

Consultee Comments for Planning Application 24/00814/FUL

Application Summary

Application Number: 24/00814/FUL

Address: Timber Cottage Lumley Road Southbourne Emsworth West Sussex PO10 8AF

Proposal: Replacement dwelling.

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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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.

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

Following submission of the Sustainability Design and Assessment Statement we are satisfied that the proposal will meet the requirements of policy 40 including the installation of PV and ASHP. A condition should be used to ensure this takes place.

Kind Regards

Liz

Liz Annalls

Environment Officer

Environmental Protection

Chichester District Council

Ext: 24229 | Tel: 01243 785166 | eannalls@chichester.gov.uk | Fax: 01243776766

<http://www.chichester.gov.uk>