

Consultee Comments for Planning Application 24/00733/FUL

Application Summary

Application Number: 24/00733/FUL

Address: Porthole Barn Ham Lane Sidlesham West Sussex

Proposal: Change of use of agricultural building and adjoining land to C3 single dwellinghouse with associated parking. Replacement roof including part-increase in roof ridge height, and addition of ten conservation-style rooflights to facilitate the creation of a first floor. Part infilling of southern wing. Raising of existing floor level, and insertion/enlargement of windows to all elevations.

Case Officer: Martin Mew

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.

Bats

Following submission of the Bat Surveys & Mitigation Strategy (March 2023), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place. The applicants should be aware that a Natural England Protected Species License will be required for the works, and this will need to be obtained prior to any works taking place.

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.

Barn Owls

Following submission of the Bat Surveys & Mitigation Strategy (March 2023), we are happy that the mitigation proposed for barn owls would be suitable. A condition should be used to ensure this takes place.

Reptiles

Following submission of the PEA (March 2023) we are happy that the precautionary mitigation proposed would be suitable. A condition should be used to ensure this takes place.

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.⁷

Kind Regards

Liz

Liz Annalls

Environment Officer

Environmental Protection

Chichester District Council

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