(s) to establish presence or likely absence of any reptile species and estimate the population size of any species present. The results of the survey will then determine the mitigation scheme which will be recommended.

Water Voles:

There is potential for water voles onsite, due to this and as recommended within the Preliminary Ecological Appraisal Survey Report (May 2021) we require that water vole survey is undertaken and submitted prior to determination. The surveys must be undertaken between April to September. If water voles are recorded onsite then a mitigation strategy will be required and also must be submitted with the application prior to determination.

Badgers:

There is potential for badger's onsite, due to this and as recommended within the Preliminary Ecological Appraisal Survey Report (May 2021) we require that badger survey is undertaken and submitted prior to determination. If badgers are recorded onsite then a mitigation strategy will be required and also must be submitted with the application prior to determination.

**Beth Ellison-Perrett**

Environment Officer
Environmental Protection
Chichester District Council

