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Date: 6th June 2025

Application: DC/25/0442

Location: Tanners Farm Mayes Lane Warnham West Sussex RH12 3SG

Proposal: Demolition of existing workshop building and erection of 1no. detached dwelling and associated works.

Technical Note

To whom it concern,

I am writing in response to the ecological advice provided by Places Services on 23rd May 2025 in document "Response_04348.pdf" regarding the application to demolish a building at Tanners Farm, Mayes Lane, Horsham, RH12 3SG. Despite our conclusions that the building had a 'negligible potential' for roosting bats due to the deteriorated condition of the building and lack of roosting provisions, further bat mitigation has been recommended:

"We highlight that Building B1 was confirmed in 2023 as supporting a day roost for Common Pipistrelle (roosting under timber cladding on the southern gable end) as detailed in Appendix 3 of the Bat Emergence and Re-entry Surveys (Arbtech Ltd) submitted for DC/23/0030. This information is available on the LPA's planning portal as are our ecology comments on that application (14 March 2023). A European Protected Species Mitigation Licence or a Bat Mitigation Class Licence (BMCL) would therefore be required prior to any works commencing on the known bat roost (see Photo 2 and Appendix 1.)"

Having reviewed the reports referenced above, including a Preliminary Roost Assessment completed by Arbtech in June 2022 and subsequent emergence surveys in 2023, I oppose the inclusion of it within this decision, as this report is now out of date according to CIEEM guidelines.

They state that for any ecological reports older than 18 months, an additional site visit would be required. After 3 years, a report is considered "*unlikely to still be valid*" (CIEEM, 2019).

In order to provide more clarity on the matter, we have scheduled in a further emergence survey for 16th June 2025 to assess roosting bat activity on and around the building. The building will also be assessed at this time for any new evidence of bat presence, such as droppings.

If you wish to discuss this further, please contact the ProHort office at info@prohort.co.uk or by telephone at 0800 494 7479.

Kind regards,

Hannah Burton
MSci (Hons)