

Consultee Comments for Planning Application

SDNP/22/02956/FUL

Application Summary

Application Number: SDNP/22/02956/FUL

Address: Carriage House Burton Park Road Barlavington West Sussex GU28 0JS

Proposal: Demolition of stables and pole barn. Construction of replacement building comprising a one-bedroom holiday let and vehicle store.

Case Officer: Beverley Stubbington

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

Comments

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Water Neutrality

Following submission of the Water Neutrality Report (Jan 2022) the proposal will cause an increase in water consumption of 145.2 l/day above the existing water demand of 435.2 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;

Water reducing appliances in existing building (111.14 l/day reduction)

Water reducing appliances in new building (27.7 l/day reduction)

Rainwater harvesting (30.1 l/day reduction)

TOTAL REDUCTION OF 168.94 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 also ensure the fittings retained within the property or only replaced with fittings with the same efficiency or a higher level of efficiency.

Woodland

To ensure the surrounding woodland habitats are not damaged or disturbed by the proposal a

CEMP will need to be written and followed to ensure these areas are protected.

A condition should be used to ensure a CEMP is written and submitted to us prior to start on site.

Reptiles

Following submission of the PEA (April 2022), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes 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.

We require that a bat box is installed on the buildings onsite facing south/south westerly positioned 3-5m above ground.

Hedgehogs

Any brush pile, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs. If any piles need to 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

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).

We would like a bird box to be installed on the building / and or tree within the garden of the property.

Kind Regards

Liz

Liz Annalls

Environment Officer

Environmental Protection

Chichester District Council

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