

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 December 2018 08:51
To: Planning Scanning
Subject: FW: BR/311/18/PL - University of Chichester Student Accommodation - Environmental Officer comments
Attachments: 12_18 BR-311-18-PL 176 unit student accomodation, Bognor updated information.docx

From: Simon Davis
Sent: 19 December 2018 15:25
To: Planning.Responses
Subject: FW: BR/311/18/PL - University of Chichester Student Accommodation - Environmental Officer comments

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 19 December 2018 15:14
To: Simon Davis [REDACTED]
Subject: RE: BR/311/18/PL - University of Chichester Student Accommodation - Environmental Officer comments

Afternoon,

I have had a look at the previous application and the phase one habitat survey which was done, as the site has been cleared since this survey these habitats are obviously not present anymore, however I have asked that habitat is recreated in my attached response.

Many Thanks

Liz

 **Liz Rogers**
Environment Officer
Environment
Chichester District Council

[REDACTED]



From: Simon Davis [REDACTED]
Sent: 18 December 2018 10:34
To: Liz Rogers
Subject: FW: BR/311/18/PL - University of Chichester Student Accommodation - Environmental Officer comments

Dear Liz,

Please see below & attached in response to your comments on this application. Could you consider and if necessary submit a further response.

Kind Regards



From: Jonathan Pritchard [REDACTED]
Sent: 18 December 2018 09:40
To: Simon Davis [REDACTED]
Subject: BR/311/18/PL - University of Chichester Student Accommodation - Environmental Officer comments

UNIVERSITY OF CHICHESTER - BOGNOR REGIS CAMPUS

Dear Mr Davis,

In reference to the above application.

I note the response from the Environment Officer regarding protected species surveys and their request for an extended phase 1 habitat survey.

Ecological surveys were undertaken as part of the previous application on the site (ref BR/54/16/PL) but were not repeated as the site has now been prepared for development and retains none of its previous characteristics. The Biodiversity Checklist was completed on the basis of a cleared site.

The attached photograph shows the current appearance of the site.

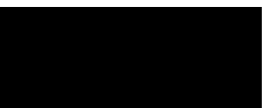
We would be grateful if this matter could please be reviewed.

Kind regards

Jon

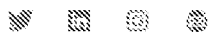
STRIDE TREGLOWN
TOWN PLANNING

Jonathan Pritchard BA MSc MRTPI
Associate Town Planner

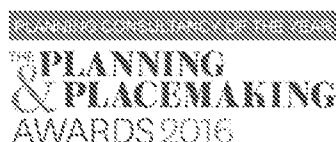


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Registered Office: Promenade House, The Promenade, Clifton Down, Bristol, BS8 3NE. Registered Number: 1748850

App No: BR/311/18/PL

Address: Land to the east of University of Chichester Upper Bognor Road Bognor Regis PO21 1HR

Proposal: Erection of 176 bedroom student accommodation building with associated hard & soft landscaping. This application may affect the setting of listed buildings, may affect the character & appearance of the Upper Bognor Road, Mead Lane Conservation Area & is a Departure from the Development Plan.

Biodiversity

It is disappointing to see that the site has been cleared prior to planning permission being granted, removing suitable habitat and potentially harming protected species onsite. As part of a previous application for the site (BR/54/16/PL) a phase habitat survey (February 2015) was undertaken identifying that there was potential for reptiles and bats onsite. The subsequent phase two activity surveys showed that there was a low population of reptile's onsite and a small scale translocation was required.

Reptiles

Unfortunately now the site has been cleared there is no remaining habitat for reptiles and any species onsite would have likely been harmed. Due to this destruction of identified habitat we require that reptile habitat is recreated on the site with the creation of hibernacula, rough grassland margins, scrub and open basking areas within a dedicated reptile enhancement area. We require that details of how this will take place, including plans of its location, the methodology of the works and future management of the area are submitted to us prior to determination.

Bats

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.

The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. This will include having a buffer strip around the hedgerows (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Where any hedge is to be removed at detailed within the survey, new hedgerow should be planted. Conditions should be used to ensure this.

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 (with 24 hours of any work).

Enhancements

19.12.2018

We also require that some habitat enhancements are incorporated into the proposal as detailed within the Phase habitat survey (February 2015) and a plan for this must also be submitted for approval prior to determination. The enhancements we will expect to see include;

- Native species planting throughout the site
- Bordering hedgerows, enhanced and / or re-established promoting connectivity and encourage nesting birds back into the site
- The small stream that was located in the middle of the site, will need to be recreated allowing vegetation to colonise on the bankside.
- Native wildlife flower and seed mix used
- Incorporation of bird boxes onsite
- The use of bat bricks and tiles within the building fabric.

Kind Regards

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council

