

From: Philip Andrews <philip@wvhplanning.com>
Sent: 19 March 2026 17:10:19 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: Re: Summer Lodge Ecologist comments
Attachments: WML_CL21_Bat Mitigation Class Licence.pdf, Conformation of BMCL Site Registration - RC064-12872A - Hobbits.eml, WML-CL21 Licence Return - November 2018 (003).pdf

Hello Andrew

Our ecologist, Dr Murphy, has responded as follows.

"...The bat mitigation class licence has been around for more than 10 years so I am surprised this is being queried by the mid Sussex ecologist –in fact I am pretty sure that I have used this system with them multiple times as I am Sussex based!

I attach the pdf copy of the licence (which is a generic copy) and the email direct from Natural England confirming the site is registered (as opposed to a chain so they can verify email if needed). There is no other mechanism or documentation that NE provide. They are welcome to confirm this with NE but in the 100+ sites I have registered as an ecologist since 2015 this has never come up!

They are welcome to contact NE using the contact in the email – they are usually fairly responsive."

Please can you forward her comments to your ecology consultants, together with the Licence and Confirmation of BMCL Site Registration attached below.

Thank you.

Kind regards

Philip Andrews



PHILIP ANDREWS
Director

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On Tue, 10 Mar 2026 at 17:26, Andrew Horrell <Andrew.Horrell@midsussex.gov.uk> wrote:

Mr Andrews,

Many thanks for your email chain from last week.

I send it onto our ecology consultants who stated the following:

“It appears that the applicant has gone down the Bat Mitigation Class Licence route to ensure that the works are lawfully compliant for European Protected Species.

Evidence of the Bat Mitigation Class Licence registration should be submitted to discharge condition 5. Therefore, I would suggest that the email chain is not sufficient and that this additional information should

be provided”.

Therefore, can you provide further details as requested.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning

Planning Officer

Development Management

andrew.horrell@midsussex.gov.uk (mail to andrew.horrell@midsussex.gov.uk) <http://www.midsussex.gov.uk>

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From: Philip Andrews <philip@wvhplanning.com>
Sent: 02 March 2026 09:40
To: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>
Cc: Alison Fletcher <alison@wvhplanning.com>
Subject: Re: Summer Lodge Ecologist comments

Dear Andrew,

Thank you for your email.

Please find attached confirmation from Natural England that the site at Hobbits, Copyhold Lane (Registration Ref: 12872A) has been registered under the WML-CL21 Bat Low Impact Class Licence.

As set out in Condition 5 of DM/25/1882, evidence of site registration under a Bat Mitigation or Class Licence is an acceptable compliance route. The attached confirmation email from Natural England therefore addresses the requirements of Condition 5.

Please also see attached the email thread titled "Confirmation of BMCL Site Registration - RC064-12872A - Hobbits" for completeness.

Please let me know if your ecologist requires anything further.

Kind regards

Philip Andrews

On Fri, 27 Feb 2026 at 15:31, Andrew Horrell <Andrew.Horrell@midsussex.gov.uk> wrote:

Mr Andrews,

DM/26/0265 – Summer Lodge, Copyhold Lane, Cuckfield - Variation of condition nos 2, 5, 6 and 7 relating to planning application DM/25/1882 - Condition 2 (Approved Plans) to incorporate revised landscape proposals, including an open swimming pool and pool/plant house, a greenhouse and tree planting, together with the submission of details to address Conditions 5 (Natural England demolition licence), 6 (Biodiversity Enhancement Strategy) and 7 (Foul and surface water drainage).

I have received the attached comments from our ecologists, they are happy in regard to conditions 2 and 6 but it appears insufficient information has been received in relation to condition 5.

I cannot see any documentation within our records, so please can you send me a copy and I can send over to them accordingly.

I look forward to receiving this.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning

Planning Officer

Development Management

andrew.horrell@midsussex.gov.uk (mail to andrew.horrell@midsussex.gov.uk) <http://www.midsussex.gov.uk>

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----- Forwarded message -----

From: "SM-NE-Bat Low Impact (NE)" <BatLowImpactCL@naturalengland.org.uk>

To: "steph.e.g.murphy@gmail.com" <steph.e.g.murphy@gmail.com>

Cc:

Bcc:

Date: Tue, 20 Jan 2026 14:24:09 +0000

Subject: Conformation of BMCL Site Registration - RC064-12872A - Hobbits

Dear Dr Stephanie Murphy ,

Thank you for submitting your site registration form (12872A) for Hobbits, Copyhold Lane, Cuckfield, Haywards Heath, West Sussex, RH17 5EB. Grid Reference: TQ 309236

Based on the information you have provided, Natural England is satisfied that the works fall within the remit of WML-CL21 and that the three tests have been met. Please accept this email as confirmation that the site is now registered and you can commence works on site as described in your site registration form and in accordance with class licence WML-CL21.

Details of Natural England Charges:

Natural England has considered the Charge Screening Form submitted with your Site Registration and we agree with your assessment of charges.

Confirmation of your Site Registration will be charged at a fixed price of £135.

Please find attached a licence return form which you must complete and return to Natural England (BatLowImpactCL@naturalengland.org.uk) within 4 weeks of completion of licensed works. If works will continue longer than you have indicated in your site registration form, please inform Natural England as soon as possible; otherwise, your licence return will be expected no later than 28th June 2026.

If you have any further queries in relation to this site registration, please do not hesitate to contact us on our email address below.

Kind regards,

Natural England

Email: BatLowImpactCL@naturalengland.org.uk

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