

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 15 June 2017 08:19
To: Planning Scanning
Subject: FW: Application BE/63/17/OUT - The Cottage, Shripney

From: Simon Davis
Sent: 14 June 2017 17:58
To: Planning.Responses
Subject: FW: Application BE/63/17/OUT - The Cottage, Shripney

2nd updated Ecology comments. Copy please

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
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From: Liz Rogers [REDACTED]
Sent: 14 June 2017 17:04
To: Simon Davis
Subject: RE: Application BE/63/17/OUT - The Cottage, Shripney

Hi Simon,

I have updated my comments below, there are no real changes, apart from I have amended the line about further survey required and the line about tree surveys.

Many Thanks

Liz

App No: BE/63/17/OUT

Address: The Cottage Shripney Road Bognor Regis PO22 9PA

Proposal: Outline planning application with some matters reserved (Access only) for 20No. houses & flats, 1No. replacement dwelling (21No. units in total) with car parking, landscaping & associated infrastructure & access off Shripney Road (A29), following the demolition of the existing dwelling & outbuildings. This application is a Departure from the Development Plan

Bats

Following submission of the Bat Activity Surveys June 2017, we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place. The applicants should be aware that a Natural

England Protected Species Licence will be required for the works, and this will need to be obtained prior to any works taking place.

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.

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 as detailed within the survey, new hedgerow should be planted. Conditions should be used to ensure this.

Following the further survey work which took place to the trees onsite, though no bats were found (as detailed within the Bat Activity Survey June 2017) as a precautionary approach any trees which are scheduled to be removed should be done by soft felling. Tree 3 is being retained so no surveys were done on this area. If this changes, a survey would be required

Reptiles

To ensure the site remains unsuitable for reptiles, continued management of the site must take place to ensure reptile habitat does not develop onsite. If this is not possible then a precautionary approach should be taken within the site with regards to reptiles.

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).

Mammals

If there are any deep pits or holes onsite during the works there should be a secured plank within them to allow a means of escape of any animals.

Enhancements

There are a number of enhancements we would like to see onsite including

- Any trees removed should be replaced at a ratio of 2:1
- 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.
- Log piles onsite

Kind Regards

Liz

Liz Rogers

Environment Officer
Environment
Chichester District Council

<http://www.chichester.gov.uk> | www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 14 June 2017 16:03
To: Liz Rogers
Subject: FW: Application BE/63/17/OUT - The Cottage, Shripney

Dear Liz,

You have already replied to this consultation but I have just received the attached so can you provide me with any additional advice please.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
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From: Tim Rodway [REDACTED]
Sent: 14 June 2017 15:27
To: Simon Davis
Subject: Application BE/63/17/OUT - The Cottage, Shripney

Dear Simon,

Thank you for taking the time to meet with me earlier this week at the above site.

In this respect, I now have pleasure in supplying you with the outstanding Bat Survey Report, which has been prepared on behalf of my clients by their consultants, The Ecology Partnership. We would be grateful if you could add this information to the application file, and consult with the relevant consultees if required.

Best regards,

TIM RODWAY
[REDACTED]



RODWAY PLANNING
CONSULTANCY

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