

Consultee Comments for Planning Application 23/02893/FUL

Application Summary

Application Number: 23/02893/FUL

Address: Old House Farm Itchenor Road West Itchenor Chichester West Sussex PO20 7DH

Proposal: Conversion of existing barn to 1 no. dwelling and associated works including outbuildings and pool.

Case Officer: Emma Kierans

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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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

Due to the location of the site, the propose works and the records of bats within close proximity of the site there is a moderate likelihood of bats roosting within the building. Unfortunately no bat surveys have been undertaken on the site so we are unable to establish if bats are present. Prior to determination we require that an initial bat survey is undertaken on the building to determine if there is evidence of bats roosting within the building. If there is evidence of bats, further bat activity surveys would be required and mitigation strategies will need to be produced. These surveys plus mitigation strategies required will need to be submitted as part of the planning application prior to determination. Due to the level of protection bats hold within European legislation, if bats are found to be roosting onsite the application will also require a Natural England Protected Species License for the works.

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.

Barn owls

Due to the potential for barn owls to be using the building we require that as part of the bat survey, barn owls are also considered and if evidence of this species is found further survey work and mitigation may be required.

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).

A check will also be required for birds nests within the building prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

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

Hedgehogs

Any brush piles, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must 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 Design and Access Statement we are satisfied that this will meet the requirements of policy 40 and a condition should be used to ensure this takes place.

Kind Regards

Liz

Liz Annalls

Environment Officer

Environmental Protection

Chichester District Council

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