

Consultee Comments for Planning Application

SDNP/22/01275/FUL

Application Summary

Application Number: SDNP/22/01275/FUL

Address: Park House Hotel Bepton Road Bepton West Sussex GU29 0JB

Proposal: Replacement windows, change use of second floor plant room to additional en suite guest bedroom, re-location of plant room, alterations to dormer window, hipped roof and ground floor extensions.

Case Officer: Louise Kent

Consultee Details

Name: Mrs Liz Annalls

Address: Chichester District Council, East Pallant House, 1 East Pallant, Chichester PO19 1TY

Email: Not Available

On Behalf Of: CH - Environmental Strategy

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Water Neutrality

Following submission of the Water Neutrality Report (Feb 2022) the proposal will cause an increase in water consumption of 338.9 l/day above the existing water demand of 3728.5 l/day. To reduce the increased water consumption level as stated in the report it is proposed that the following will be incorporated into the proposal;

Retrofit water reducing devices within the 12 hotel rooms
TOTAL REDUCTION OF 654.7 l/day

We are satisfied that the overall water demand will be reduced and the site will become water neutral. A condition should be used to ensure this takes place and ensure the fittings retained within the property or only replaced with fittings with the same efficiency or a higher level of efficiency.

Bats

Following submission of the EIA (Dec 2021) 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.

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.

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 grounds 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.

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>