

04.03.2019

**App No:** CM/37/18/OUT

**Address:** Mistletoe Farm Horsemere Green Lane Climping BN17 5QZ

**Proposal:** Outline application with some matters reserved for the redevelopment of site with 2 no. 4-bed detached bungalows & associated works (resubmission following CM/10/18/OUT). This application is a Departure from the Development Plan.

### **Bats**

Due to the potential for roosting bats within tree T38, this tree must be retained and protected during the construction works. If this is not possible then further bat surveys on this tree would be required.

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.

### **Reptiles**

We are happy that a precautionary approach can be undertaken on the site for reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut

### **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 1<sup>st</sup> March – 1<sup>st</sup> October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

Kind regards

Liz



**Liz Rogers**  
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Chichester District Council

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