



From: Liz Rogers [REDACTED]
Sent: 07 March 2018 11:58
To: Planning.Responses
Subject: RE: Please find attached amendment on planning application Ref: P/4/18/PL

App No: P/4/18/PL

Address: Land at former Kings Beach Hotel 5 The Parade Bognor Regis PO21 4TW

Proposal: Erection of 1No. 4-bedroom house and 2No. 3-bedroom bungalows including shared use of existing vehicular accesses to convenience store and associated parking, landscaping, bin and cycle storage. This application may affect the setting of a Grade 2 Listed Building.

Bats

As detailed within the Phase 1 Survey (Dec 2017) a follow up visit is required for bats due to the lack of internal investigation undertaken on the garages and the potential access points within the garages which bats may be using.

We require that this follow up visit and any subsequent bats surveys required are submitted to us for approval prior to determination.

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.

Reptiles

The Phase 1 Survey (Dec 2017) has identified that the site is suitable for reptiles, but no further surveys have been recommend and it has been proposed that the site is sensitively strimmed.

However we do not agree with this, because no surveys have been undertaken we are unable to establish the population size and species of reptile's onsite so we are unable to determine what mitigation is suitable. We require that a full reptile activity survey is undertaken by a suitably qualified ecologist and submitted with the planning application prior to determination. If reptiles are found onsite then a mitigation strategy will also need to be produced and submitted with the application.

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).

Recreational Disturbance

Chichester District Council have identified that net new dwellings within a 3.5km zone of influence around the Pagham Harbour SPA boundary will increase the number of visitors to the SPA. Natural England have advised both Arun and Chichester DCs that increased visitor numbers *in combination* with all other developments in the zones of influence in the two districts will have a likely significant effect on the SPA unless there is a strategic scheme of avoidance/mitigation measures. Natural England objected to Chichester DC planning application SY/14/02186 on that basis.

The two councils, together with the RSPB, have developed a joint strategic scheme of avoidance and mitigation measures along the lines of that which exists for the Solent Maritime SAC. This involves a jointly agreed uniform level of developer contribution in the two zones of influence, set at a level to fund the measures in-perpetuity.

The preferred method would be to collect a contribution towards the implementation of the joint project. The level of contribution to the interim scheme is £871 per unit / pitch. Such a planning obligation should be payable at commencement in order to ensure that avoidance measures are in place before first occupation.

Kind Regards

Liz



Liz Rogers
Environment Officer
Environment
Chichester District Council

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



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

Sent: 28 February 2018 15:19

To: Environmental Strategy

Subject: Please find attached amendment on planning application Ref: P/4/18/PL

To: Ecology Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION P/4/18/PL

NO:

Registered: 19-FEB-18

Site Address: Land at former Kings Beach Hotel 5 The Parade Bognor Regis
PO21 4TW

Grid Reference:

Category: Plan Applicat'n

Description of Works: Erection of 1No. 4-bedroom house and 2No. 3-bedroom bungalows including shared use of existing vehicular accesses to convenience store and associated parking, landscaping, bin and cycle storage. This application may affect the setting of a Grade 2 Listed Building.

I am able to inform you that I have received an amendment to the above application dated 28th February 2018 relating to:- Amended description

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 29th March 2018.

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.

[Click here to make further comments](#)

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Thanking you in anticipation

Planning Case Officer

pmac21_email

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

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