

From: Simon Davis
Sent: 11 February 2022 13:03
To: 'Rob Meynell' [REDACTED]
Subject: RE: BR/276/21/PL Former Westside Supplies Unit, Durban Road, Bognor Regis

Hi Rob,

I have sought further advice from our ecologist.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Rob Meynell [REDACTED]
Sent: 10 February 2022 16:24
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: BR/276/21/PL Former Westside Supplies Unit, Durban Road, Bognor Regis

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Hi Simon,

The ecology consultant Encon are reviewing things for a more robust detailed response but in the meantime can I ask if this is something we can condition?

What the ecologist did say was that the council's view differed from theirs (as you noted also) and their view is still 'The site may be used by foraging bats, although it is too small to be of significant value...'

This makes me wonder whether we need opinions to align first? Perhaps if we can all agree it is too small to be of significant value then is this an issue?

--

Kind Regards,

Rob Meynell
JDRM Architects

Studio Eight | Beaconsfield Studios | 25 Ditchling Rise | Brighton | BN1 4QL



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: Monday, 7 February 2022 at 18:58
To: Rob Meynell [REDACTED]
Subject: RE: BR/276/21/PL Former Westside Supplies Unit, Durban Road, Bognor Regis

Dear Rob,

Thanks for your email. I have assessed the proposal and have not identified any other issues. I also consider that you have met the advice that Amy gave at pre-app. Therefore, I am minded to approve. We will need an extension of time however as there needs to be a s106 drafted to cover the affordable housing and other infrastructure requirements (flats are not liable for CIL). Please see my attached s106 summary for this application. I will aim to instruct our solicitors next week (no time this week) and then I will have a better idea of a determination date. In the meantime, can you advise whether you agree with these figures and also provide details of your clients solicitor.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Rob Meynell [REDACTED]
Sent: 07 February 2022 15:17

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Re: BR/276/21/PL Former Westside Supplies Unit, Durban Road, Bognor Regis

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Hi Simon,

Whilst our Ecology consultant works through what is required re: query below – is there anything else you wish to discuss?

Can we have a general update? I don't want to be telling our clients the target date is on track when you may be behind yourself as I know you've taken over from Amy for example...

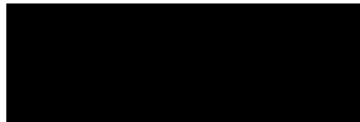
Happy to have a quick chat if needed.

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Kind Regards,

Rob Meynell
JDRM Architects

Studio Eight | Beaconsfield Studios | 25 Ditchling Rise | Brighton | BN1 4QL



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Wednesday, 19 January 2022 at 13:50

To: Rob Meynell 

Subject: BR/276/21/PL Former Westside Supplies Unit, Durban Road, Bognor Regis

Dear Mr Meynell,

I note that the submitted Ecological Appraisal states at 3.4.2 that *"There are no buildings or trees on the site that are suitable for bats to roost. No suitable roost features were noted on the large willow trees at the northern end of the site, although these were not surveyed in detail. The site may be used by foraging bats, although it is too small to be of significant value."*

However, conversely our ecologist has stated that *"the three mature white willows much 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"*

I note that the scheme is dependent on the removal of two trees/pruning of the third so any permission would need to sanction their loss and instead seek appropriate biodiversity net gain to compensate for the loss. However, can you get a response from your ecologists to our ecology comment. It would also be helpful if the trees could be surveyed in detail. I look forward to hearing from you.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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