

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 January 2019 11:34
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/135/18/PL

From: Liz Rogers [REDACTED]
Sent: 07 January 2019 11:33
To: Planning.Responses
Subject: RE: Planning Consultation on: BE/135/18/PL

App No: BE/135/18/PL

Address: Salt Box Field Land off Rowan Way Bognor Regis PO22 9NW

Proposal: Hybrid application comprising of Outline application for the principle of employment uses B1-B8.
Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 9), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 8) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way.

The Brooks LNR

We are pleased to see precautions have been recommended within the Ecological Appraisal (Dec 2018) paragraph 6.1.3 and a condition should be used to ensure these precautions take place.

Water voles

Due to previous presence of water voles onsite within ditch D1 (on the western and northern boundary) the ecological appraisal (Dec 2018) states that a number of measures and safeguards are set out within section 6 relating directly to water voles. However no mitigation has been proposed within section 6 of the report for water voles. We require that further information regarding the safeguards and mitigation measures for water voles is submitted for review prior to determination.

Bats

The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. This will include having a buffer strip around the hedgerows (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Where any hedge is to be removed at detailed within the survey, new hedgerow should be planted. Conditions should be used to ensure this.

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.

Reptiles

A precautionary approach should be undertaken on the site due to reptiles. This includes any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut

Badgers

Prior to start on site a badger survey should be undertaken to ensure badgers are not using the site. If a badger sett is found onsite, Natural England should be consulted and a mitigation strategy produced.

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 (with 24 hours of any work).

Enhancements

We are pleased to see a number of enhancements have been recommended for the site and a condition should be

- Native planting used within the planting schemes
- Filling any gaps in tree lines or hedgerows with native species
- Bat and bird boxes installed on the site
- Grassland areas managed to benefit reptiles.
- Hibernacula and log piles onsite

used to ensure these takes place. These include;

Kind Regards

Liz



Liz Rogers

Environment Officer

Environment

Chichester District Council



From: planning.responses [REDACTED]

Sent: 21 December 2018 15:33

To: Environmental Strategy

Subject: Planning Consultation on: BE/135/18/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/135/18/PL

Registered: 21st December
2018

Site Address: Salt Box Field Land off Rowan Way Bognor Regis PO22 9NW

Grid Reference: 93850 01510

Description of Works: Hybrid application comprising of Outline application for the principle of employment uses B1-B8.
Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 9), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 8) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way.

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 31-JAN-19.

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 Michael Eastham who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

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

DX 57406 Littlehampton

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