

Consultee Comments for Planning Application 23/02644/FUL

Application Summary

Application Number: 23/02644/FUL

Address: Harry's Fish And Chips 105A Victoria Road Chichester West Sussex PO19 7HZ

Proposal: Demolition of fish and chip shop and associated outbuildings and construction of 2 no. semi detached 2 bedroomed dwellings and one detached 2 bedroomed dwelling and associated private gardens and parking areas.

Case Officer: Sascha Haigh

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

Comments

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Nutrient Neutrality

Following submission of the Nutrient Neutrality Statement (Nov 2023) the proposal will cause an increase in nitrogen of 3.276 kg/N/yr. Please can the Nutrient Neutrality calculator v3.2 used to calculate this be submitted with this application. Due to this increase we require that mitigation takes place. Please can the applicant provide there proposed mitigation strategy to deal with this.

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.

Policy 40

Following submission of the Sustainable Construction and Design Statement we are satisfied that this meets the requirements of Policy 40 including the installation of PV and a ASHP. A condition should be used to ensure this takes place.

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 are satisfied that no SAC bat species are utilising the site and no further survey work is required for this.

We require that a bat box is installed on the building / trees 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.

Kind Regards

Liz

Liz Annalls

Environment Officer

Environmental Strategy

Chichester District Council

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