

App: BR/252/21/PL

Proposal: Alterations to four listed buildings involving insertion of new windows, insertion of a new staircase, repairs and reinforcement of existing timber floors and roofs, removal of internal walls, forming openings in existing internal walls, erection of new internal partitions; extension of a listed building to create an office and warden's accommodation; erection of new building consisting of 3 No. flats, offices and workshops; creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, creation of areas for parking and storage for bins and cycles. This application affects the setting of listed buildings, affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area and is in CIL Zone 4 (Zero Rated) as flats & other development.

Address: 65-71 Upper Bognor Road Bognor Regis PO21 1HR

Bats

Due to the proposed works to the existing buildings there is a chance that bat roosts may be disturbed. Unfortunately, no bat surveys have been undertaken on the site so we are unable to establish if bats are present. Prior to determination we require that an initial bat survey is undertaken on the building to determine if there is evidence of bats roosting within the building. If there is evidence of bats, further bat activity surveys would be required and mitigation strategies will need to be produced. These surveys plus mitigation strategies required will need to be submitted as part of the planning application prior to determination. Due to the level of protection bats hold within European legislation, if bats are found to be roosting onsite the application will also require a Natural England Protected Species License for the works.

The lighting scheme for the site (existing and proposed new buildings) 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.

Guidance outlined in the new Bats and Lighting Publication produced by the Institution of Lighting Professionals and the Bat Conservation Trust "Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series publication should be adopted into the site plans (http://www.bats.org.uk/news.php/406/new_guidance_on_bats_and_lighting).

We require that a bat brick is integrated into the building onsite facing south/south westerly positioned 3-5m above ground.

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).

16/11/2021

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

Reptiles

The mitigation proposed in the Reptile Mitigation Statement (June 2021) is suitable. Clearance of the site should take place using a precautionary approach by staged vegetation management and a destructive search by a suitably qualified ecologist. A condition should be used to ensure this.

Hedgehogs

As detailed within the Ecological Assessment (Nov 2019) precautions should be put in place for hedgehogs and the site will need to be searched carefully before works begin. If any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats.

Any brush, compost and/or debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

CEMP and LEMP

Full details on how the habitats and enhancements onsite will be managed during the construction phase and post construction will need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) as part of a reserve matters application.

The proposed 'Biodiversity Area' (as detailed in the Reptile Mitigation Statement, June 2021) is welcomed and along with other enhancements should be shown with the landscaping strategy.

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environment
Chichester District Council