

Consultee Comments for Planning Application 23/02216/OUT

Application Summary

Application Number: 23/02216/OUT

Address: Land Rear Of Prospect Farm Main Road Bosham Chichester West Sussex PO18 8PN

Proposal: Outline planning application (with all matters reserved except access) for the erection of 1 no. 2 bed dwelling.

Case Officer: Freya Divey

Consultee Details

Name: ?-? Environmental Strategy Unit

Address: Chichester District Council, East Pallant House, 1 East Pallant Chichester, West Sussex PO19 1TY

Email: Not Available

On Behalf Of: CD-PLS Div-Environmental Strategy Unit

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Nutrient Neutrality

Following submission of the Nitrates Statement the proposal will cause an increase in nitrogen of 1.13 kg/N/yr. Due to this increase we require that mitigation is undertaken. As detailed within the Nutrient Neutrality Report it has proposed that mitigation will be in the form taking 0.121ha of land out of agricultural production and replanting the area as woodland. We are satisfied that this will leave to the removal of 1.13 kg/N/yr resulting in a Nutrient balance of 0. Please can evidence of this agreement be provided. Once this is provided the mitigation should be secured within the S106 agreement in perpetuity for 85 years.

Recreational Disturbance

For this application we are satisfied that the HRA issue of recreational disturbance can be resolved as long as the applicant is willing to provide a contribution to the Bird Aware scheme, the standard HRA Screening Matrix and Appropriate Assessment Statement template can be used.

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.

We require that a bat box is installed on the buildings onsite facing south/south westerly positioned 3-5m above ground.

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 (within 24 hours of any work).

We would like a bird box to be installed on the building / and or tree within the garden of the property.

Hedgehogs

Any brush pile, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs. If any piles need to be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

Policy 40

Following Submission of the Sustainability Statement we are satisfied that this meets the requirements of policy 40 including the provision of PV within the design along with a vehicle charging point. A condition should be used to ensure this takes place.

Kind regards

Liz

Liz Annalls

Environment Officer

Environmental Strategy

Chichester District Council

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