

Simon Davis

From: Paul Moisan <[REDACTED]>
Sent: 17 January 2022 16:21
To: Amy Myer; Simon Davis
Cc: Daniel Vick; Jennifer Pollitt; Kevin Fox; Jade Fox
Subject: 5557 L.P BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - UPDATE ON RECOMMENDATION - EOT BATS
Attachments: P3457. JW. Land at Upper Bognor Road. Bat Scope. ISSUE.pdf
Importance: High

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Dear Amy /Simon,

Please find attached the bat survey to support the above application.

You will note that no further surveys are recommended with regard to 67 & 69 nor 71 Upper Bognor Road as both have negligible to low bat roost suitability. There are recommendations, however, requiring, among other things, attendance by an ecologist during some local stripping out works. No doubt this will be the subject of a planning condition.

The report also makes reference to Charlotte House (65 Upper Bognor Road). This is indicated as having low bat roost suitability to the exterior but potentially moderate bat roost suitability to the interior subject to a more detailed survey. As you are aware, and as is made clear in the wording of the bat survey, Charlotte House remains in the ownership of the University of Chichester and so there are no plans to undertake any works to this building at present. It is included in this planning application to avoid a planning loophole whereby part of the previous application in 2019 would not otherwise be superseded by the current application. We and the applicant fully appreciate that no works should be commenced on Charlotte House without these additional surveys but request that this be made a planning condition for the reasons set out above and so allow redevelopment of the rest of the site owned by the applicant, should planning permission be granted.

Please do come back to me if you require any further clarification on the above.

With regard to the WSCC Highways Officer comments: we believe that it would be just about feasible to turn a refuse truck on site but it would not be easy and would encroach into the root protection area of a retained tree near 71 Upper Bognor Road. It would be preferable, therefore, that bins were collected from the roadside as accepted under the previous application and request that this be considered again in this application.

Hopefully now you have everything you require to determine the application prior to the revised deadline of 31st January 2022.

Many thanks and all the best Amy in your new role.

Regards,

Paul Moisan

For and on behalf of
Saunders Architects LLP