

Consultee Comments for Planning Application 24/00749/FUL

Application Summary

Application Number: 24/00749/FUL

Address: Bridge Courtyard Selsey Road Donnington Chichester West Sussex PO20 7PP

Proposal: Demolition of existing agricultural building and replace with 1 no. detached dwelling with associated garden, driveway and other works, following approval of for two semi-detached dwellings under permission reference D/22/00952/FUL.

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

Comments

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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.

Nutrient Neutrality

Following submission of the Nutrient Neutrality Assessment (March 2024) the proposal will cause an increase in nitrogen of 1.02 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 of 0.063ha of agricultural land at Dell Quay being taken out of production and planted as woodland. We are satisfied that this will leave to the removal of 1.02kg/N/yr resulting in a Nutrient balance of 0. This mitigation should be secured within the S106 agreement in perpetuity for 85 years.

Bats

Any 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.

Reptiles

We are happy that a precautionary approach can be undertaken on the site for reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut.

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 site.

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

Due to the requirements within Local Plan Policy 40: Sustainable Construction and Design, we require that a sustainability statement is submitted for this proposal. The statement will need to demonstrate how the requirements of policy 40 will be met. This includes how the site will;

Protect and enhance the environment

Achieve a maximum consumption of 110l of water per day per person

Complies with building for life standards or equivalent replacement

Sustainable design including the use of re-used or recycled materials

Minimise energy consumption through renewable resources

Adapt to climate change

Historic and built environment protected and enhanced

Improvements to biodiversity and green infrastructure

Maintain tranquillity and local character

Provision of electric vehicle charging points

Kind Regards

Liz

Liz Annalls

Environment Officer

Environmental Protection

Chichester District Council

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