



23 May 2022

Simon Davies
Arun District Council

By email only

Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Arun District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Dear Simon

Application: BR/93/22/DOC
Location: 65-71 Upper Bognor Road Bognor Regis PO21 1HR
Proposal: Approval of details reserved by condition imposed under BR/252/21/PL relating to conditions 8-details of eaves, guttering, materials, window, doors and other external finishes, 10-landscape scheme, 11-boundary treatments, 14-bat and hedgehog nesting facilities and 17-charging of electric vehicles.

Thank you for consulting Place Services on the above application relating to Conditions 10 and 14.

Recommended Refusal	
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of conditions	Yes

Summary

Condition 10 requires:

No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development and arrangements for future maintenance. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.



Reason: In the interests of amenity, the environment and heritage assets in accordance with policies D DM1, HER DM1 and HER DM3 of the Arun Local Plan.

Condition 14 requires:

No part of the development shall be first occupied until full details of the placement of bat and hedgehog nesting facilities within the site have been submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented in full prior to occupation and thereafter retained to the satisfaction of the Local Planning Authority. The submission shall include three purpose designed bat tiles placed onto the new roof for the extension on 71/71A, and/or Beaumaris Wall-Mounted bat shelters installed upon the external faces of both buildings close to the eaves of the building on the south or eastern face; and a hedgehog nesting box within the site. PLDNSTD (ODB) 2018 Arun District Council BR/252/21/PL 4 of 10 ARUN DISTRICT COUNCIL BR/252/21/PL

Reason: In the interests of minimising impact on protected species and securing biodiversity net gain in accordance with Arun Local Plan policy ENV DM5 and the NPPF.

We are satisfied that the submitted information includes the detail required by Conditions 10 and 14 as shown in the Proposed Site Layout Plan DWG No. 1127/P/101 Rev A (Sloane & Brown Architectural Services, March 2022) and Proposed Floor Plan Layouts and Elevations DWG No. 1127/P/200 Rev. A (Sloane & Brown Architectural Services, March 2022).

Recommendation

Subject to implementation in full, we recommend discharge of Conditions 10 and 14.

Please contact us with any queries.

Yours sincerely

Gen Broad MCIEEM MSc BSc (Hons)

Ecological Consultant

Place Services at Essex County Council

Place Services provide ecological advice on behalf of Arun District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.