

# Consultee Comments for Planning Application 24/00802/FUL

## Application Summary

Application Number: 24/00802/FUL

Address: 3 Lavant Road Chichester West Sussex PO19 5QY

Proposal: Demolition of the existing dwelling and outbuildings and the construction of 6 no. flats with associated car parking and external works.

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

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### Nutrient Neutrality

Following submission of the Planning Statement (including Draft Heads of Terms & Nitrate Mitigation Statement) (March 2024) the proposal will cause an increase in nitrogen of 3.64 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 through purchasing credits as Chilgrove Farm. Please can evidence be provided for this agreement including details of the credits being purchased and how much nitrogen reduction this will create.

### 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

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.

## 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.

## 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.

## Enhancements

We would like to see a number of enhancements included as part of the scheme and these should be included within the landscaping scheme.

Any trees removed should be replace at a ratio of 2:1

Wildflower meadow planting used

Filling any gaps in tree lines or hedgerows with native species

Bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.

Bird box to be installed on the buildings / and or tree within the garden of the property.

Grassland areas managed to benefit reptiles.

Log piles onsite

We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site

hedgehog nesting boxes included on the site

## Policy 40

We are pleased to see the inclusion of air source heat pumps within the Sustainability and Energy Statement (March 2024). However to meet the requirements of policy 40 we also require that electric vehicle charging points are provided as part of the scheme. Please can the statement be updated to include this.

Kind Regards

Liz

Liz Annalls

Environment Officer

Environmental Protection

Chichester District Council

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