

App: AL/87/21/PL

Proposal: 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.

Address: Oldlands Farm Newlands Road Bognor Regis PO22 9FJ

Bats

Following submission of Ecological Appraisal (September, 2021), we are satisfied that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

We require that at least one bat box is installed on the buildings onsite facing south/south westerly positioned 3-5m above ground.

Water voles

As detailed in the Ecological Appraisal (September, 2021), there are mammal runs and potential water vole habitat connecting to Ditch 7 on site. Water voles have been recorded at a number of nearby sites and as the appropriate survey could not determine the presence or absence of water voles, it is our recommendation that a precautionary approach used. Works to Ditch 7 should be completed under an appropriate method statement. A condition should be used to ensure this.

Nesting Birds

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).

Skylarks

As detailed within the Ecological Appraisal (September, 2021), skylarks have been identified on site. As a red listed species they need to be protected. A pre-commencement check for skylark nests on the ground should be completed prior to any ground excavation or site management. In the event that a nest is identified, works will be required to stop until a 10m radius around the nest has been screened off from construction. Any works within this area will only be permitted to continue after the chicks have fledged. A condition should be used to ensure this.

Reptiles

Following submission of Ecological Assessment (September, 2021), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

Hedgehogs

29/10/2021

Any brush, compost and/or debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

Badgers

Following submission of Ecological Assessment (September, 2021), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

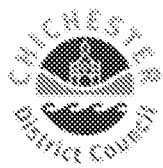
Biodiversity Net Gain and Enhancements

Ecological enhancements proposed in section 6.3.3 are suitable for this development and a condition used to ensure this. However, we would like to see further enhancements to be incorporated within the scheme and shown within the landscaping strategy. Such as:

- Log piles onsite
- Gaps included at the bottom of the fences to allow movement of small mammals across the site
- One hedgehog box should be installed on site

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environment
Chichester District Council

<http://www.chichester.gov.uk>