From: Miri, Maral <Maral.Miri@hants.gov.uk>
Sent: 04 August 2025 12:03:08 UTC+01:00
To: "Abbie Sharland" <Abbie.Sharland@southdowns.gov.uk>
Cc: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: RE: planning application refs SDNP/24/03408hous and DC/24/0439 Fairview Cottage, Sands Lane Small Dole West Sussex BN5 9YL

Dear Abbie,

Thank you for your email.

The submitted Preliminary Ecological Appraisal and Roost Assessment and Bat Emergence and Re-Entry Surveys (BERS) by Arbtech are acceptable. A day roost of a common pipistrelle has been identified in the building on site and therefore the works can only proceed under a Natural England EPSL (European Protected Species Licence) or BMCL (Bat Mitigation Class Licence). Therefore, if you were minded to grant permission, I recommend that the below condition is added to the decision notice:

- Development shall proceed in accordance with the measures set out in the Bat Emergence and Re-Entry Surveys (BERS) (Arbtech, July 2025) unless varied by a European Protected Species (EPS) license or a Bat Mitigation Class Licence issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in accordance with the approved details. Reason: to ensure the favourable conservation status of bats.

I'd further recommend a pre-commencement condition for a Construction Environmental Management Plan to ensure the protection of Tottington Wood Local Nature Reserve/Local Wildlife Site and Ancient Woodland and another condition to ensure the works are carried out in accordance with the measures detailed in the submitted Preliminary Ecological Appraisal and Roost Assessment (Arbtech, July 2025).

Please do not hesitate to contact me if you require any additional information.

Kind regards,
Maral

From: Abbie Sharland <Abbie.Sharland@southdowns.gov.uk>
Sent: 04 August 2025 11:18
To: Miri, Maral <Maral.Miri@hants.gov.uk>
Cc: Halima.Chowdhury <halima.chowdhury@horsham.gov.uk>
Subject: FW: planning application refs SDNP/24/03408hous and DC/24/0439 Fairview Cottage, Sands Lane Small Dole West Sussex BN5 9YL

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Morning Maral

Hope you are well, please find an Emergence Survey results Report and a Preliminary Ecological Appraisal and Roost Assessment Report prepared by Arbtech for the above application.

As the site goes through the boundary for SDNP & Horsham the HDC planning officer has sent it to their Ecologist for comments as well, please could you 'cc' them with any comments you have as we are hoping that you both come to the same conclusion. I will send you their email address once I have received it from Halima.

Kind regards,

Abbie Sharland MA
Development Management Officer
South Downs National Park Authority

Tel: 01730 819378 | Reception: 01730 814810 | Mobile: 07866 962679
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From: GRAY MICHEAL <michael.gray67@ntlworld.com>
Sent: 28 July 2025 17:14
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Cc: Abbie Sharland <Abbie.Sharland@southdowns.gov.uk>
Subject: planning application refs SDNP/24/03408hous and DC/24/0439 Fairview Cottage, Sands Lane Small Dole West Sussex BN5 9YL

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Dear Halima/Abbie,

Please find attached the Emergence Survey results Report and a Preliminary Ecological Appraisal and Roost Assessment Report prepared by Arbtech.

Could you liaise a response with the SDNPA. The officer dealing with their application is Abbie Sharland (who is copied into this e-mail). There appears little point in obtaining a response from two different sets of Ecology Consultants. Please choose whichever you think might give the quickest response.

Kind regards

Michael Gray
South Eastern Planning Services Ltd

> On 11/07/2025 16:11 BST Halima.Chowdhury <halima.chowdhury@horsham.gov.uk> wrote:
>
> Dear Michael,
>
> **DC/24/0439,**
> **Fairview Cottage, Sands Lane, Small Dole, Henfield,**
> **Erection of a front porch. Erection of a part two storey and part single storey side extension, installation of a rear bay window.**
>
> Further to Abbie's email below, EOT is agreed until 29.08.2025 for the corresponding application at Horsham District Council.
>
> Kind regards
>
> **Halima Chowdhury**
>
> Planning Officer
>
> **Telephone :** 01403 215059
>
> **Email:** Halima.Chowdhury@horsham.gov.uk
>
> Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: Abbie Sharland <Abbie.Sharland@southdowns.gov.uk>
Sent: 11 July 2025 12:45
To: GRAY MICHEAL <michael.gray67@ntlworld.com>
Cc: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: RE: SDNP/24/03408/HOUS - Fairview Cottage: Erection of front porch. Erection of a part two part single side extension, installation of a rear bay window. (Duplicate application to that submitted to Horsham District Council under application ref DC/

Dear Michael

Thank you for your email and apologies for the delay in responding but I was out of the office yesterday. I have put the EoT to the 29th August to allow for the re-consultation response to be received. Please note that I am on annual leave at the end of August so this may need to be extended if we have not received it before I go away.

Kind regards,

Abbie Sharland MA
Development Management Officer
South Downs National Park Authority

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From: GRAY MICHEAL <michael.gray67@ntlworld.com>
Sent: 09 July 2025 20:07
To: Abbie Sharland <Abbie.Sharland@southdowns.gov.uk>
Subject: RE: SDNP/24/03408/HOUS - Fairview Cottage: Erection of front porch. Erection of a part two part single side extension, installation of a rear bay window. (Duplicate application to that submitted to Horsham District Council under application ref DC/

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Dear Abbie,

All the bat survey work has been completed. I expect to be in receipt of the Report from the Bat Consultant at the end of this month.

Can I suggest therefore we agree a further EOT until the end of August to leave you sufficient time to consult on the findings.

Kind regards

Michael Gray
South Eastern Planning Services Ltd

> On 09/07/2025 15:46 BST Abbie Sharland <abbie.sharland@southdowns.gov.uk> wrote:
>
> Good afternoon Michael

I hope this email finds you well.
Please can you advise on the status on the report? It will take a minimum of 3 weeks for the re-consultation response to be received once we have sent them the documents, this may be longer depending on their work load.

Kind regards,

Abbie Sharland MA
Development Management Officer
South Downs National Park Authority

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From: GRAY MICHEAL <michael.gray67@ntlworld.com>
Sent: 16 May 2025 11:29
To: Abbie Sharland <Abbie.Sharland@southdowns.gov.uk>
Cc: STEVE UNDRELL <steveundrell@hotmail.com>
Subject: Re: SDNP/24/03408/HOUS - Fairview Cottage: Erection of front porch. Erection of a part two part single side extension, installation of a rear bay window. (Duplicate application to that submitted to Horsham District Council under application ref DC/

Caution: This email originates from outside of South Downs National Park Authority and could contain malicious content. Please think very carefully before opening attachments or clicking on links.

Dear Abbie,

The first of 3 bat emergence surveys has been undertaken. Others are booked for June 5th and 26th. I would expect to be able furnish you with the Final Report late June/early July. So an EOT until the end of July would seem appropriate.

The first survey detected a number of bat species flying around the immediate area but none emerged from the application building.

Kind Regards

Michael Gray
South Eastern Planning Services Ltd

> On 16/05/2025 11:18 BST Abbie Sharland <abbie.sharland@southdowns.gov.uk> wrote:
>
> Dear Michael
>
> I hope this email finds you well. The above application has been reassigned to me from my colleagues Sam Bethwaite and I am writing to you with regards to the extension of time (EoT) for the bat survey. I understand that the EoT is currently in place until the 31.05.25.
>
> Please could you provide me with an update on the survey as we need time for the details to be considered by our ecologist.
>
> Please let me know if you have any questions.
>
> Kind regards,
>
> Abbie Sharland MA
> Development Management Officer
> South Downs National Park Authority
>
> Tel: 01730 819378 | Reception: 01730 814810 | Mobile: 07866 962679
> South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH

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