

[REDACTED]

From: Jennifer Pollitt [REDACTED]

Sent: 24 January 2022 21:49

To: 'Paul Moisan' [REDACTED] Simon Davis <Simon.Davis@arun.gov.uk>;
Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: RE: 5557 L.P BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - UPDATE ON RECOMMENDATION - EOT BATS

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Dear Simon,

Please see our updated comments in relation to this application.

Bats

Thank you for the updated ecological survey - Bat Scoping Report and Preliminary Ecological Appraisal (Jan 2022). We are satisfied the works can proceed under a precautionary approach for properties 67/69 and following an inspection by an ecologist prior to works commencing, removal of the roof tiles should be undertaken by hand in the presence of a suitably qualified ecologist. If a bat is found all works must stop and Natural England consulted.

As both properties (67/69 and 71/71A) have low hibernation potential for bat species, works to the buildings must take place in the period between mid-March and the end of October to avoid disturbing bats that could be in hibernation.

If the scope of the works change or should Charlotte House be developed in the future, a full assessment of both the external and the internal of the property is required.

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.

A condition should be used to ensure the above.

Enhancements

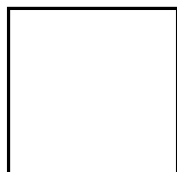
Enhancements to the site should be included, as per the Bat Scoping Report and Preliminary Ecological Appraisal (Jan 2022). These could include:

- Three purpose designed bat tiles could be placed onto the new roof for the extension on 71/71A, or
- One Beaumaris Wall-Mounted bat shelter could be installed upon the external faces of both buildings close to the eaves of the building on the south or eastern face.

Conditions should be used to ensure this.

Kind Regards,

Jen



Jennifer Pollitt
Environment Officer
Environmental Strategy
Chichester District Council

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Jennifer Pollitt
Environment Officer
Environmental Strategy
Chichester District Council

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From: Paul Moisan

Sent: 17 January 2022 16:21

To: Amy Myer <Amy.Myer@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; 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

Importance: High

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.

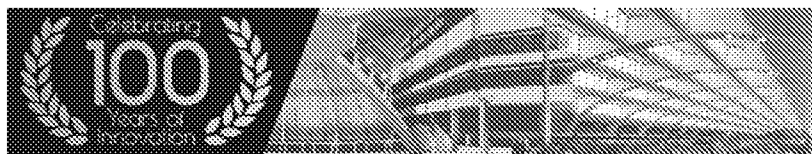
Regards,

Paul Moisan

For and on behalf of

Saunders Architects LLP
Southampton | Coventry

Royal Mail House | Terminus Terrace | Southampton | SO14 3FD
www.saundersarchitects.co.uk



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From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 17 January 2022 11:36

To: Paul Moisan [REDACTED]
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: FW: 5557 L.P BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - UPDATE ON RECOMMENDATION - EOT BATS

Hi Paul,

As per below emails, will we be receiving the Bat Survey today?

Please email to Simon direct (the new case officer who has kindly taken this case from me, copied here) so he can consult our Ecology Officer, and assess the application (against the 2 pre-apps etc.) and subject to acceptability (including Trees comments), issue the decision by the agreed EOT 31st Jan.

As discussed, I'm leaving ADC this Weds but I wish you all the best with the scheme.

Kind regards,
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
Directorate of Place



T: 01903 737776
E: Amy.Myer@arun.gov.uk

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From: Amy Myer
Sent: 21 December 2021 16:23
To: Paul Moisan [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; Jennifer Pollitt [REDACTED] Kevin Fox [REDACTED]
Subject: RE: 5557 L.P BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - UPDATE ON RECOMMENDATION - EOT BATS

Many thanks for confirming the EOT Paul.

We look forward to receiving the bat survey wk com 17th Jan for re-consultation and a decision by end of Jan all being well.

NB Re highways – the WSCC Highways Officer has responded as below:

As per our previous response, we have no concerns over the details provided and displacement if any, from parking spaces being restrictive (estimated to be in the range of 1 – 3) would be considered an amenity issue. To be considered by yourselves.

The applicant has also stated that a refuse vehicle can reverse into the site for bin collection. This is not an acceptable practice and a turn on site should be provided if refuse access is proposed. However, they do also state that bin collection roadside has been proposed and accepted previously. The LPA may wish to determine these details now or at the discharge of conditions stage with the following condition.

Turning

*No part of the development shall be first occupied until the vehicle turning space has been demonstrated within the site in accordance with plans and details **to be** submitted to and approved by the Local Planning Authority. This space shall always thereafter be kept for their designated use.*

Reason: In the interests of road safety

We are happy for yourselves to condition Vehicle, Cycle and Electric Vehicle Parking in accordance with the Arun Parking Standards.

I think any minimal parking displacement is likely acceptable, and we could condition the turning.

I've not heard back from Trees but should in the NY.

Kind regards
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
Directorate of Place



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From: Paul Moisan [REDACTED]
Sent: 21 December 2021 14:48
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; Jennifer Pollitt [REDACTED] Kevin Fox [REDACTED]
Subject: 5557 L.P BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - UPDATE ON RECOMMENDATION - EOT BATS

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Dear Amy,

Thank you for this update. The conditional granting of an extension of time is much appreciated as is your ongoing pro-active approach. I have not been able to speak to anybody at the Ecology Co-op as yet so am not able to confirm that the time frames you propose are feasible but hopefully they will return my call within the next 24-hours. In the circumstances, therefore, we agree to the extension of time until 31st January 2022 and I will confirm timings for the submission of the bat survey as soon as we have this information.

In the event that further surveys are required in the breeding season, as discussed, it would be appreciated that the requirement for such surveys was made a condition pre-commencing any works to the existing buildings but allowing for the works to construct the new building to proceed.

Regards,

Paul Moisan

For and on behalf of

Saunders Architects LLP
Southampton | Coventry

Royal Mail House | Terminus Terrace | Southampton | SO14 3FD
[REDACTED] www.saundersarchitects.co.uk

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All of us at Saunders wish you a
Merry Christmas and a Happy New Year!
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From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 21 December 2021 14:18
To: Paul Moisan [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; Jennifer Pollitt [REDACTED]
Subject: RE: 5557 L.P BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - UPDATE ON RECOMMENDATION - EOT BATS

Hi Paul

Further to your email and our chat today, I have agreed with the Team Leader Dan that we can grant an EOT until end of Jan to deal with the applications and allow time for you to submit an initial bat survey. This is on the proviso that we receive the bat survey by week commencing 17th Jan – please email direct to myself, Dan and Jen the Ecology Officer copied here and then we can get comments and hopefully all being well decide the application by end of Jan.

Our Ecology Officer has confirmed that a Preliminary Bat Roost Assessment (Phase 1) can be undertaken at any time of year. It is only if further surveys are needed that this needs to be done in the bats active breeding season (May- Sep).

Please can you email me today to confirm agreement to an EOT on both applications until 31st Jan on this basis?

Re the WSCC Highways comments I will respond to you once I hear back from them on the points you raised below. Re trees, I am hopeful they will have no issue but just waiting back for formal comments from them.

Kind regards,
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
Directorate of Place



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E: Amy.Myer@arun.gov.uk

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From: Paul Moisan [REDACTED]
Sent: 21 December 2021 10:56
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: 5557 L.P BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - UPDATE ON RECOMMENDATION
Importance: High

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Dear Amy,

This is very frustrating and disappointing at this late stage, especially after all our lengthy pre-application discussions. We did notice the comment from the Ecology Officer which was raised 16/11/21 but, as we had not heard anything from you, assumed the comment had been over ruled as appears to have been the case with the 2019 application.

In 2019 the Chichester DC's environment officer (a different individual) stated that the ecology assessment did not cover the existing buildings and requested a revised assessment be submitted. This was overruled by Arun as noted in the planning officer's report who accepted the argument put forward by the Ecology Co-op under 4.4 of their assessment which was resubmitted with this application (extract below) so what has changed this time?

4.4 Bats

No potential roosting features such as buildings or mature trees are present that might support bats and no further surveys or mitigation measures are necessary for this group of species.

If a bat survey really is a requirement why were we not alerted sooner whilst there was still time within the statutory period and why do we need to start from scratch now?

With regard to the WSSC highways comments, we do not understand the comments re accessing the parking spaces. There is at least the standard 6.1m behind all the parking bays and the low wall to Charlotte House stops 3.5m short of the end of the parking bays so providing adequate room for cars to enter and exit.

In the planning officer's report to the 2019 application it was noted that 'a refuse vehicle would be unable to enter and exit the site in a forward gear. The LHA has indicated that road side collection is suitable along Upper Bognor Road.' We have indicated on the site plan how it would be possible for a refuse truck to reverse into the site to facilitate bin collection.

With the above in mind, would you be able to reconsider your position?

I will try to call you later to discuss, hopefully once you have had a chance to review the content of this email.

Regards,

Paul Moisan

For and on behalf of

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Southampton | Coventry

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From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 20 December 2021 21:25
To: Paul Moisan [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; Amy Myer <Amy.Myer@arun.gov.uk>
Subject: BR/252/21/PL & BR/253/21/PL - 67 to 71 Upper Bognor Rd - UPDATE ON RECOMMENDATION

Dear Paul,

Hope you're doing well.

I have now had chance to review the current applications, and whilst the heritage impact is confirmed as being acceptable by the Conservation Officer, unfortunately the Council's Ecology Officer has raised an issue in respect of the lack of a bat survey, stating that due to the proposed works to existing buildings there is the chance that bat roosts may be disturbed. As such, an initial bat survey is required prior to determination of an application to establish if bats are present and if so further bat surveys and a mitigation strategy would be required.

I'm afraid this is a 'show-stopper' on the current application, as we are not in a position to grant an Extension of Time that would allow for a bat survey to be undertaken.

As such, we are in the position that unfortunately we would either have to refuse the current application on this basis, or you could withdraw them and re-submit in the new year once the bat survey (and any associated surveys and mitigation report) have been undertaken. You will note there is also a request from WSCC Highways for further information which could be submitted at the same time as the re-submission. I am awaiting Tree Officer comments to confirm if this is acceptable, but assuming you've followed the pre-app advice and correspondence thereafter I would expect it to be fine.

As the decision on the current applications is due over the Christmas break, on the 28th December, please could you email me by COB this Weds (22nd Dec) to confirm if you wish to withdraw the applications?

Kind regards,
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
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E: Amy.Myer@arun.gov.uk

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