

From: Jennifer Pollitt [REDACTED]
Sent: 21 December 2021 13:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/267/21/PL

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Dear Amy

Please see below our comments in relation to this case.

App: BR/267/21/PL

Proposal: Development of a new build four storey block of flats for 24 units (13 No 1 bed and 11 No 2 bed). This application is in CIL Zone 4 (Zero Rated) as flats.

Address: Former Westside Supplies Unit West of 17 to 18 Durban Road Bognor Regis PO22 9QT

Tree Protection

The three mature white willows must be retained as part of this application and safeguarded as per the appropriate British Standards. Mature willows are regarded as being some of the most likely for having bat roosting features. To

minimise potential impacts any bats the trees should be protected from unnecessary artificial light spill through the use of directional light sources and shielding. Conditions should be used to ensure this.

Bats and nocturnal animals

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.

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).

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).

Reptiles

As per the Ecological Appraisal (Oct 2021), we are happy that a precautionary approach can be undertaken on the site for reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut at least two weeks prior to site clearance. Conditions should be used to ensure this.

Hedgehogs

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.

During construction, any trenches deeper than 1.0m, or drainage pipework greater than 200mm diameter, shall be covered or capped overnight or a means of escape made available to prevent animals from becoming trapped. Excavations should be checked each morning for the presence of any mammals or other species. Any hazardous chemicals need to be suitably stored away so animals cannot access them.

Enhancements

The enhancements detailed in Section 5.4 of the Ecological Appraisal (Oct 2021) are suitable and a condition should be used to ensure these are incorporated into the scheme and shown on the site plan.

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environmental Strategy
Chichester District Council

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

Sent: 03 December 2021 08:04

To: Environmental Strategy

Subject: Planning Consultation on: BR/267/21/PL

To: Ecology Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

Application No: BR/267/21/PL

Registered: 26th November 2021

Site Address: Former Westside Supplies Unit West of 17 to 18 Durban Road Bognor Regis
PO22 9QT

Grid Reference: 493489 100907

Description of Works: Development of a new build four storey block of flats for 24 units (13 No 1 bed and 11 No 2 bed). This application is in CIL Zone 4 (Zero Rated) as flats.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 9th January 2022. You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Amy Myer

Planning Officer- Arun District Council

Telephone: 01903 737776

Email: amy.myer@arun.gov.uk

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

DX 57406 Littlehampton

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