

From: Simon Davis

Sent: 11 February 2022 13:03

To: [REDACTED]

Cc: Liz Annalls [REDACTED]

Subject: FW: BR/267/21/PL Former Westside Supplies Unit, Durban Road, Bognor Regis

Dear Jen,

Your comments on this application requested that the three mature Willows trees be retained & safeguarded as mature willows are regarded as being some of the most likely for having bat roosting features.

However, the implementation of the proposal relies on felling the two Willows within the site and pruning the third (which is off-site). Their Ecological Appraisal states at 3.4.2 that *"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."*

Clearly this puts us in an impasse. Although the trees are not worthy of preservation so assuming no bat roosts present, they could be felled/pruned. I have requested a response from their ecologists in relation to your point. This is being reviewed but the agent has come back to me to ask if you would concur that the site is too small to be of significant value.

Can you provide further advice? If we are to insist on retention of the trees then I will need to refuse the application.

Simon.

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

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: Wednesday, 19 January 2022 at 13:50
To: Rob Meynell [REDACTED]
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
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