

From: planning <planning@glampitect.co.uk>
Sent: 18 November 2025 08:55:09 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: RE: DM/24/2762 - Wintons Fishery Folders Lane Burgess Hill
Attachments: Bat Activity Survey Report - Wintons Fishery RH15 ODR - 43329957 - v2 - 17-11-25.pdf, E LW_25_0257 Land Adj Fragbarrow Lane 10Sept25.pdf

Good morning Joanne,

Good timing, we received the bat activity survey yesterday, please see attached.

It is worth also bringing to your attention that the East Sussex County Council ecology consultee has requested both an updated PEA and BNG report as it is now over 24 months since the PEA was carried out. It is unclear to me whether this response has been provided to you as well as the Lewes planning officer assigned to their application, so I have attached the response to this email for your information.

The updated reports are yet to be completed. Therefore, we agree to a further extension of time until the 30th January 2026 to allow for these to be submitted and fully considered.

Best wishes,
Xanthe



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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 17 November 2025 12:22
To: planning <planning@glampitect.co.uk>
Subject: RE: DM/24/2762 - Wintons Fishery Folders Lane Burgess Hill
Importance: High

Dear Xanthe,

I refer to the above application currently under consideration.

I note from the file that further bat surveys as per my email of the 16th July are awaited before the application can proceed and be fully considered.

Are you able to advise when the summer and autumn bat surveys were carried out and when a report in respect of these surveys will be submitted.

As this is still awaited, I would be grateful if you could agree to a further extension of time until the 30th January 2026 to allow for the report to be submitted and fully considered.

I look forward to hearing from you in respect of this.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
Planning Services

Tel: 01444 477330

joanne.fisher@midsussex.gov.uk

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From: planning <planning@glampitect.co.uk>

Sent: 17 July 2025 08:57

To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Subject: RE: DM/24/2762 - Wintons Fishery Folders Lane Burgess Hill

Morning Joanne,

Many thanks for this information.

I will let you know timescales for the surveys as soon as possible.

Best wishes,
Xanthe



Xanthe Davies

SENIOR DESIGNER
01312029002 07944343299

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 16 July 2025 12:25
To: planning <planning@glampitect.co.uk>
Subject: RE: DM/24/2762 - Wintons Fishery Folders Lane Burgess Hill

Dear Xanthe,

Thank you for your email and agreement to a further EoT.

The Council's Ecology Consultant has provided the following response to your queries concerning the bat surveys:

'I would be satisfied that a partial survey would be sufficient in this instance, with a minimum of one summer and one autumn survey being completed.

The purpose of the survey should be to identify the numbers and species bats using the site, the locations of importance for foraging and commuting bats and how the proposed lighting would impact these important locations for foraging and commuting bats.

If impacts are identified, then an updated lighting strategy could be conditioned.'

I trust this assists and you will be able to carry out the bat surveys for both summer and autumn to allow a report to be produced so that this can be considered further.

In respect of the scheme, the Council can only consider the access, footpaths and lighting to the northern part of the site and not the glamping pods as they are within Lewes District Council (LDC). From the details submitted and the consultation responses received (not in respect of the Ecology Consultants), it is considered that the proposal for the access and footpaths leading the glamping pods (which are subject to consideration by LDC) is considered acceptable. You would need to however discuss the merits of the glamping pods with LDC.

I look forward to receiving the bat surveys from you and would be grateful if you could provide me with the timescales / when these surveys are to be carried out once you have appointed an ecologist.

Kind regards

Joanne

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From: planning <planning@glampitect.co.uk>

Sent: 16 July 2025 10:39

To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Subject: RE: DM/24/2762 - Wintons Fishery Folders Lane Burgess Hill

Good morning Joanne,

Thank you for passing on my query to your ecology consultant, much appreciated.

We are agreeable to an EoT until 5th September in the meantime.

Are you able to provide any insight into whether there are any other planning matters unrelated to these bat surveys that could result in the planning application being refused? As I'm sure you understand, the Applicant would prefer not to commit to these surveys if the application were then to be refused for an unrelated matter.

Many thanks for your assistance.

Best wishes,
Xanthe



Xanthe Davies

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 16 July 2025 10:23
To: planning <planning@glampitect.co.uk>
Subject: RE: DM/24/2762 - Wintons Fishery Folders Lane Burgess Hill

Dear Xanthe,

I refer to your email of Monday concerning the above.

I have passed your query onto the Council's Ecology Consultant. Once I have their response I will be in contact with you further to advise.

I would however be grateful if you could agree to a further EoT in the first instance until the 5th September to start works on the bat surveys.

I look forward to hearing from you in respect of this.

Kind regards

Joanne

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From: planning <planning@glampitect.co.uk>
Sent: 14 July 2025 09:51

To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Subject: RE: DM/24/2762 - Wintons Fishery Folders Lane Burgess Hill

Good morning Joanne,

Thank you for your email.

Can you please clarify with the council ecologist the extent of the bat activity survey that is required to be submitted – The recommendation in the PEA that they refer to in their response says:

'It is also recommended that a series of bat transect surveys are undertaken due to the presence of wetland habitat which may support Daubenton's bats. The habitat is assessed as having moderate foraging and commuting potential for bats. However, due to the scale of the development being minor, the surveys should only take place once each season (autumn, spring, and summer), plus where possible static detectors should be left out for five consecutive nights once each season.'

If surveys are required each season as suggested in the PEA, the complete bat survey is not able to be submitted until next year.

With this in mind, would the council ecologist accept a partial survey (summer and autumn, for example) in the first instance, with appropriate mitigation measures proposed? Our suggestion is that if the ecologist was then satisfied that any protected species will not be impacted, the following seasonal surveys could be conditioned.

The Applicant would also like to clarify whether there are any other planning matters unrelated to these bat surveys that could result in the planning application being refused? Due to the extent of the bat surveys, the fees are quite considerable, and they would prefer not to commit to these if the application was then refused due to an unrelated matter.

Similarly, if a protected bat species was identified in the surveys, the Applicant would like to clarify whether this would result in refusal or if a revised proposal or suitable mitigation measures would usually be sufficient to secure planning consent.

Many thanks for your assistance.

Best wishes,
Xanthe



Xanthe Davies

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 11 July 2025 11:27
To: planning <planning@glampitect.co.uk>
Subject: FW: DM/24/2762 - Wintons Fishery Folders Lane Burgess Hill
Importance: High

Dear Xanthe,

I refer to my email of the 13th June below. I have not received a response from you in respect of this.

Please can you provide me with an update on when the Bat Surveys will be submitted. In addition, please note the comments made in relation to the proposed lighting.

I am aware that the current EoT has expired. A decision cannot be made until the bat survey has been submitted and fully considered. I would therefore be grateful if you could agree to a further EoT until the 5th September to allow for this to be submitted and fully considered.

I look forward to hearing from you in respect of this.

Kind regards

Joanne

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From: Joanne Fisher
Sent: 13 June 2025 10:12
To: planning <planning@glampitect.co.uk>
Subject: DM/24/2762 - Wintons Fishery Folders Lane Burgess Hill

Dear Xanthe,

I refer to the above application currently under consideration.

Please find attached the consultation response from the Councils Ecology Consultant. In this he is raising a holding objection pending further information in relation to bats.

The Preliminary Ecological Appraisal (Phlorum Ltd, November 2023) accompanying the application has recommended that a Bat Activity Survey should be completed for this application. However, this assessment has not been provided. Please can you advise if the surveys are still being carried out and when this Bat Activity Survey will be submitted. In addition, please note the comments made in relation to the proposed lighting.

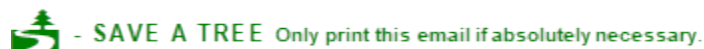
I look forward to hearing from you in respect of this.

Kind regards

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