

Tom Nemeth

From: George Tsogas [REDACTED]
Sent: 23 February 2024 08:17
To: Tom Nemeth
Subject: Re: [EXTERNAL] Further particulars for case SDNP/24/00271/HOUS - respose to CDC Letter dated 29 JAN 2024.
Attachments: 60 vann rd fernhurst PRA.pdf
Importance: High

This Message originated outside your organization.

Dear Mr Nemeth,

Please find attached a Phase 1 Bat Survey for the garage to be demolished, as requested.

Kindly confirm receipt and update us on the validation of the application.

Thank you.

George Tsogas
60 Vann Road, Fernhurst, Haslemere, GU27 3NS
[REDACTED]

On 19 Feb 2024, at 15:19, Tom Nemeth <tnemeth@chichester.gov.uk> wrote:

Dear Mr Tsogas / Mr Linton

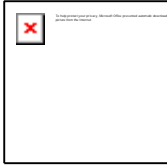
The photographs links provided were not accessible due to network security on our system.

That said, I have now had the opportunity to get a second opinion from a planning officer and a senior planning officer.

They have reviewed the photographs of the garage and surroundings already provided within the submitted Design and Access Statement.

They have concluded that based on the photos provided and due to the close proximity of several bat home and movement areas detailed on our GIS system we will need a Phase 1 Bat Survey produced a qualified Ecologist to determine (or not) there are bats within the garage to be demolished, prior to the validation of the application.

Regards



Tom Nemeth

Validation Officer
DM Admin & Business Support
Chichester District Council

Tel: 01243785166 | tnemeth@chichester.gov.uk | Fax: 01243776766 | <https://www.chichester.gov.uk>
East Pallant House opening hours: 9am-4pm Monday to Friday



From: Brian Linton <[REDACTED]>
Sent: 19 February 2024 13:27
To: tom.nemeth@chichester.gov.uk <tom.nemeth@chichester.gov.uk>
Cc: dcplanning <dcplanning@chichester.gov.uk>; [REDACTED]
Subject: [EXTERNAL] RE: Further particulars for case SDNP/24/00271/HOUS - respose to CDC Letter dated 29 JAN 2024.

This Message originated outside your organization.

Tom

Thank you for your email below and attached letter dated 29 January 2024.

Please find the following attached in support of this application

1. Updated Drawing entitled Proposed New Garage 02-1 A1 - including floor area requested and Gate Elevation type to scale.
2. Updated Location & Block Plan 03-1 A3
3. Updated Design and Access Statement Rev 03

The owner is prepared to continue to manage the hedge in lieu of removal and is of the opinion that the Garage does NOT provide roosting for BATS at this site - with such a small area of hanging tiles and no other entry points into this space. With the return of the land back to nature and a more permeable drive, the proposed works will provide a better response to the ecological diversity at this site and sees no reason to expend on reports that will support his own understanding of the site habitat. Please note that the Government MAGIC Map search already submitted as Appendix 1 - Biodiversity Search to the Design & Access Statement has NOT identified BATS to be present at this site location.

Please acknowledge receipt of the above and confirm that validation is now complete and we can proceed to public consultation.

Regards
Brian Linton
[REDACTED]

-----Original Message-----

From: dcplanning@chichester.gov.uk [<mailto:dcplanning@chichester.gov.uk>]
Sent: 29 January 2024 10:42

To: [REDACTED]
Subject: Invalid notification for case SDNP/24/00271/HOUS

Dear Sir/Madam,

Please see the attached letter relating to your application. This document is in PDF Format and we ask that you contact us by return email should you have difficulties opening the file.

Best wishes
Chichester District Council
dcplanning@chichester.gov.uk

For and on behalf of South Downs National Park Authority

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This email has been checked for viruses by AVG antivirus software.
www.avg.com

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