



ROBINSON ESCOTT PLANNING LLP



CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANTS

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Daniel Vick - Team Leader DC West
Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF

11 December 2013

OUR REF: JT/DC/12/256/AO

Dear Mr Vick

PLANNING APPLICATION BY LIVABILITY
RELATING TO
RUSSELL HOTEL KINGS PARADE, BOGNOR

Further to our recent exchange of emails I attach hereto an application relating to the above property. The documents accompanying the application are as set out on the document list attached to the rear of the application form and an application fee cheque in the sum of £385 is attached hereto.

I trust that you will find all the documentation to be in order and I look forward to receiving your Council's formal acknowledgement in due course.

Yours sincerely



Mrs J S Tasker BSc (HONS) BTP MRTPI
ROBINSON ESCOTT PLANNING

Enclosure: Application, accompanying documents and requisite fee cheque

BIODIVERSITY CHECKLIST

Please complete this form having regard to the Biodiversity Checklist Notes, which can be found at:
<http://www.arun.gov.uk/documentHandler.cfm?dld=20118&pflag=docm93ijm4n20118>.

Site Address/Application Reference Number:

RUSSELL HOTEL, KINGS PARADE, BOGNOR REGIS

Bats

YES

NO

Has the site been surveyed for bats?

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☒

Are there any structures on site which have the potential to support roosting bats?

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☒

Structures with high potential include all agricultural buildings, buildings with weather boarding, tunnels, mines, ice houses, bridges, cliff faces with crevices and woodland. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines' available from www.bats.org.uk and the Bat Mitigation Guidelines available from:

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/bats.aspx>

Are there any trees on the site which have the potential to support roosting bats?*

☐
☒

Trees with high potential to support roosting bats include old and veteran trees and any tree with cracks or crevices. Where appropriate, foraging and commuting routes should be incorporated into the design of the scheme. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines'.

Barn Owls

YES

NO

Has the site been surveyed for barn owls?*

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Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?*

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☒

Barn owls often nest in farm buildings, dovecotes, bale stacks, hollow trees and a wide variety of derelict buildings. Barn owls require habitat which supports high number of small mammals including pasture, hedgerows and woodland. Further information can be found in 'Barn Owls On Site: A guide for developers' available at:

<http://publications.naturalengland.org.uk/publication/76007?category=40030>

Breeding birds

YES

NO

Has the site been surveyed for breeding birds?*

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Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal?*

☐
☒

If 'Yes' then mitigation measures to ensure occupied nests are protected should be included with the application.

Badgers

YES

NO

Has the site been surveyed for badgers?*

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Is there any evidence of badgers on or near the application site?*

☐
☒

Are badgers commuting through the site to foraging areas?*

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☒

Badgers use a wide variety of habitats and setts can be found in hedgerows, woodlands, scrub and field margins. Where appropriate, safe routes to foraging areas should be incorporated into the development proposals. Further information can be found in 'Badgers and Development' available at:

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/badgers.aspx>

YES NO

Dormice

☐ ☒

Has the site been surveyed for dormice?*

☐ ☒

Is there suitable habitat for dormice on, or close to the application site?*

Dormice are found in a variety of habitats including ancient semi-natural woodland, scrub, young plantations (both broadleaved and coniferous) and hedgerows. Occasionally they are recorded in gorse scrub, heathland and alder trees in reedbeds. Further information can be found in The Dormouse Conservation Handbook available at:

<http://publications.naturalengland.org.uk/publication/80018?category=32020>

Great crested newts

YES NO

☐ ☒

Has the site been surveyed for great crested newts?*

☐ ☒

Is there suitable habitat for great crested newts on, or close to the application site?*

Great crested newts are often recorded in ponds, reedbeds, ditches and mineral workings. Terrestrial habitat used by newts is varied and includes semi-natural grassland, woodland, hedgerows and pasture and are often found in urban sites including gardens. Further guidance on great crested newts can be found in the Great Crested Newt Mitigation Guidelines from:

<http://publications.naturalengland.org.uk/publication/810429?category=30014>

and the Great Crested Newt Conservation Handbook available from:

<http://www.froglife.org/animals/greatcrestednewt.htm>

YES NO

Reptiles

☐ ☒

Has the site been surveyed for reptiles?*

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Is there suitable habitat on the site for reptiles?*

Reptiles use a variety of habitats including rough grassland, heathland, allotments, scrub, brownfield sites, field margins and abandoned gardens. Further information can be found at:

http://www.naturalengland.org.uk/Images/Reptiles_tcm6-21712.pdf

Item	Required by the LVR	YES/NO	Additional Comment
1	Affordable Housing Statement	NO	
2	Draft Planning Obligation	NO	
3	Biodiversity Survey & Report	YES	
4	Land Contamination Assessment (LCA)	NO	
5	Economic Development Statement	NO	
6	Retail Impact Assessment (RIA)	NO	
7	Flood Risk Assessment	NO	
8	Foul & Surface Water Drainage Statement	NO	AS EXISTING FOR HOTEL
9	Land Engineering Works Statement	NO	
10	Landscaping Strategy	NO	
11	Lighting Assessment	NO	
12	Noise/Extraction Assessment	NO	
13	Bin Storage & Collection Provision	YES	AS EXISTING FOR HOTEL
14	Parking Plan	YES	
15	Planning Application Summary	NO	
16	Street Scene	NO	
17	Structural Survey & Conversion Method Statement	NO	
18	Telecommunications Development Statement	NO	
19	Transport Assessment (TA)/Travel Plan (TP)	NO	
20	Transport Statement (TS)	NO	
21	Tree Survey & Arboricultural Implications	NO	
22	Lidsey Foul Water – Environmental Assessment Statement	NO	
23	Validation Checklist	YES	
24	Plan & Drawing Requirements	YES	



APPLICATION BY LIVABILITY

RELATING TO
THE RUSSELL HOTEL, BOGNOR REGIS

List of documents accompanying the application

1:1250 OS extract

Planning, Design and Access Statement (Robinson Escott Planning)

Drawings Nos:

13039/100	Ground Floor Plan Existing
13039/101	First Floor Plan Existing
13039/102	Second Floor Plan Existing
13039/103	Roof Plan Existing
13039/104	Elevations Existing
13039/105	Elevations Existing
13039/200A	Ground Floor Plan Proposed
13039/P201B	First Floor Plan Proposed
13039/P202B	Second Floor Plan Proposed
13039/P203	Roof Plan Proposed
13039/P204	Elevations 1 of 2 Proposed
13039/P205	Elevations 2 of 2 Proposed