

From: Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>
Sent: 07 April 2026 13:25:14 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: RE: Update for DM/25/0351 at S Taylor Jewellers 30 Cantelupe Road East Grinstead West Sussex RH19 3BJ

Hi Anna,

I will try to provide updated comments on the Biodiversity Enhancement Scheme shortly, hopefully by Friday this week at latest.

However, our response will still be a holding objection until the further bat emergence survey results have been received.

Kind regards,

Hamish

Hamish Jackson ACIEEM BSc (Hons)
Senior Ecological Consultant

Place Services, E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH
t: 03330 320980 | m: 07740901139
e: hamish.jackson@essex.gov.uk / PlaceServicesEcology@essex.gov.uk
w: www.placeservices.co.uk



From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 07 April 2026 13:07
To: Hamish Jackson - Senior Ecological Consultant <Hamish.Jackson@essex.gov.uk>
Subject: FW: Update for DM/25/0351 at S Taylor Jewellers 30 Cantelupe Road East Grinstead West Sussex RH19 3BJ

CAUTION: This is an external email.

Dear Hamish

Please see email chain below, which confirms that a single bat emergence survey has been booked in for early May. Upon receipt I will consult you on this.

Please can you confirm when you will be making your comments on the submitted Biodiversity Enhancement Scheme?

Regards

Anna

Submit your planning application online.
<http://www.planningportal.gov.uk>

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Development Management

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- SAVE A TREE Only print this email if absolutely necessary.

From: M Khan <sanaadesigns@outlook.com>
Sent: 07 April 2026 12:50
To: Anna Tidey <anna.tidey@midsussex.gov.uk>; Mathu Rajalingam <mathu2009@live.co.uk>
Cc: Brian Foote <brian.foote@midsussex.gov.uk>
Subject: RE: Update for DM/25/0351 at S Taylor Jewellers 30 Cantelupe Road East Grinstead West Sussex RH19 3BJ

Dear Anna,

Thankyou for your email.

I will send a reminder to my client for an update from his solicitor.

I can also confirm that the bat Emergency Survey has been booked in for early may.

Kind Regards,

Manahil Khan

☎: 07745 334099

@: sanaadesigns@outlook.com

For and Behalf of **Sanaa Designs**

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 07 April 2026 10:02

To: M Khan <sanaadesigns@outlook.com>

Cc: Brian Foote <brian.foote@midsussex.gov.uk>

Subject: RE: Update for DM/25/0351 at S Taylor Jewellers 30 Cantelupe Road East Grinstead West Sussex RH19 3BJ

Dear Manahil

Thank you for your email.

Brian Foote is handling the legal matters on this case. Further to your email of 11.03.2026 he has confirmed to me that the draft S.106 was circulated to the Applicant's solicitor on 18th August 2025 for comment.

Brian has advised me as follows:

'The Applicant's solicitor requested a mortgagee to be inserted into the draft s.106 on 19th August 2025 despite the Application stating that the Contributions are to be paid before completion of the s.106. This makes no sense. I responded to the Applicant's solicitor on 19th August and sent a chaser on 20th October 2025 to address this issue and requested that they make the necessary amendments to the draft s.106, and to submit it to me for review (as they asked me to "rectify" it for them). The Applicant's solicitor has not responded. I updated you of this on 20 October 2025.'

Please can you contact the applicant's solicitor to advise them of the above and advise me how you wish this to proceed? I have copied Brian into this email for his information.

Whilst writing I can advise you that the Ecologist was consulted on 11.03.2026, and his comments are awaited on the submitted Biodiversity Enhancement Scheme. Please

can you confirm if a single bat emergence survey has now been scheduled for next month?

Regards
Anna

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From: M Khan <sanaadesigns@outlook.com>
Sent: 07 April 2026 08:19
To: Anna Tidey <anna.tidey@midsussex.gov.uk>; Mathu Rajalingam <mathu2009@live.co.uk>
Cc: legalinfo <legalinfo@midsussex.gov.uk>
Subject: RE: Update for DM/25/0351 at S Taylor Jewellers 30 Cantelupe Road East Grinstead West Sussex RH19 3BJ

Good Morning Anna,

I hope you are well.

Could you please confirm whether the Section 106 payments have been made?

Kind Regards,

Manahil Khan

☎: 07745 334099

@: sanaadesigns@outlook.com

For and Behalf of **Sanaa Designs**

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From: M Khan

Sent: 11 March 2026 10:26

To: Anna Tidey <anna.tidey@midsussex.gov.uk>; Mathu Rajalingam <mathu2009@live.co.uk>

Cc: legalinfo <legalinfo@midsussex.gov.uk>

Subject: RE: Update for DM/25/0351 at S Taylor Jewellers 30 Cantelupe Road East Grinstead West Sussex RH19 3BJ

Importance: High

Dear Anna,

I hope you are well.

Further to my previous email, please find attached the Biodiversity Enhancement Scheme for this application. Could you also please confirm whether the PEA has been extended until May to allow sufficient time for the survey to be undertaken and assessed?

FAO Legal,

Please could you confirm whether the Section 106 payment has been received. If not, I would be grateful if you could provide the details of where this payment should be made.

I look forward to hearing from you.

Kind regards,

Manahil Khan

☎: 07745 334099

@: sanaadesigns@outlook.com

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 20 February 2026 10:47
To: M Khan <sanaadesigns@outlook.com>
Cc: legalinfo <legalinfo@midsussex.gov.uk>
Subject: RE: Update for DM/25/0351 at S Taylor Jewellers 30 Cantelupe Road East Grinstead West Sussex RH19 3BJ

Good Morning Manahil

I have been reviewing my outstanding planning applications, which include DM/25/0351 for the proposed conversion works at the above site.

I note that the above application is on hold, pending the submission of further supporting information. I refer to the attached comments from Hamish Jackson of Place Services, the Council's Ecological Adviser from 02.10.2025.

His recommendation is that a single bat emergence survey should be carried out between May and August to confirm the presence or likely absence of a bat roost in the building, in accordance with

Government Standing Advice. There is further advice available at the following links
[Protected species and development: advice for local planning authorities - GOV.UK](#)
[Bats: advice for making planning decisions - GOV.UK](#)

Last year you agreed to an Extension of time for the application to the end of March this year. I note that the Government advice includes species specific guidance for when to survey, as follows:

Species	When to survey (dependent on weather conditions)
Badgers (required for impact assessments)	Any time of year February to April or October to November for bait marking surveys to establish territories
Bats (preliminary roost assessment)	Any time of year (trees are best surveyed without foliage)
Bats (hibernation roosts)	November to mid-March
Bats (summer roosts)	May to August
Bats (foraging or commuting)	April to October for spring, summer and autumn behaviour
Bats (swarming)	August to October

Please can I request your confirmation that:

- the applicant still wishes to proceed with this application, and
- that it will be supported with the appropriate bat survey information, when the survey can be carried out?

If this is still the case, and given the timings of the survey window, **please can I request a further agreed Extension of time to allow for the survey submission and a 21 day reconsultation period for consideration of its content by Hamish?** Assuming the survey is carried out at the beginning of May this year, then an EOT would need to be agreed at least to the end of May 2026.

I also note that the application will need to be the subject of a s106 agreement for the payment of contributions to protect the Ashdown Forest, see [Protecting Ashdown Forest - Mid Sussex District Council](#) for SANG (£5,253) and SAMM (£1,170). As I am uncertain how far this progressed to date I have copied the Council's Legal Section into this email to allow them to also review their progress on this case.

I look forward to hearing from you regarding all of the above matters and the EOT request.

Thank you.

Regards

Anna Tidey

Planning Officer

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