



From: Liz Rogers [REDACTED]
Sent: 03 July 2019 10:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/69/19/OUT

App No: BE/69/19/OUT

Address: The Cottage, Shripney Road, Bognor Regis

Proposals: Outline planning application with all matters reserved except access for 31 houses and flats with car parking, landscaping and associated infrastructure and access of Shripney Road, all following the demolition of the existing dwelling and outbuildings.

Bats

Building 1 (the main house)

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 License will be required for the works, and this will need to be obtained prior to any works taking place

Building 3

A precautionary approach should be undertaken for the demolition of building 3 with the building being soft stripped prior to demolition, with roof tiles and other external features such as leaf flashing and soffit boards being removed by hand in the presence of a suitably qualified ecologist. If a bat is found all works must stop and Natural England consulted.

Trees

Trees 1 and 2 have been identified as having low bat potential due to this we require that an inspection of the trees takes place by a suitably qualified ecologist a maximum of 48 hours before felling.

Tree 3 is being retained, however if this changes further activity surveys may be required.

Lighting

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 bat tubes are installed onsite within the new buildings. We also require that a minimum of two bat boxes are installed on the mature trees onsite prior to any works taking place.

Hedgerows

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. Conditions should be used to ensure this.

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).

We would like a number of bird boxes installed on the mature trees and new buildings onsite.

A check will also be required for birds' nests within the building prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

Enhancements

We would like to see a number of enhancements incorporated within the scheme including;

- 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
- 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

Kind Regards

Liz



Liz Rogers

Environment Officer
Environmental Protection
Chichester District Council

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 11 June 2019 17:36

To: Environmental Strategy

Subject: Planning Consultation on: BE/69/19/OUT

To: Ecology Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

**Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 5 - Articles 16 & 18 Consultation before the grant of permission**

Outline Consent

APPLICATION NO: BE/69/19/OUT

Registered: 29th May
2019

Site Address: The Cottage Shripney Road Bognor Regis PO22 9PA

Grid Reference: 493805 102331

Description of Works: Outline planning application with all matters reserved except access for 31 No. houses and flats with car parking, landscaping and associated infrastructure & access off Shripney Road (A29), all following the demolition of the existing dwelling & outbuildings - This application is a Departure from the Development Plan

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 11-JUL-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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

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