

From: Victoria Mustard <vicki@victoriamustardarchitects.com>
Sent: 15 September 2026 10:52:52 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: Re: The Stables, Mill House Old Hollow
Attachments: WhatsApp Image 2026-09-15 at 10.34.23 (1).jpeg, WhatsApp Image 2026-09-15 at 10.34.23.jpeg

Dear Andrew

Thank you for your email.

I have spoken with my client.

He has just started work at the property in the last few days.

As you know, my client already has planning permission to demolish the second dwelling and extend their current home, with no requirement for ecological surveys. I have attached some photos just sent through today.

Given that there is no second dwelling any more, this may affect Ecology's stance on checking for bat presence, because there is not really much to check?

The owner/builder has confirmed to me that he did take care when dismantling the dwelling and saw no presence of any bats or droppings anywhere. He has been keeping watch on a bird's nest and waited till all the birds had fully departed before commencing any dismantling. So his approach has been with care. The photos show the soil levels being prepared for the new floor (needs lowering as it is ventilated below).

The current planning application is similar to the approved application, with the exception of having a front extension out into the dirt road at the front. This extension has no ecological impact, however the small size increase triggered the requirement for the Biodiversity plan. Is this the reason that a PRA is being suddenly requested whereas there was no requirement beforehand?

I'd be grateful for your response.

Many thanks.

Kind regards,

Vicki

Victoria Mustard

B.ARCH, PG DIP ARCH, Part III Professional Practice, ARB Member



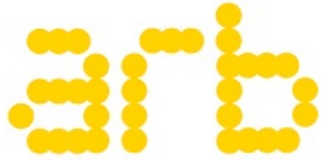
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On Mon, 14 Sept 2026 at 17:10, Andrew Horrell <Andrew.Horrell@midsussex.gov.uk> wrote:

Vicki,

I have received comment from our ecology consultants.

They have said the following:

“From the photographs provided of the building to be demolished and the building to be extended, I can not rule out that the buildings do not contain potential roost features for bats (e.g. gaps in the weatherboarding or other cracks, crevices or small openings).

Therefore, a Preliminary Roost Assessment should be completed by a suitably qualified ecologist prior to determination. This survey can be completed all year round and is used to determine the potential suitability of the buildings for roosting bats.

It is highlighted that Government Guidance states that a survey should be completed in the following circumstances:

Bats in buildings

Construction, demolition, extension, conversion, renovation or maintenance proposals could affect a bat roost in a building or barn. You should ask for a survey where buildings are likely to contain roosts, including when they are near habitat that could be important for commuting and foraging. These include buildings that:

- have minimal artificial lighting
- are close to woodland or water
- have uneven roof tiles and large roof timbers
- have cracks, crevices and small openings
- have a roof that warms in the sun with a large roof space for flying
- have hanging tiles or timber cladding on south-facing walls

<https://www.gov.uk/guidance/bats-advice-for-making-planning-decisions>

Further guidance on what to expect from a survey can be found here: <https://cieem.net/wp-content/uploads/2019/02/What-to-Expect-From-a-Bat-Survey-A-Guide-for-UK-Homeowners.pdf> “

Therefore, I would suggest providing a bat survey and once received, presuming it says that no likelihood of bat foraging/ roosts etc then I will look to determine the application.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning

Planning Officer

Development Management

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From: Victoria Mustard <vicki@victoriamustardarchitects.com>

Sent: 11 September 2026 16:25

To: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>

Subject: The Stables, Mill House Old Hollow

Dear Andrew

Do you have any news on The Stables, Mill House Old Hollow?

The client is keen to get on and is chasing me for updates.

Thanks so much.

Kind regards,

Vicki

Victoria Mustard

B.ARCH, PG DIP ARCH, Part III Professional Practice, ARB Member

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