

[REDACTED]

From: Liz Annalls [REDACTED]
Sent: 20 January 2020 09:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/126/19/PL

App No: BE/126/19/PL

Address: Land at Phase 1A Oldlands Farm Shripney Road Bognor Regis PO22 9NN

Proposal: Erection of a 1410 square metres discount convenience retail food store (Use Class A1) & parking, landscaping & other associated works.

Bats

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.

Water voles

Due to the likely presence of water voles within ditch near to the site precautions should be put in place to ensure no rubble or building waste enters the ditch. As part of the wider area, the ditch needs to be subject to protective measures with a 5m buffer being set up from the ditch bank and fencing used during the construction period to ensure this area remains undisturbed.

If any works need to take place in this area, then a full mitigation strategy for water voles will be required.

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).

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

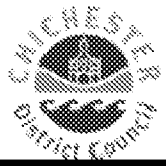
Enhancements

We require a number of enhancements are incorporated within the scheme and shown with the landscaping strategy. These include;

- Any trees removed should be replaced at a ratio of 2:1
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site (as detailed above)
- Grassland areas managed to benefit reptiles.
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- two hedgehog nesting boxes included on the site

Kind regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

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



From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 10 January 2020 13:49
To: Environmental Strategy
Subject: Planning Consultation on: BE/126/19/PL

To: Ecology Advisor

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: BE/126/19/PL
Registered: 13th December 2019
Site Address: Land at Phase 1A Oldlands Farm Shripney Road Bognor Regis PO22 9NN
Grid Reference: 494208 101651
Description of Works: Erection of a 1410 square metres discount convenience retail food store (Use Class A1) & parking, landscaping & other associated works.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 18-JAN-20.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is David Spring who can be contacted on telephone number 01903 737521.

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

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