

App: CM/57/21/PL

Proposal: Change of use from campsite to 2 No. holiday lets with associated building and landscaping alterations.

Address: Climping Campsite Brookpit Lane Climping BN17 5QU

Bats

Due to the location of the site and the proposed works there is a possibility of bat roosts being disturbed within the buildings. Unfortunately no bat surveys have been undertaken on the site so we are unable to establish if bats are present. The Preliminary Ecological Appraisal (Dec 2021) states that the building onsite could provide suitable roosting habitats. Prior to determination we require that an initial bat survey is undertaken on the buildings onsite to determine if there is evidence of bats roosting within the building or potential roost features. If there is evidence of bats or roost features, further bat activity surveys would be required and mitigation strategies will need to be produced. These surveys plus mitigation strategies required will need to be submitted as part of the planning application prior to determination. Due to the level of protection bats hold within European legislation, if bats are found to be roosting onsite the application will also require a Natural England Protected Species License for the works.

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 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 for birds' nests on the buildings 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 a tree within the site.

Hedgehogs

Any brush, compost and/or 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.

14/12/2021

Kind Regards

Jen



Jennifer Pollitt
Environment Officer
Environment
Chichester District Council

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